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EXECUTIVE DIRECTOR

Mara Rosales  
Darshan Singh  
COMMISSIONERS

## COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

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

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# A G E N D A

## TUESDAY, April 17, 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](http://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.

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### 1. Recognition of a Quorum

### 2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, May 1, 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 March 20, 2018

#### **REGULAR AGENDA**

**Agenda Items 5(b) through 5(g) related to the Redevelopment Plan for the Hunters Point Shipyard and Candlestick Point Project Area will be presented together but acted on separately**

**STAFF PRESENTATION ESTIMATED TIME: 30 MINUTES**

- b) Adopting findings, including amending adopted mitigation measures, pursuant to the California Environmental Quality Act related to approval of the 2018 modified project variant for the Candlestick Point and Phase 2 of the Hunters Point Shipyard Development Project; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 11-2018)

- c) Adopting findings pursuant to the California Environmental Quality Act and approving the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; and authorizing transmittal of the Reports to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 12-2018)
- d) Adopting findings pursuant to the California Environmental Quality Act and approving amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area, referring the plan amendments to the Planning Commission for its report on conformity with the General Plan, and recommending the plan amendments to the Board of Supervisors for adoption; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 13-2018)
- e) Adopting findings pursuant to the California Environmental Quality Act and approving the Hunters Point Shipyard Phase 2 Design for Development; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 14-2018)
- f) Adopting findings pursuant to the California Environmental Quality Act; Authorizing a Seventh Amendment to the Disposition and Development Agreement Hunters Point Shipyard Phase 1 with HP Development Co., LP, subject to the approval of the Oversight Board of the City and County of San Francisco and the California Department of Finance; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 15-2018)
- g) Adopting findings pursuant to the California Environmental Quality Act; Authorizing a Third Amendment to the Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) with CP Development Co., LLC, subject to the approval of the Oversight Board of the City and County of San Francisco and the California Department of Finance; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 16-2018)

**STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES**

- h) Workshop on OCII's Fiscal Year 2018-2019 Budget (Discussion)

**Agenda Items 5(i) through 5(n) related to Community Facilities District No. 9 will be presented together but acted on separately**

**STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES**

Public Hearings to hear all persons interested in the establishment of a Community Facilities District, Improvement Area No. 1 and a Future Annexation Area and (b) the incurrence of bonded indebtedness and other debt for the Community Facilities District and Improvement Area No. 1

- i) Forming Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP 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. 17-2018)
- j) Determining the Necessity 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 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 18-2018)
- k) Calling a Special Election in Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 19-2018)
- l) Declaring the Results of Special Election and Directing Recording of Notice of Special Tax Lien for Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 20-2018)
- m) Introducing an Ordinance Levying Special Taxes within the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) (Discussion and Action) (Ordinance No. 01-2018)
- n) Authorizing the Issuance and Sale of Special Tax Bonds and Other Debt for Improvement Area No. 1 of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) in an Aggregate Principal Amount Not to Exceed \$202,200,000, and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 21-2018)

**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**

**9. Commissioners' Questions and Matters**

**10. Closed Session**

**11. Adjournment**