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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

A G E N D A

TUESDAY, AUGUST 15, 2023 • 1:00 P.M.

**IN-PERSON: CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfocii.org/commission**

REMOTE ACCESS:

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:

Members of the public may provide public comment in-person at the noticed location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

DIAL: 1-415-655-0001 ENTER ACCESS CODE: 2662 485 1232, PRESS #

PRESS # 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.)

Regular Meetings of the Commission on Community Investment and Infrastructure begin at 1:00 p.m. on the first and third Tuesdays of every month. Commission Agendas and their associated documents are available at <https://sfocii.org/commission/public-meetings>. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th 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, 5th Floor, during normal office hours.

For more information contact the Office of Community Investment and Infrastructure at 415-749-2408 or by email at commissionsecretary.ocii@sfgov.org

EQUAL ACCESS FOR PERSONS WITH DISABILITIES

1. The location of the public hearing at City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco 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. In response to an accommodation request, the following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2408 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, and large print agendas. Other accommodations may be available upon request.
5. 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.

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 **in person** on Tuesday, September 5, 2023 at 1:00 pm, at City Hall in 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:

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. We recommend that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. 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. 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 - None

5. Matters of New Business:

CONSENT AGENDA - None

REGULAR AGENDA

Agenda Item Nos. 5(a) through 5(c) related to Transbay Block 2 East will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

a) Authorizing the commitment of permanent gap loan funds in an amount of approximately \$61,961,845 to Transbay 2 Family, L.P., a California Limited Partnership, for the development of 184 affordable rental housing units (including two manager's units) at Transbay Block 2 East; and providing notice that this action is within the scope of the

Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 24-2023)

- b) Authorizing a First Amendment to the Predevelopment Loan Agreement with Transbay 2 Family, L.P., a California Limited Partnership, to increase the loan amount by \$4,500,000, for a total aggregate loan amount of \$8,000,000 for the development of 184 affordable rental housing units (including two manager's units), a child care facility space, and retail space at Transbay Block 2 East; and, providing notice that this action is within the scope of the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 25-2023)

- c) Authorizing a Horizontal Ground Lease with Transbay 2 Family LLC, a California Limited Liability Company, to facilitate and fund, in an amount not to exceed \$2,333,653, site work on Transbay Block 2 to prepare for the construction of 335 affordable rental units in two projects, one at Transbay Block 2 East for 184 affordable rental housing units and one at Transbay Block 2 West for 151 affordable rental housing units; and providing notice that this action is within the scope of the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 26-2023)

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

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment