
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

Successor Agency Commission



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A G E N D A

TUESDAY, December 16, 2014 • 2:00 p.m.

Note: Later Meeting Time

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. Following a meeting minutes can be made available by audiocassette tape or alternative formats.

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" PROVIDED BY THE COMMISSION SECRETARY, 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, January 6, 2015 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: Meeting of November 18, 2014.
- b) Authorizing a Second Amendment to the Disbursement Agreement with HV Partners 2, LP, a California Limited Partnership, to extend the outside date permitted for the Ground Lease Closing to December 31, 2014 and to modify certain provisions related to the tax credit investor, in connection with the development of approximately 107 very low- and low-income rental units pursuant to the Hunters View Phase II-III Rental Housing Loan Agreement, Middle Point and West Point Roads; Bayview Hunters Point Redevelopment Project Area. (Action) (Resolution No. 100-2014)
- c) Authorizing a Second Amendment to the Legal Services Contract with Renne Sloan Holtzman & Sakai, a Limited Liability Partnership, to Increase the Contract Amount by \$50,000, For a Total Aggregate Contract Amount not to exceed \$100,000, to Obtain Specialized Legal Services. (Action) (Resolution No. 101-2014)

REGULAR AGENDA

Staff presentation estimated time: 20 minutes

(Items 5(d), 5(e) and 5(f) related to the Alice Griffith Public Housing site will be presented together, but acted on separately)

- d) Authorizing a First Amendment to a Permanent Loan Agreement with Double Rock Ventures LLC to modify source of funds, for the 93-unit Phase 1 of the HOPE SF Redevelopment of the Alice Griffith Public Housing site, consisting of replacement public housing units as well as other affordable housing units, 2600 Arelious Walker Drive; and Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 102-2014)
- e) Authorizing a First Amendment to a Permanent Loan Agreement with Double Rock Ventures LLC to modify source of funds, for the 91-unit Phase 2 of the HOPE SF Redevelopment of the Alice Griffith Public Housing site, consisting of replacement public housing units as well as other affordable housing units, 2700 Arelious Walker Drive; and Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 103-2014)
- f) Conditionally approving Schematic Designs for the Alice Griffith Block 1 development, which is part of Phase 3 of the Alice Griffith Housing Development, pursuant to the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement and approving a Variance from the Candlestick Design for Development Grade Separation Requirement for two units adjacent to Block 1's main entrance; and Adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 104-2014)

Staff presentation estimated time: 20 minutes

(Items 5(g) and 5(h) related to Transbay Block 9 will be presented together, but acted on separately)

- g) Authorizing, pursuant to the Transbay Implementation Agreement and the Option Agreement, the Executive Director to exercise an option to purchase Transbay Block 9 (Block 3736, Lot 120), located on Folsom and First Streets, from the City and County of San Francisco and to execute a Disposition and Development Agreement with Block 9 Transbay, LLC for a proposed residential project with 436 market-rate and 109 affordable units on Block 9, and adopting environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 105-2014)
- h) Approving, pursuant to the Transbay Implementation Agreement, the schematic design for a proposed high density residential project on Transbay Block 9, located on Folsom and First Streets, and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 106-2014)

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) Informational Memorandum on the Major Phase for the Golden State Warriors Event Center and Mixed-Use Development on Blocks 29 to 32 in the Mission Bay South Redevelopment Project Area. (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment