

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

Application for Boards, Commissions, Committees, & Task Forces

Name of Board/Commission/Committee/Task Force: Homeless Oversight Commission

Seat # (Required - see Vacancy Notice for qualifications): Seat # 6

Full Name: Thomas James Rocca

[Redacted] San Francisco CA Zip Code: 94116

Home Phone: [Redacted] Occupation: Real Estate Investor /Operator

Work Phone: 415-729-1701 Employer: Castenada Investments, Inc.

Business Address: 88 Perry Street #800 san Francisco, CA Zip Code: 94107

Business Email: trocca@7hp.com Home Email: none

Pursuant to Charter, Section 4.101(a)(2), Boards and Commissions established by the Charter must consist of residents of the City and County of San Francisco who are 18 years of age or older (unless otherwise stated in the code authority). For certain appointments, the Board of Supervisors may waive the residency requirement.

Resident of San Francisco: Yes ☒ No ☐ If No, place of residence: _____
18 Years of Age or Older: Yes ☒ No ☐

Pursuant to Charter, Section 4.101(a)(1), please state how your qualifications represent the communities of interest, neighborhoods, and the diversity in ethnicity, race, age, sex, sexual orientation, gender identity, types of disabilities, and any other relevant demographic qualities of the City and County of San Francisco:

Born and Raised in San Francisco of Mexican and Italian descent I am a Married Male with 3 Adult children I am 64 years old.

I was homeless in 1986 in Washoe County Nevada

I am a recovering Alcoholic and Drug Addict. I am an active member of Alcoholics Anonymous.

Since 1996 I have been the Owner/Operator of Yerba Buena Commons, a 257 SRO project located in the south of Market Neighborhood, Which is 100% affordable to Very Low Income people. We have and continue to work with HUD, VA VASH and the general public in providing housing which is the first rung of the housing/shelter ladder for formerly Homeless/ Unhoused people.

Business and/or Professional Experience:


I am the CEO and Managing Partner of two Real Estate companies based in San Francisco, Seven Hills Properties and YBC Management II, LP
We have developed and financed over \$500 million of Real Estate Projects. I continue to own and manage the Real Estate that we have developed which includes over 500 units of 100% affordable housing projects in San Francisco and San Jose.
I am the current CEO and former CFO of a medical device company, IV Access Technologies.
I am a current Board Member and Chairman of the Audit Committee of an Israeli software company, ASOCS, LTD.
I am a Board Member of Team a US based AI startup

Civic Activities:

I currently am a member and participate in the Yerba Buena Alliance.
I was a board member of the Forest Hills Association for three years serving as President from April 2020 to April 2022.
I was previously a Board Member of Meals on Wheels for 3 years
i was a member of the board of Youth SF for 4 years

Have you attended any meetings of the body to which you are applying? Yes ☒ No ☐

An appearance before the Rules Committee may be required at a scheduled public hearing, prior to the Board of Supervisors considering the recommended appointment. Applications should be received ten (10) days prior to the scheduled public hearing.

Date: July 1, 2025 Applicant's Signature (required): 
(Manually sign or type your complete name.
NOTE: By typing your complete name, you are hereby consenting to use of electronic signature.)

Please Note: Your application will be retained for one year. Once completed, this form, including all attachments, become public record.

FOR OFFICE USE ONLY:

Appointed to Seat #: _____ Term Expires: _____ Date Vacated: _____

July 1, 2025

Rules Committee

San Francisco Board of Supervisors

To Whom It May Concern,

I am writing to express my interest in serving on the Homeless Oversight Commission, established through the passage of Proposition C. I believe my personal experiences, professional background, and ongoing community involvement make me a strong candidate for this important role.

I meet several of the qualifications outlined for the Mayor's appointee seats on the Commission:

1. **Lived Experience:** In 1986, I personally experienced homelessness while living in the Reno-Tahoe area. This experience has given me a deep understanding of the challenges faced by unhoused individuals.
2. **Recovery and Service:** I have been clean and sober for the past 34 years and remain an active member of Alcoholics Anonymous. Through this program, I have supported numerous individuals in their journey toward sobriety.
3. **Community Engagement:** I am an active member of the Yerba Buena Alliance and previously served on the board of the Forest Hills Association, including two years as President (April 2020 – April 2022).
4. **Affordable Housing Development:** I developed and currently own Yerba Buena Commons, a 257-unit Single Room Occupancy (SRO) project that collaborates with HUD and the VA's VASH program to provide housing for formerly homeless individuals.

In addition to these qualifications, I bring extensive professional experience:

- I am the CEO and Managing partner of two San Francisco-based real estate companies, Seven Hills Properties and YBC Development II. LP, which have developed and financed over \$500 million in real estate projects over the past 34 years. Our portfolio includes more than 500 units of affordable housing in San Francisco and San Jose; all subject to rigorous audit requirements from investors and HUD.
- I also serve as the CEO and former CFO of IV Access Technologies, a medical device company.
- Furthermore, I am a board member and Chairman of the Audit Committee for ASOCS, Ltd., an Israeli software company.

I also meet two of the qualifications for the Board of Supervisors' appointee seats:

1. **Lived Experience:** My personal experience with homelessness in 1986.
2. **Housing Provider:** My ownership and operation of a 257-unit SRO that actively partners with the VA VASH program and HUD to house formerly homeless individuals.

Thank you for considering my application. I am committed to serving the City of San Francisco and contributing meaningfully to the work of the Homeless Oversight Commission.

Sincerely,

Thomas Rocca

COVER PAGE

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Rocca Thomas

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City and County of San Francisco

Division, Board, Department, District, if applicable

Homeless Oversight Commission

Your Position

Commissioner

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: Position:

2. Jurisdiction of Office (Check at least one box)

☐ State

☐ Judge, Retired Judge, Pro Tem Judge, or Court Commissioner
(Statewide Jurisdiction)

☐ Multi-County

☒ County of San Francisco

☐ City of

☐ Other

3. Type of Statement (Check at least one box)

☐ Annual: The period covered is January 1, 2024, through
December 31, 2024.

☐ Leaving Office: Date Left ____/____/____
(Check one circle below.)

-or-

The period covered is ____/____/____, through
December 31, 2024.

☐ The period covered is January 1, 2024, through the date of
leaving office.

☒ Assuming Office: Date assumed ____/____/____

-or-

☐ The period covered is ____/____/____, through
the date of leaving office.

☐ Candidate: Date of Election ____ and office sought, if different than Part 1: ____

4. Schedule Summary (required)

► Total number of pages including this cover page: ____

Schedules attached

☒ Schedule A-1 - Investments - schedule attached

☐ Schedule C - Income, Loans, & Business Positions - schedule attached

☒ Schedule A-2 - Investments - schedule attached

☐ Schedule D - Income - Gifts - schedule attached

☐ Schedule B - Real Property - schedule attached

☐ Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-

☐ None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)

88 Perry Street STE 800

San Francisco

CA

DAYTIME TELEPHONE NUMBER

(415) 7291701

E-MAIL ADDRESS

trocca@7hp.com

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed July 1, 2025
(month, day, year)

Signature
(File the originally signed paper statement with your filing official.)

Investments

(Ownership Interest is Less Than 10%)

CALIFORNIA FORM
FAIR POLITICAL PRACTICES COMMISSION

Name

<BLUE> is a required field

FPPC Form 700 - Schedule A-1x (2024/2025)
advice@fppc.ca.gov • 866-275-3772 • www.fppc.ca.gov

Cell: A7

Note: After completion, ensure that there are no blue fields on this schedule. If so, you must complete that cell.

Cell: A9

Note: Disclose the name of the business entity.

Cell: B9

Note: Provide a general description of the business activity of the entity (for example, pharmaceuticals, computers, automobile manufacturing, or communications).

Cell: C9

Note: Select the highest fair market value of your investment during the reporting period. If you are filing a candidate or an assuming office statement, indicate the fair market value on the filing date or the date you took office, respectively.

Cell: D9

Note: Identify the nature of your investment (for example, stocks, warrants, options, or bonds).

Cell: E9

Note: If you initially acquired or entirely disposed of this interest during the reporting period, enter the date acquired or disposed.

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

<BLUE> is a required field

* Select from drop down list

CALIFORNIA FORM
FAIR POLITICAL PRACTICES COMMISSION

700

Name

Tom Rocca

1. Business Entity or Trust <small>(For reporting a trust, enter the name then skip to box 2.)</small>						2. Gross Income Received	3. Sources of Income of \$10,000 or more	4. Investments or Interests in Real Property Held by the Business Entity or Trust <small>(Use a separate line for each investment or real property interest.)</small>						
NAME AND ADDRESS OF BUSINESS ENTITY OR TRUST <small>(Business Address Acceptable) (If Trust, go to 2)</small>	GENERAL DESCRIPTION OF BUSINESS ACTIVITY	FAIR MARKET VALUE*	LIST DATE ACQUIRED OR DISPOSED <small>(mm/dd/yyyy)</small>	A or D	NATURE OF INVESTMENT <small>(if "other," describe)*</small>	YOUR BUSINESS POSITION	INCLUDE YOUR PRO RATA SHARE OF GROSS INCOME TO ENTITY/TRUST*	LIST SINGLE SOURCES OF INCOME OF \$10,000 OR MORE	INVESTMENT- BUSINESS ENTITY/NAME, AND BUSINESS ACTIVITY	REAL PROPERTY- LIST PRECISE LOCATION OF REAL PROPERTY	FAIR MARKET VALUE*	LIST DATE ACQUIRED OR DISPOSED <small>(mm/dd/yyyy)</small>	A or D	NATURE OF INTEREST <small>(if "other," describe)*</small>
Lavabiancheria, 88 Perry Street	Laundry	\$100,001 - \$1,000,000			Consulting Income	LLC Member	\$10,001- \$100,000	None						
Pinnacle Properties, 3115 Vicente Street	Real Estate	\$10,001 - \$100,000			Consulting Income	Consultant & Shareholder	\$10,001- \$100,000	None						
Junipero Serra Associates, 301 Junipero Serra Blvd., #204	Real Estate	Over \$1,000,000			Member Income	LLC Member	\$10,001- \$100,000	PopPack, LLC; Chicago Title; Russian School of Mathematics; Terence Redmond; Biddle Shaw Insurance; State of California Contractors Board; Farmers Insurance; CCD Law Group; AR Sanchez-Corea & Associates	139-301 Junipero Serra Blvd.	139-301 Junipero Serra Blvd.	Over \$1,000,000			Ownership/Deed of Trust
The Tom Rocca and Kari Rocca Revocable Trust	Trust	Over \$1,000,000			Trust Income	Beneficiary	Over \$100,000	None						
								None	Seven Hills Capital Partners, LLC		\$10,001 - \$100,000			Ownership/Deed of Trust
								None	Seven Hills Development Management, LLC		\$10,001 - \$100,000			Ownership/Deed of Trust
								None	Perry Street Investments, LLC		\$100,001 - \$1,000,000			Ownership/Deed of Trust

[illegible]

Cell: A3

Note: After completion, ensure that there are no blue fields on this schedule. If so, you must complete that cell.

Cell: A8

Note: Disclose the name and address of the business entity or trust.

Cell: B8

Note: Provide a general description of the business activity of the entity (for example, pharmaceuticals, computers, automobile manufacturing, or communications).

Cell: C8

Note: Select the highest fair market value of your investment during the reporting period. If you are filing a candidate or an assuming office statement, indicate the fair market value on the filing date or the date you took office, respectively.

Cell: D8

Note: If you initially acquired or entirely disposed of this interest during the reporting period, enter the date acquired or disposed.

Cell: E8

Note: Indicate whether you acquired or disposed of the business entity or trust by showing “A” if acquired, or “D” if disposed.

Cell: F8

Note: Identify the nature of your investment (for example, stocks, warrants, options, or bonds).

Cell: G8

Note: Disclose your job title or business position held with the entity, (for example, if you were a director, officer, partner, trustee, employee, or held any position of management).

Cell: H8

Note: Select your pro rata share of the gross income received by the business entity or trust. This amount includes your pro rata share of the gross income from the business entity or trust, as well as your community property interest in your spouse’s or registered domestic partner’s share. Gross income is the total amount of income before deducting expenses, losses, or taxes.

Cell: I8

Note: Disclose the name of each reportable source of income from which your pro rata share is \$10,000 or more. (See Schedule A-2 Instructions for more information.)

Cell: J8

Note: Report any investments or interests in real property held by the business entity or trust identified in part 1 if your pro rata share of the interest held was \$2,000 or more during the reporting period.

Cell: K8

Note: If real property, report the address or other precise location (for example, an assessor's parcel number).

Cell: L8

Note: Select the highest fair market value of your real property or investment during the reporting period. (Report the fair market value of the portion of your residence claimed as a tax deduction if you are utilizing your residence for business purposes.)

Cell: M8

Note: If you initially acquired or entirely disposed of this investment or interest in real property during the reporting period, enter the date acquired or disposed.

Cell: N8

Note: Indicate whether you acquired or disposed of the business entity or interest in real property by showing "A" if acquired, or "D" if disposed.

Cell: O8

Note: Select the nature of your interest. If you select "Leasehold" you must also type the years remaining on the lease.