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## COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

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### A G E N D A

## TUESDAY, MAY 6, 2025 • 1:00 P.M.

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IN-PERSON: CITY HALL, ROOM 416  
1 DR. CARLTON B. GOODLETT PLACE  
SAN FRANCISCO, CA 94102  
[www.sfocii.org/commission](http://www.sfocii.org/commission)

#### REMOTE ACCESS:

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

(The video stream will be live approximately 5 minutes before the scheduled meeting start time.)

#### 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.

**DIAL: 1-415-655-0001 ENTER ACCESS CODE: 2660 971 3658, PRESS #**

**PRESS # again to enter the call. Press \*3 to submit your request to speak.**

(In order to avoid streaming delays, call the Public Comment line to listen to the live meeting.)

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Regular Meetings of the Commission on Community Investment and Infrastructure begin at 1:00 p.m. on the first and third Tuesdays of every month. Commission Agendas and their associated documents are available at <https://sfocii.org/commission/public-meetings>. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5<sup>th</sup> Floor. If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Commission's Office located at 1 South Van Ness Avenue, 5<sup>th</sup> Floor, during normal office hours.

For more information contact the Office of Community Investment and Infrastructure at 415-749-2408 or by email at [commissionsecretary.ocii@sfgov.org](mailto:commissionsecretary.ocii@sfgov.org)

## **EQUAL ACCESS FOR PERSONS WITH DISABILITIES**

1. The location of the public hearing at City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. In response to an accommodation request, the following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2408 at least 72 hours prior to the meeting/hearing: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, and large print agendas. Other accommodations may be available upon request.
5. To assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

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*In November 2019, San Francisco voters approved Proposition F, which added Section 1.127 to the San Francisco Campaign and Governmental Conduct Code. Section 1.127 refers explicitly to, among others, the Commission on Community Investment and Infrastructure (CCII) and prohibits any person or entity with a "Financial Interest" in a "Land Use Matter" pending before CCII from making a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for these offices. The prohibition applies from the "date of commencement of the Land Use Matter" until 12 months after CCII has made a final decision or any appeal to a City agency from that decision has been resolved. Section 1.127 defines relevant terms, including "Land Use Matter," which means "(a) any request to a City elective officer for a Planning Code or Zoning Map amendment or (b) any application for an entitlement that requires a discretionary determination at a public hearing before a City board or commission." Section 1.127 requires CCII to post a description of this restriction on its meeting agendas and website. Additional information is available at: [sfethics.org](http://sfethics.org)*

## REGULAR MEETING AGENDA

PLEASE BE ADVISED 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.

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### 1. Recognition of a Quorum

### 2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, May 20, 2025 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:

Please be advised 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 register any desire for public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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### 3. Report on actions taken at previous Closed Session meeting, if any

### 4. Matters of Unfinished Business:

**NOTE: ITEMS 4(a) IS CONTINUED FROM THE FEBRUARY 4, 2025 MEETING**

- a) [Workshop on the July 2023 – June 2024 Report on OCII Small Business Enterprise and Local Hiring Goals Practices \(Discussion\)](#)

### 5. Matters of New Business:

#### **CONSENT AGENDA**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM

- a) Approval of Minutes: Regular Meeting of [April 15, 2025](#)

- b) [Authorizing a First Amendment to a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, extending the term of the contract by up to six months and increasing the amount of the contract by \\$117,090 for a total contract amount not to exceed \\$1,074,190 to continue 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 \(Action\) \(Resolution No. 11-2025\)](#)

## **REGULAR AGENDA**

**Agenda Item Nos. 5(c) through 5(e) related to finance service contracts will be presented together but acted on separately**

### **STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES**

- c) [Authorizing a Personal Services Contract with KNN Public Finance, LLC, in an amount not to exceed \\$163,100, for financial advisory services in connection with the proposed issuance of tax allocation bonds \(Discussion and Action\) \(Resolution No. 12-2025\)](#)
- d) [Authorizing a Legal Services Contract with Anzel Galvan LLP, in an amount not to exceed \\$212,000, for Bond Counsel services in connection with the proposed issuance of tax allocation bonds \(Discussion and Action\) \(Resolution No. 13-2025\)](#)
- e) [Authorizing a Legal Services Contract with the Law Offices of Alexis S. M. Chiu, in an amount not to exceed \\$150,200, for Disclosure Counsel services in connection with the proposed issuance of tax allocation bonds \(Discussion and Action\) \(Resolution No. 14-2025\)](#)

### **STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES**

- f) [Authorizing a Memorandum of Agreement with the City and County of San Francisco, acting through its Recreation and Parks Department, for the property management and maintenance of specific parcels within the Hunters Point Shipyard Phase One Open Space system starting July 1, 2025, for a maximum amount not to exceed \\$981,311 for an eleven-month term consistent with the approved budget for Community Facilities District No. 8; Hunters Point Shipyard Redevelopment Project Area \(Discussion and Action\) \(Resolution No. 15-2025\)](#)

### **STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES**

- g) [Informational Memorandum on the Master Developer's Community Benefits Agreement for Hunters Point Shipyard Phase 1 for the period of January 2023 through December 2024, Legacy Fund Update, and Phase 2 Community Benefits Agreement preview following Candlestick Point approvals; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas \(Discussion\)](#)

### **STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES**

- h) [Candlestick Point/Hunters Point Shipyard Phase 2 Infrastructure Next Steps \(Discussion\)](#)

**6. Public Comment on Non-Agenda Items**

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period.

**7. Report of the Chair**

**8. Report of the Executive Director**

- a) [Notice of intent to issue a Request for Proposals seeking to engage a consultant to provide site office management, community outreach, policy and administrative support to the Hunters Point Shipyard Citizens Advisory Committee and the Office of Community Investment and Infrastructure; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Area \(Discussion\)](#)
- b) [Issuance of a Request for Proposals to develop, own, and operate mixed-use affordable rental housing units on Transbay Block 4 West, and to develop and construct adjacent off-site public improvements; Transbay Redevelopment Project Area \(Discussion\)](#)

**9. Commissioners' Questions and Matters**

**10. Closed Session**

**11. Adjournment**