

London N. Breed
MAYOR



Sally Oerth
INTERIM EXECUTIVE DIRECTOR

Miguel Bustos
CHAIR

Mara Rosales
VICE CHAIR

Bivett Brackett
Efrem Bycer
Dr. Carolyn Ransom-Scott
COMMISSIONERS

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

AGENDA

TUESDAY, APRIL 6, 2021 • 1:00 P.M.

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

(The video stream will be live approximately 5 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 187 349 8587

Press #, then # again to enter the call.

(In order to avoid streaming delays, call the Public Comment line to listen to the live meeting.)

In accordance with the numerous local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Individuals are encouraged to participate in the meetings remotely by calling during the public comment section of the meeting. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission.

In November 2019, San Francisco voters approved Proposition F, which added Section 1.127 to the San Francisco Campaign and Governmental Conduct Code. Section 1.127 refers explicitly to, among others, the Commission on Community Investment and Infrastructure (CCII) and prohibits any person or entity with a "Financial Interest" in a "Land Use Matter" pending before CCII from making a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for these offices. The prohibition applies from the "date of commencement of the Land Use Matter" until 12 months after CCII has made a final decision or any appeal to a City agency from that decision has been resolved. Section 1.127 defines relevant terms, including "Land Use Matter," which means "(a) any request to a City elective officer for a Planning Code or Zoning Map amendment or (b) any application for an entitlement that requires a discretionary determination at a public hearing before a City board or commission." Section 1.127 requires CCII to post a description of this restriction on its meeting agendas and website. Additional information is available at: sfethics.org

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.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, April 20, 2021 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in:

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. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 187 349 8587

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 16, 2021

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- b) Authorizing an Exclusive Negotiations Agreement and an Amended and Restated Predevelopment Loan Agreement with HPSY 52-54, LP, a California limited partnership, for 112 affordable family rental housing units (including one manager's unit) at Hunters Point Shipyard Phase 1 Blocks 52 & 54; and adopting environmental review findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2021)

Agenda items 5(c) through 5(e) related to Transbay Blocks 2 East and 2 West will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- c) Authorizing an Exclusive Negotiations Agreement with Transbay 2 Family, L.P., a California Limited Partnership and Transbay 2 Senior, L.P., a California Limited Partnership, for the development of approximately 254 affordable rental housing units, and approximately 11,650 square feet of commercial space, including space for a child care facility at Transbay Block 2; adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”), a Program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 09-2021)

- d) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Transbay 2 Family, L.P., a California Limited Partnership, for the development of approximately 101 affordable family rental housing units (including one manager's unit), a retail space, and a child care facility at Transbay Block 2 East, and adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”), a program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2021)

- e) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Transbay 2 Senior, L.P., a California Limited Partnership, for the development of approximately 153 affordable senior rental housing units (including one manager's unit) and commercial space at Transbay Block 2 West, and adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”), a program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 11-2021)

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

- f) Workshop on OCII's Fiscal Year 2021-22 Budget (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.

7. Report of the Chair

8. Report of the Executive Director

- a) Info Memo on Release of Request for Proposals to select a firm to provide scholarship application and management services for the Bayview Hunters Point Legacy Foundation; Hunters Point Shipyard Redevelopment Project Area (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment