

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE CHAIR

Bivett Brackett
Efrem Bycer
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Sally Oerth
INTERIM EXECUTIVE DIRECTOR

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

AGENDA

TUESDAY, MAY 18, 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:** 187 271 5746

Press #, then # again to enter the call. Press *3 to submit your request to speak.

(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, June 1, 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.

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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 Meetings of April 6 and April 20, 2021

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- b) Authorizing a Personal Services Contract with Goodwin Consulting Group, Inc., a California Corporation, for a three-year term for Special Tax Consulting Services in an amount not to exceed \$463,432, related to Mello-Roos Community Facilities Districts administered by the Office of Community Investment and Infrastructure (Discussion and Action) (Resolution No. 14-2021)

Agenda items 5(c) through 5(e) related to the bonds for funding affordable housing obligations will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

- c) Authorizing a Personal Services Contract with KNN Public Finance, LLC, a California Limited Liability Company for financial advisory services in an amount not to exceed \$57,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 15-2021)
- d) Authorizing a Legal Services Contract with Jones Hall, a Professional Law Corporation, for bond counsel services in an amount not to exceed \$105,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 16-2021)
- e) Authorizing a Legal Services Contract with the Law Offices of Alexis S. M. Chiu for disclosure counsel services in an amount not to exceed \$56,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 17-2021)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- f) Authorizing a Personal Services Contract with MCAM LLC dba m/Oppenheim Executive Search (m/Oppenheim), a Limited Liability Company in an amount not to exceed \$125,908.00 for the OCII Executive Director Search (Discussion and Action) (Resolution No. 18-2021)

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 the intention to issue a Request for Proposals to select a consultant to provide environmental technical services, for Hunters Point Shipyard Phase 1 and Phase 2 Projects on an as-needed basis; Hunters Point Shipyard 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: Sally Oerth, James Morales, Aaron Foxworthy, Jeffrey White, Benjamin Brandin, Kim Obstfeld, Paige Peltzer

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) and Transbay Block 4 Housing Partnership, L.P. (consisting of Mercy Housing California, a California nonprofit, F4 Transbay Partners LLC, and a Low-Income Housing Tax Credit investor limited partner)

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

11. Adjournment