

---

# REDEVELOPMENT AGENCY

## of the

### City and County of San Francisco

---



Gavin Newsom, Mayor

Ramon Romero, President  
Rick Swig, Vice President  
Francee Covington  
London Breed  
Linda A. Cheu  
Leroy King  
Darshan Singh

Fred Blackwell, Executive Director  
Gina E. Solis, Commission Secretary



---

CITY HALL, ROOM 416  
1 DR. CARLTON B. GOODLETT PLACE  
SAN FRANCISCO, CA 94102  
[www.sfgov.org/sfra](http://www.sfgov.org/sfra)  
LIVE BROADCAST KPOO 89.5 FM

**A G E N D A**  
Tuesday, April 21, 2009 • 4:00 p.m.

---

#### ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – [www.sfgov.org/sfra](http://www.sfgov.org/sfra)**

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.
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 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. 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 Redevelopment Agency at (415) 749-2400.
6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, and 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 Agency to accommodate these individuals.

---

## REGULAR MEETING AGENDA

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

---

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

### CONSENT AGENDA

**Estimated time: 5 minutes**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY 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 April 7, 2009
- (b) Amending the Model Block Rehabilitation Loan Program to clarify the allowable use of loan funds, establish asset eligibility criteria, and raise the maximum eligible income to 120% of Area Median Income; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 37-2009)
- (c) Authorizing a Second Amendment to the Exclusive Negotiations Agreement with Michael Simmons Property Development, Inc., a California Corporation, to extend the term 14 months from May 8, 2009 to July 8, 2010, for the development of 32 low- and moderate- income first-time homebuyer housing units at 1345 Turk Street; Citywide Tax Increment Housing Program. (Resolution No. 38-2009)

**Action Taken:** \_\_\_\_\_

### REGULAR AGENDA

**Staff presentation estimated time: 10 minutes**

- (d) Approving the proposed budget for the period July 1, 2009 through June 30, 2010 and authorizing the Executive Director to submit the Budget to the Mayor's Office. (Resolution No. 39-2009)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (e) Authorizing a Personal Services Contract with Community Housing Partnership Enterprises, a non-profit organization, for a term of three-years, in an amount not to exceed \$125,000, to provide move-out cleaning and repair services for vacated Agency-owned affordable housing units; All Redevelopment Project Areas and City-Wide. (Resolution No. 40-2009)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (f) Authorizing submittal of an application to the State of California's Department of Housing and Community Development for \$14,590,639 under the Infill Infrastructure Grant Program for infrastructure improvements (the "Program") for Phase 1 of the Hunters Point Shipyard development, and execution of a standard agreement and any amendments thereto, and any related documents necessary for participation in the Program, if selected for funding; and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 41-2009)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 30 minutes**

- (g) Workshop on the design of the Transbay Transit Center, pursuant to the Implementation Agreement with the Transbay Joint Powers Authority; Transbay Redevelopment Project Area.

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: **Continued from April 7, 2009:** (a) Pursuant to Section 54597 (b) (1) of the Government Code regarding personnel matters: evaluation of performance of the Executive Director.

(b) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, and James B. Morales.

11. Adjournment

---

# REDEVELOPMENT AGENCY of the City and County of San Francisco

---



Gavin Newsom, Mayor

Ramon Romero, President  
Rick Swig, Vice President  
London Breed  
Linda A. Cheu  
Francee Covington  
Leroy King  
Ramon E. Romero  
Darshan Singh



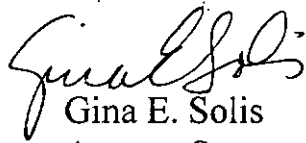
Fred Blackwell, Executive Director  
Gina E. Solis, Commission Secretary

---

## DECLARATION OF AGENCY SECRETARY

I, GINA E. SOLIS, declare

1. I am the Secretary of the Redevelopment Agency of the City and County of San Francisco (Agency).
2. Pursuant to California Government Code Section 54954.2 regarding the posting requirements for the Agency Meeting Agenda, on Tuesday, April 21, 2009 at 4:00 p.m., I personally posted a copy of the Agency's Agenda on Friday, April 17, 2009, immediately outside Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California and on the Agency's website, [www.sfgov.org/sfra](http://www.sfgov.org/sfra).
3. Attached to this Declaration and made a part hereof is a copy of said Agenda so posted as aforesaid.
4. I declare under penalty of perjury that the foregoing is true and correct and I executed this Declaration on Friday, April 17, 2009.

  
Gina E. Solis  
Agency Secretary