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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
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AGENDA

TUESDAY, FEBRUARY 16, 2016 • 1:00 P.M.

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. 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. 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: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Meeting minutes are available via our website at: www.sfocii.org/commission
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.

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" AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, March 1, 2016 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

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 November 17, 2015
- b) Authorizing, pursuant to the Transbay Implementation Agreement, Amendment No. 3 to the Memorandum of Agreement with the San Francisco County Transportation Authority for extending the time for completion from December 31, 2015 to April 30, 2016 in association with the construction of the realignment of the Folsom Street Off-Ramp; Transbay Redevelopment Project Area (Action) (Resolution No. 5 – 2016)

- c) Approving a Third Revised Schematic Design of Transbay Block 7 (255 Fremont Street/222 Beale Street) to grant a variation of nine inches to the minimum six-foot townhouse setback on Clementina Street, and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Action) (Resolution No. 6 – 2016)

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- d) Election of President and Vice-President (Discussion and Action)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- e) Adopting Environmental Review Findings Pursuant to the California Environmental Quality Act, Conditionally Approving a Major Phase Application with HPS Development Co. LP, which Includes a Schematic Design and Ancillary Documents For Phases 1B, 3A, and 3B of Block 48, Generally Bounded by Navy Road on the North Boundary, Oakdale Road on the East and South Boundary, and Griffith Avenue on the West Boundary, for a Total of 141 Housing Units; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 7 – 2016)

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

(Items 5(f) and 5(g) related to Mission Bay South Block 3 East (1150 Third Street) will be heard together, but acted on separately)

- f) Authorizing the Executive Director to accept funds in the amount of \$4,501,564 from, and enter into a Memorandum of Understanding with the City and County of San Francisco Mayor's Office of Housing Opportunity, Partnerships & Engagement for the development of 101 affordable rental units (including one manager's unit) for formerly homeless veterans and low-income families at Mission Bay South Block 3 East (1150 3rd Street) and adopting Environmental Findings Pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 8 – 2016)
- g) Authorizing an Exclusive Negotiations Agreement, and a Predevelopment Loan Agreement in an amount not to exceed \$2,500,000, with MB3E L.P., a California limited partnership an affiliate of Chinatown Community Development Center and Swords to Plowshares, for the development of 101 affordable rental units (including one manager's unit) for formerly homeless veterans and low-income families at Mission Bay South Block 3 East (1150 Third Street), and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 9 – 2016)

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

- a) Request for Proposals to develop and operate up to 140 units on Block 10a, and up to 150 units on Block 11a in Candlestick Point for low income families and formerly homeless families with related supportive services; Bayview Hunters Point Redevelopment Project Area (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to California Government Code Section 54956.8, a closed session has been calendared to give direction to staff regarding the potential sale of the property described below.)

Property: 200 Main Street (Portion of Block 3739, Lot 008) also known as Transbay Block 4

OCII Negotiators: Tiffany Bohee, Sally Oerth, James Morales, Shane Hart, Jeffrey White

Negotiating Parties: For Urban Pacific Development, LLC: Christopher Collins

Under Negotiation: _____ Price, _____ Terms of Payment, Both (Discussion)

- b) CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION. (Pursuant to California Government Code § 54956.9 (d) (1)), Successor Agency to the Redevelopment Agency of the City and County of San Francisco v. John W. Lebolt, Case No. A145670 (California Court of Appeal, First District, appeal filed July 8, 2015) (appeal from judgment entered in favor of Successor Agency and City, San Francisco Superior Court Case No. CGC 14-541532) (Discussion)

11. Adjournment