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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
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www.sfocii.org/commission

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th 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, 5th Floor, during normal office hours.

A G E N D A

TUESDAY, February 20, 2018 • 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
5. In order 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.

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 6, 2018 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 January 16, 2018

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

Agenda Items 5(b) and 5(c) related to the Community Facilities District No. 9 (Hunters Point Shipyard Phase 2/ Candlestick Point Improvements) will be presented together, but acted on separately

- b) Resolution of Intention to Establish Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (Hunters Point Shipyard Phase 2/Candlestick Point Public Facilities and Services), Improvement Area No.1 and a Future Annexation Area, and determining other matters in connection therewith (Discussion and Action) (Resolution No. 1-2018)

- c) Resolution of Intention to Incur Bonded Indebtedness and other debt in an amount not to exceed \$6,000,000,000 for the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (Hunters Point Shipyard Phase 2/Candlestick Point Public Facilities and Services), and determining other matters in connection therewith (Discussion and Action) (Resolution No. 2-2018)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- d) Authorizing an Exclusive Negotiations Agreement and a Predevelopment Loan Agreement in an amount not to exceed \$5,000,000, with Mission Bay 9, L.P., a California Limited Partnership, for the development of approximately 141 affordable rental housing units (including one manager's unit) with supportive services for formerly homeless persons at Mission Bay South Block 9, 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 adopting environmental review findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 3-2018)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- e) Workshop on the July - December 2017 reports on OCII Small Business Enterprise and Local Hiring Goals Practices (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. It is strongly recommended that members of the public who wish to address the Commission fill out a "Speaker Card" and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

- a) Report on compliance by the Master Developer on Candlestick Point and Phase 1 and 2 of the Hunters Point Shipyard, with the Community Benefits Programs for July through September of 2017; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas
- b) 2600-2700 Arelious Walker Drive (Alice Griffith Phases 1 and 2) Marketing Outcomes Report, a 184-unit HOPE SF multifamily development, including 114 public housing replacement units, and 68 affordable housing rental units, plus two manager's units, which are affordable at 50% Area Median Income; Hunters Point Shipyard Redevelopment Project Area
- c) 588 Mission Bay Boulevard North Marketing Outcomes Report, a 198-unit affordable multifamily rental development, plus two managers units, which are affordable at 50% and 60% Tax Credit Allocation Committee Area Median Income; Mission Bay South Redevelopment Project Area

9. Commissioners' Questions and Matters

10. Closed Session

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: Nadia Sesay, Sally Oerth, James Morales, Shane Hart, Jeff White, Hilde Myall

Negotiating Parties: For F4 Transbay Partners LLC, a Delaware Limited Liability Company, a joint venture of Urban Pacific Development, LLC, an affiliate of Hines Interests Limited Partnership, and Broad Street Principal Investments, L.L.C, an affiliate of Goldman Sachs: Christopher Collins and Cameron Falconer

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

11. Adjournment