

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
3rd DAY OF DECEMBER 2013**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p. m. on the 3rd day of December 2013, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:08 p.m. Roll call was taken.

Commissioner Ellington – present

Commissioner Mondejar – absent

Vice-Chair Rosales – present

Commissioner Singh – present

Chair Johnson – present

Commissioner Mondejar was absent; all other Board members were present.

2. Announcements

A. The next regularly scheduled Commission meeting will be held on Tuesday, December 17, 2013 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.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting, if any – None.

4. Matters of Unfinished Business – None.

5. Matters of New Business:

CONSENT AGENDA – None.

REGULAR AGENDA

- a) Adopting environmental findings pursuant to the California Environmental Quality Act, authorizing an Assignment, Assumption and Release Agreement for Block 7 West with The Regents of the University of California, San Francisco and Mission Bay Block 7 Housing Partners, L.P., and authorizing an Amended and Restated Disposition and Development Agreement with Mission Bay Block 7 Housing Partners, L.P. to construct 200 affordable residential units on Block 7 West pursuant to the Mission Bay South Owner Participation Agreement; Mission Bay South Redevelopment Project Area. (Discussion and Action) (Resolution No. 57-2013)

Presenters: Tiffany Bohee, Executive Director; Catherine Reilly, Mission Bay Project Manager; Pamela Sims, Project Manager, Mayor's Office of Housing and Community Development; Laurie Yamaguchi, Campus Planning, UCSF

PUBLIC COMMENT – None.

Chair Johnson inquired about the assignment of the Assumption of Release Agreement of the DDA to the developer under the Resolve Clauses on the second page, Clause F, where it stated that the regents were not required to pay the 2010 fee “yet” and requested that the word “yet” be replaced with “until the commencement of Phase 2”. Ms. Johnson added that she was pleased that UCSF was able to negotiate in good faith with the OCII to lower the percentage from 33% to 25% because this would add to the stock of affordable housing in San Francisco in general.

Ms. Reilly responded that they could add some language to the document that would describe activities that would also indicate an estimated time.

Regarding the preference program for residents, Chair Johnson noted that in the appendix, the 3rd category of preference was listed as general public and she recalled that, back in June or July, it had been discussed that the third category was going to be San Francisco residents and then general public as fourth. Ms. Johnson inquired as to whether that something that could be added conditionally to their approval.

Ms. Sims responded that the third category was indeed supposed to be people that live and/or work in San Francisco and concurred that this language was included in the loan committee approval but was not included in the DDA, which was an oversight. She assured the Commission that it would be corrected in the DDA.

Chair Johnson inquired as to how that would be included and whether the change needed to be made at that time.

Executive Director Bohee responded that as a result of Chair Johnson's comments, the preference list order would be 1 & 2) certificate of preference, 3) people that live or work in San Francisco, 4) members of the general public, all of which would be subject to fair housing law.

Commissioner Ellington stated that he was pleased about that change because it would allow for more housing opportunities for San Franciscans.

Vice-Chair Rosales stated that she was very pleased that there was such robust affordable housing project activity going on now in San Francisco and was excited that it was moving forward.

Commissioner Singh inquired as to why UCSF was not building the affordable housing and giving the \$5 million instead.

Ms. Yamaguchi responded that the University had discussed and investigated a variety of development opportunities to partner with developers; however, given the depth of subsidies required for the housing projects and the lack of access to state tax credit funding, the University decided it was not feasible for it to proceed with the affordable housing projects on Block 7.

Chair Johnson announced that the next big document that would come before the Commission would be the ground lease, which would clarify in more detail how this transaction would work.

Commissioner Singh stated that he felt the developers in this project were very experienced and he was sure that they would do an excellent job.

Commissioner Singh motioned to move Item 5(a) and Vice-Chair Rosales seconded that motion with the changes as discussed.

Secretary Jones called for a voice vote on Item 5(a).

Commissioner Ellington – yes
Commissioner Mondejar – absent
Vice-Chair Rosales – yes
Commissioner Singh – yes
Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 57-2013, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AUTHORIZING AN ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT FOR BLOCK 7 WEST WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, SAN FRANCISCO AND MISSION BAY BLOCK 7 HOUSING PARTNERS, L.P., AND AUTHORIZING AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH MISSION BAY BLOCK 7 HOUSING PARTNERS, L.P. TO CONSTRUCT 200 AFFORDABLE RESIDENTIAL UNITS ON BLOCK 7 WEST PURSUANT TO THE MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-agenda Items

Speaker: Ace Washington, San Francisco resident

Mr. Washington wished everyone a happy holiday season and requested that the Commission consider having their next meeting in the Western Addition to hear comments by residents and he offered his assistance in arranging the meeting.

7. Report of the Chair – None.

8. Report of the Executive Director

Executive Director Bohee announced that the December 17 meeting would be the last meeting of the year and the one-year anniversary for the new Commission, whose first meeting took place on December 18, 2012. Ms. Bohee congratulated Commissioners on their anniversary, stating they had much to be proud of for facilitating affordable housing, infrastructure and other community development in San Francisco. She pointed out the informational memo in Commissioners' packets regarding the Alice Griffith schematic design. Ms. Bohee explained that this was part of the Shipyard Phase 2 Development Agreement, which OCII has secured with McCormack Baron Salazar (MBS), the vertical developer, with a \$ 30.5 million federal grant, and which HUD was watching and keeping track of. She added that Alice Griffith would be the demonstration project for the OCII to be able to show that they are able to expend critical federal dollars. Ms. Bohee announced that on the December 17 agenda for their consideration would be the major phase and streetscape plan for the Candlestick portion of the project, of which Alice Griffith revitalization was a part. She announced that the schematic design review for Alice Griffith and a predevelopment loan action would be coming up on the agenda for the January 7 meeting. Ms. Bohee reminded Commissioners that these items will allow Lennar to commence building the infrastructure by August 2014 and MBS to commence on the vertical for the 500 units which included a complete replacement of the public housing units by 2016. Ms. Bohee announced that the January 7 meeting would take place in the Bayview at 4 p.m. with public attendance.

9. Commissioners' Questions and Matters

Regarding the calendar items, Chair Johnson pointed out that the December 17 meeting would be starting at 2 p.m. and that there would be a groundbreaking ceremony prior to the meeting. Chair Johnson noted that in the information packet regarding Alice Griffith Block 2 and 4, it looked like some of the land for those blocks was still owned by State Parks and she inquired as to when that land would be conveyed.

Executive Director Bohee responded that the conveyances were expected to happen next year from the State in time for Lennar to start construction in August as well as for MBS to begin their work. She added that there were other vehicles that would need to happen then but that all conveyances were expected to be received on time.

Vice-Chair Rosales requested that she receive information on account balances on the housing funds because she had noticed that there were many items going in and coming out of the affordable housing fund and wanted to see the present balance.

10. Closed Session – None.

11. Adjournment

The meeting was adjourned by Chair Johnson at 1:38 p.m.

Respectfully submitted,

Natasha Jones

Natasha Jones
Interim Commission Secretary

ADOPTED: