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# COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

## Successor Agency Commission

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Edwin M. Lee, Mayor

Mara Rosales, Chair

Marily Mondejar

Darshan Singh

Tiffany Bohee, Executive Director

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CITY HALL, ROOM 416  
1 DR. CARLTON B. GOODLETT PLACE  
SAN FRANCISCO, CA 94102

[www.sfocii.org](http://www.sfocii.org)

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## MEETING A G E N D A **TUESDAY, August 19, 2014 • 1:00 p.m.**

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### ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.

5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Office of Community Investment and Infrastructure at (415) 749-2400.
6. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, multiple 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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## **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. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" PROVIDED BY THE COMMISSION SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.**

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### **1. Recognition of a Quorum**

### **2. Announcements**

- A. The next regularly scheduled Commission meeting will be held on Tuesday, September 2, 2014 at 1:00 pm (City Hall, 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.

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

### **4. Matters of Unfinished Business.** None

### **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 July 15, 2014.
  
- b) Amending the Personnel Policy to include sexual harassment and workplace violence. (Action) (Resolution No. 65-2014)
  
- c) Authorizing a First Amendment to the Disbursement Agreement with HV Partners 2, LP, a California Limited Partnership, to extend the outside date permitted for the Ground Lease Closing to October 31, 2014, and increase the amount authorized for disbursement prior to Ground Lease Closing by \$1,964,300, for a total amount allowed of \$3,664,300, for ongoing predevelopment and infrastructure work associated with the development of approximately 107 very low- and low-income rental units pursuant to the Hunters View Phase II-III Rental Housing Loan Agreement, Middle Point and West Point Roads; Bayview Hunters Point Redevelopment Project Area. (Action) (Resolution No. 66-2014)
  
- d) Authorizing a Personal Services Contract with Urban Analytics, a California limited liability corporation, for fiscal consultant services in an amount not to exceed \$53,000 related to the proposed issuance of tax allocation refunding revenue bonds and preparation of tax allocation bond annual secondary market disclosure reports with provision for extension through December 31, 2015 for additional disclosure and analytical work, in an amount not to exceed \$12,000 for a total aggregate amount not to exceed \$65,000. (Action) (Resolution No. 67-2014)

**REGULAR AGENDA**

**Staff presentation estimated time: 10 minutes**

- e) Consenting to former Successor Agency Commissioner Theodore Ellington's work with the Golden State Warriors regarding the development of an arena and event center under the Mission Bay South Owner Participation Agreement; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 68-2014)

**Staff presentation estimated time: 10 minutes**

- f) Commending and expressing appreciation to Theodore Ellington for his services upon the occasion of his departure from his position as commissioner of the Commission on Community Investment and Infrastructure. (Discussion and Action) (Resolution No. 69-2014)

**Staff presentation estimated time: 20 minutes**

(Items 5 (g) and 5 (h) related to Transbay Block 7 will be presented together but acted on separately)

g) Authorizing a Loan Agreement with Mercy Housing California 64, L.P., a California Limited Partnership, in the amount of \$3,382,523, for predevelopment activities related to the construction of 84 affordable housing units plus one manager's unit at 222 Beale Street on Transbay Block 7 and adopting environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 70-2014)

h) Approving a revision to the Transbay Block 7 Schematic Design Package, originally approved by the Commission on April 16, 2013, to reorganize some of the ground floor uses to create building efficiencies and add a story to increase the number of affordable units from 77 to 85 (including one manager's unit) and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 71-2014)

**Staff presentation estimated time: 10 minutes**

i) Amending the Office of Community Investment and Infrastructure's ("OCII's") Debt Policy to reflect Redevelopment Dissolution Law, OCII's responsibilities for Community Facilities District debt administration, and new federal disclosure requirements for issuers of public debt (Discussion and Action) (Resolution No. 72-2014)

**Staff presentation estimated time: 10 minutes**

j) Amending the Office of Community Investment and Infrastructure's Investment Policy to reflect the use of the City and County of San Francisco Treasurer's Office Investment Pool and to update references to state regulations. (Discussion and Action) (Resolution No. 73-2014)

**Staff presentation estimated time: 10 minutes**

k) Authorizing the Executive Director to enter into a Memorandum of Understanding between the San Francisco Office of Community Investment and Infrastructure and the City and County of San Francisco Controller's Office of Public Finance for assistance with debt issuances and administration. (Discussion and Action) (Resolution No. 74-2014)

**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. It is strongly recommended that members of the public who wish to address the Commission should fill out a "Speaker Card" provided by the Commission Secretary, and submit the completed card to the Commission Secretary.**

**7. Report of the Chair**

**8. Report of the Executive Director**

**9. Commissioners' Questions and Matters**

**10. Closed Session:**

**11. Adjournment**