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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF OCTOBER 2009**

The Commissioners of the Redevelopment Agency 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 4:00 p.m. on the 20TH day of October 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 4:00 p.m.

Mr. Romero welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Romero asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Romero stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

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

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.
- 4. MATTERS OF NEW BUSINESS:**

REGULAR AGENDA

- (a) Commending and expressing appreciation to Learlene Wright for her services on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 111-2009)

Presenter: Jim Walter, Agency Staff

Speakers: None

Commissioner Covington extended her warmest congratulations to Ms. Wright on the occasion of her retirement. Ms. Covington stated she enjoyed interacting with Ms. Wright whenever she had the opportunity of visiting the Harbor, and stated that Ms. Wright was a treasure at the agency.

Ms. Covington put forth a motion to move item 4(b).

Commissioner Breed seconded Ms. Covington's motion. Ms. Breed congratulated Ms. Wright on the occasion of her retirement and thanked her for her 39 years of commitment and service to the City and County of San Francisco which she stated was commendable.

Commissioner King congratulated Ms. Wright for her good work and commitment for the past 39 years of service to the City and County of San Francisco.

Commissioner Cheu stated that 39 years of dedication is admirable, and stated that Ms. Wright was very welcoming, professional and always very friendly. Ms. Cheu congratulated Ms. Wright and wished her the best of luck.

Commissioner Swig stated that because of her warmth and welcoming manner, Ms. Wright made the South Beach Harbor a warm and loving place as if it were her own home. Mr. Swig congratulated and thanked Ms. Wright for her 39 years of service to the City and County of San Francisco.

Commissioner Singh stated Ms. Wright was always very warm and accommodating to the Commissioners, congratulated and thanked her for her 39 years of service.

Commissioner Romero stated he appreciated how Ms. Wright welcomed the Commissioners at the South Beach Harbor, commended and congratulated Ms. Wright for the 39 years of service to the City and County of San Francisco.

Ms. Wright stated that it was a wonderful experience working for 39 years at the Agency and thanked everyone for their best wishes and kind words.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION 111-2009, COMMENDING AND EXPRESSING APPRECIATION TO LEARLENE WRIGHT FOR HER SERVICES ON THE OCCASION OF HER RETIREMENT FROM THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BE ADOPTED.

- (b) Commending and expressing appreciation to Ramon E. Romero for his dedicated service upon his occasion of his departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 112-2009)

Presenter: Fred Blackwell, Director

Mr. Blackwell stated on behalf of the staff of the Redevelopment Agency, he will be missed. Mr. Blackwell read the following resolution:

"Ramon E. Romero has served as a Commissioner of the Redevelopment Agency of the City and County of San Francisco ("Agency") since March 1998. Mayor Willie L. Brown, Jr. first appointed him and subsequently re-appointed him in 2001; Mayor Gavin Newsom re-appointed him to a third term in 2005. He has served the City and County of San Francisco ("City") and the Mayors who appointed him with distinction, loyalty, and intelligence.

During his tenure, Mr. Romero's colleagues on the Commission twice elected him as Commission President. He presided over the Commission meetings with fairness, efficiency, and diplomacy. He emphasized the importance of following rules of decorum during public comment and Commission deliberations to ensure that the debate over important and sometimes controversial issues occurred in a smooth and orderly manner. Mr. Romero was the first Latino to serve as President of the Agency Commission.

Mr. Romero approached each issue and project before the Commission with objectivity, analytical rigor, and astuteness. His comments always demonstrated the thoroughness of his preparation and his understanding of the complexities of redevelopment activities in a politically-fragmented urban environment. He publicly acknowledged and appreciated the professionalism and technical knowledge of Agency Executive Directors and staff members in their recommendations to the Commission, even when he disagreed with those recommendations.

In his eleven and one-half (11½) years of public service on the Commission, Mr. Romero has supported, and the Commission has adopted, numerous redevelopment plans and specific development projects that have improved, and will continue to improve, the economic vitality, urban landscape, and quality of life in San Francisco. With his oversight and approval, the Agency adopted the Mission Bay, Transbay, Bayview Hunters Point, and Visitacion Valley Redevelopment Plans. These thirty (30) year plans commit the City and the Agency to use the significant powers under redevelopment law to create positive changes in blighted areas where tens of thousands of San Franciscans live and work.

Mr. Romero's commitment to economic justice and equal opportunity has been demonstrated through his strong support for affordable housing development and for tangible public benefits required of private development. Since Mr. Romero's appointment, the Agency has expanded its affordable housing program and approved the development or preservation of thousands of units of affordable housing. He has also strongly supported the targeting of contracting and employment opportunities created by Agency-approved development to persons of color and those who are economically-disadvantaged.

Mr. Romero has served as an important link between the Agency and the City's Latino community. Although the Agency does not have a project area in any neighborhood where large numbers of Latinos live, Mr. Romero has promoted opportunities for the Latino community in specific projects. In particular, he has been a stalwart of the Mexican Museum's efforts to move to the Yerba Buena Center Redevelopment Project Area and provide a world-class facility for Mexican and other Latino art.

Mr. Romero has also served the City in other capacities during his Commission tenure. Most significantly, Mayor Newsom appointed him as a member of the Ten Year Planning Council that prepared, after numerous public meetings, The San Francisco Plan to Abolish Chronic Homelessness, which established the goal of providing 3000 supportive housing units for the chronically homeless. Mr. Romero served as chair of the Permanent Supportive Housing Committee.

Upon his departure from the Agency Commission, Mr. Romero will continue to serve the public interest through his work as an attorney for the California Teachers Association, a board member of the California Rural Legal Assistance, and other civic and community activities.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City and County of San Francisco, on behalf of the Agency's past and present Commissioners, Executive Directors, and Employees; recognizes Ramon Romero's significant public service that he has provided to the City and Agency and hereby expresses its sincerest appreciation and best wishes to him in all of his future endeavors."

Speakers: Eli Aramburo, Dr. Cancino, Jim Salinas, Sr., Frank Fernandez, Jose R. Padilla, Charles Range, Oscar James, Francisco DaCosta

Commissioner King made a motion to adopt item 4(b). Mr. King stated that both he and President Romero have been on the Commission together for many years, they didn't always see eye to eye on some issues, but over the years their relationship grew into an understanding of what each other stood for which resulted in what is now a close and respectful admiration for each other and a bond that will continue. Mr. King congratulated Mr. Romero for his service as President of the Commission and hopes to continue to work with him in the future. Mr. King thanked Mr. Romero for his commitment and service to the City and County of San Francisco.

Commissioner Swig thanked Mr. Romero for mentoring him in the relatively brief two years serving on the Commission, for teaching him the rules which were very valuable, and expressed his appreciation for his mentorship. Mr. Swig stated that Mr. Romero took on the responsibility of public service regardless of race, creed, color, and culture; he set a spectacular example of a role model for others who Mr. Swig stated, should follow in his footsteps. Mr. Swig congratulated Mr. Romero for his service to the City and County of San Francisco and wished him well.

Commissioner Cheu stated it had been a great pleasure working with Mr. Romero on the Commission and expressed that he will truly be a loss to the Commission. Ms. Cheu stated that Mr. Romero was very level headed, reasonable, objective, smart, and had an ability to see what the key issues were. Ms. Cheu stated that Mr. Romero spoke on the issues clearly and diplomatically, always articulate, and maintaining at the same time a level of compassion for people in their situations and comments, and always treated everyone with respect. Ms. Cheu stated that Mr. Romero has been a model to her and to all Commissioners. Ms. Cheu thanked Mr. Romero and wished him well.

Commissioner Singh stated that he has known President Romero for the past 11 years, and expressed that he has been a great Commissioner, President, and a good friend. Mr. Singh congratulated Mr. Romero and wished him well.

Commissioner Breed wished President Romero the best and expressed that she was sorry to see him go. Ms. Breed stated they often have had conversations about a number of issues they did not agree on, but she respected his opinion, respected the value he brought to the decisions they had to make because they affect so many lives with their decisions. Ms. Breed stated during the time Mr. Romero committed to the City, he kept in mind in his decision making process to fight for organizations that were small who did not have the capacity to fight for themselves. Ms. Breed stated that Mr. Romero's work on the Commission was commendable and has been a great asset to the Commission.

Commissioner Covington thanked Mr. Romero for his service and expressed that she will miss their disagreements, and will miss him at the Giants games. Ms. Covington stated that serving on the Commission for 12 years was quite an accomplishment and expressed her appreciation for his service to the City and County of San Francisco.

Mr. Blackwell stated in addition to the resolution, a Certificate of Honor from Mayor Gavin Newsom was also presented to him which read as follows:

"Certificate of Honor, presented to Ramon E. Romero, October 20, 2009,

Whereas, on behalf of the City and County of San Francisco, I am pleased to recognize and honor Ramon E. Romero for his dedicated service as Commissioner of the Redevelopment Agency of the City and County of San Francisco since March 1998 when he was first appointed by Mayor Brown. Ramon has shown fairness, efficiency and diplomacy. During his tenure, Ramon's colleagues on the Commission twice elected him as Commission President making him the first Latino to serve as President of the Redevelopment Commission. His stewardship in commitment to economic justice and equal opportunity is truly commendable. Thank you for your service to our City, and best wishes on all your future endeavors."

President Romero stated the following: "I will not be able to name everyone that I would like to recognize for the wonderful time serving on this Commission. Everything that was said about me, except to those references of being a male or Latino could be said about anyone up here. It is such an honor to serve with a talented and dedicated group of people who have everything in common with my interests for what we think we should be doing. We all do it in a different way, we all have different personalities. Meeting Leroy and serving on the Commission with him and seeing how he works, there is only one other person he has known in his lifetime like him, and that's Caesar Chavez, which Leroy knew and marched with him. I worked with Caesar's union for four years, went to law school, and worked in his office, and he too argued with me as Leroy did. The values and personalities and how hard you fight, what a wonderful honor it has been to serve. I would like to thank the three Executive Directors I've worked with, Jim Morales - don't think I don't know who wrote this resolution - you hit every single thing that would be important to me and you didn't leave a single thing out except what an honor it was to work with you when you were a Director, and now as Counsel. Marcia Rosen, enjoyed working with her. There are so many talented people in the city who are willing to volunteer their time, and Fred, it's been a pleasure working with you. I can't believe how well we've gotten along, we were in sync with our ideas of how this Commission should work, understanding and getting to know all the different parties. People who have said about being sensitive to the Community, hits right there, Oscar, thank you very much."

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED THAT RESOLUTION 112-2009, COMMENDING AND EXPRESSING APPRECIATION TO RAMON E. ROMERO FOR HIS DEDICATED SERVICE UPON HIS OCCASION OF HIS DEPARTURE FROM THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BE ADOPTED.

(c) Workshop on the Hunters Point Shipyard's Public Art program of the larger Cultural Historic Recognition Program; Hunters Point Shipyard Project Area

Presenter: Ms. Akwa-Asare, Agency Staff

Speakers: Francisco DaCosta, Brian Moore

Commissioner Swig asked who set the timeline and why was it mandated that way.

Mr. Blackwell stated it is Federal EDA grant that has a sunset, and a timeline which is being driven by the deadlines at the Federal level.

Commissioner Swig stated he shares some of the thoughts of the speakers. He stated that artists are the most important people in a culture, and wanted to make sure the community understood that it is a choice of giving the money back or going through the unfortunate process, and wanted the public to know that he is sensitive to the abomination to the process. Mr. Swig asked if the Federal grant prevents any bias towards favoring any member of the community, and if there is an opportunity for the community.

Ms. Akwa-Asare stated that since it is Federal funds it had to be a nationwide call. They specifically included one segment called the Opportunity Segment for emerging artists that want to break into the field of public art; a large number of local artists in the BVHP community could potentially fit into that category.

Commissioner Swig asked if there was an extra bias towards someone who comes in from the immediate BVHP or as far reaching as the rest of the San Francisco community so that the artists in the community can be rewarded with having one of their pieces in the location.

Ms. Akwa-Asare stated that they are not able to give additional points as some art bodies do for local artists since Federal funds are being used; it will be up to the selection jury which is composed of arts professionals from the Bay Area, and community members to select the artists that will make up the commission.

Commissioner Swig asked if any specific direction was being given to the artists who are bidding on the pieces that they will be evaluated on their ability to provide some linkage to the site, the history to site, the history of the community, the history to the culture of the community that celebrates what the community or piece of geography is all about, as opposed to coming up with some nice generic piece of art.

Ms. Akwa-Asare stated the list of criteria they used for the selection of art included a criteria stating familiarity with the Bayview Hunters Point community or similar to communities which was the furthest they could go under the restrictions. Their efforts have been extensive in encouraging as many local artists through their outreach efforts in San Francisco, specifically in the Bayview area which resulted in many submissions from local artists.

Commissioner Swig asked if there was any flexibility with allowing artists who are not proficient with CaFE.

Ms. Akwa-Asare stated artists who were not technically savvy with CaFE were offered workshops and one on one tutorial. Their thought was in using the CaFE process, it would be a benefit for the artists since once they go through the process and submit their applications, they are in the system, and the benefit would be that the artists will have future access to nationwide opportunities.

Commissioner Swig stated that the artwork is there to celebrate the geography, celebrate culture, celebrate the community and provide every opportunity for the community to embrace the art as theirs.

Commissioner Singh commended Ms. Akwa-Asare for a wonderful job. Mr. Singh stated as a member of the jury, he believes it to be a fair process and the result will be wonderful works of art.

Commissioner Breed asked how the members of the jury were selected.

Ms. Fried stated the composition of the jury was selected by people suggested to them who are experts in the art field and recommendations by the Art Commission who had pre-selected a few jury members. Ms. Fried stated that she has 25 years of experience in jury competitions such as the 593 international competition, and the Oklahoma City competition. Ms. Fried stated in reference to CaFE, the San Francisco Arts Commission, San Jose, Oakland, and Sacramento, all of the larger Bay region major cities and airports that have public art use café entirely. Ms. Fried stated it was their recommendation to the Agency based on their speaking to people throughout the region.

Commissioner Breed asked if an extension of the grant would be possible.

Mr. Wells Lawson stated the grant has a very firm deadline of August 2010, but he is looking into creative ways with other EDA grants to extend it.

Commissioner Breed asked how the online support that took place at the Bayview Opera House was achieved without internet access.

Ms. Fried stated the Bayview Opera House has periodic internet access and was prepared in advance by downloading the program on their computers. Ms. Fried indicated that they had two workshops which provided the artists with step by step instructions shown on a large screen.

Commissioner Breed stated she was concerned about the timeline for the particular project and suggested that they do their best to be as creative as possible and not be rushed into producing a project that may not end up being the best project for the Bayview. Ms. Breed stated that she believes the artists who have been in the Bayview their entire lives should have their art displayed in the Bayview. Ms. Breed stated that she would not be supportive of artists who do not live in the Bayview or have roots in the Bayview displaying their art. As an Art Center Director, she stated that she understands that there are different types of artists and respects their work, but the Bayview is unique and believes there are talented artists in the Bayview and asked they explore other opportunities in displaying their art. Ms. Breed stated that she did not receive any information on the project as an Art Center Director nor did she receive a call for artists. She stated that as a Commissioner, she did not receive any information on the project. Ms. Breed requested that the information on the project be citywide, not just in a particular neighborhood.

Commissioner Covington asked how many artists applied from the Bayview, including those who work in the Shipyard but don't live in the Bayview.

Ms. Fried stated there were 283 applications, many of which are from San Francisco, the Bayview and/or the Shipyard.

Commissioner Covington asked how the history of the area has been communicated to the potential artists.

Ms. Akwa-Asare stated the consultant team created a website that included information for the artists. A report was created by Matt Stevens in collaboration with the CAC, provided the report online in addition to other material on the parks and renderings to the artists. The second stage will be scheduled the following week to include a tour of the Shipyard, followed by a Q & A which will include experts from Levee, the Mayor's Office, and Agency Staff.

Commissioner Covington asked that experts from the community also be included in terms of the feeling, the heart of what the Shipyard means to the community; and to include a few people that worked in the Shipyard so they can put a human face on what it is.

Ms. Akwa-Asare stated there was a community workshop, a report was provided to the artists with the attempt to capture the spirit through the call for artists, personal services announcements through KPOO, and encouraged the community members to provide them with their experience about what the shipyard means to them. They are also planning to invite community members on the tour to interact with the artists.

Commissioner Covington asked if they are bound by a number of pieces that have to be produced. Ms. Covington stated that 15 pieces are too many to be successful for a small group of consultants to keep track of and to inspire. Ms. Covington also stated that there was not enough money to sustain 15 pieces of artwork. Ms. Covington asked what may be envisioned as a piece of artwork for \$25,000.

Ms. Akwa-Asare stated there was discussion in the community that there be one large piece which would have a larger commission, and there was also a strong suggestion that local and merging artists have the opportunity to be a part of the process. The poll was expanded to have a larger number of smaller commissions under the opportunity segment for artists who do not have a lot of experience in public art.

Commissioner Covington asked what type of public art for \$25,000.

Ms. Fried stated they will not know what type of public art until the jury reviews the proposals and responses from the comment cards early in December.

Commissioner Cheu thanked staff and the consulting team for the great job considering the schedule. Ms. Cheu stated that it was very critical that they look into options of extending the deadline since the art will be with the community forever. She stated that the issue about the local community is divided into two segments; one is the economic issue to have local artists from the community to have the opportunity to receive some of the money, and the second is the content of art that is created. Ms. Cheu stated that it is important to her that people who grew up in the Bayview who had a grandfather or father at the shipyard have a large piece of artwork that they can look at with pride and a tribute to them, and shows the history and heritage of the Shipyard. Ms. Cheu asked if in the call for proposals, specifically state that the art needs to be a tribute to the history of the shipyard, or can it be that they consider the context and then create anything.

Ms. Akwa-Asare stated that they have been pointing to the cultural historical recognition program along the way and have mentioned that in the call for artists. Community input has shown that there are several aspects that community members think is important; the history, the environmental aspect, a mix of issues that are priorities. She would not assume that all pieces would be historic in nature.

Commissioner Cheu asked if there was a signature piece.

Ms. Akwa-Asare stated they have only received qualifications and that it is impossible to say what the artists will do; the next stage will be the proposals.

President Romero thanked staff and the consultant for an excellent workshop and presentation.

Commissioner Breed asked who would be responsible for the long term maintenance of the project.

Ms. Akwa-Asare stated the Agency will be responsible with funds set aside in the District No. 8 Community Facilities District for maintenance of parks, including public art located in those parks.

Commissioner Breed stated that she was also in agreement with Ms. Covington in that she would not be supportive of numerous art projects; she would be more supportive of less.

(Agenda Items 4(d) – 4(e) were presented together, but acted on separately)

- (d) Authorizing an Amended and Restated Loan Agreement with Hunters View Associates, L.P., A California Limited Partnership, to increase the Master Planning Loan by an amount not to exceed \$441,991 for Master Planning of the Hunters View Housing Development at Middle Point and West Point Roads, for an aggregate loan amount not to exceed \$1,441,991; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 113-2009)

Presenter: Erin Carson, Agency Staff

Speakers: Charlie Walker

Commissioner Swig thanked staff for their energy, care, and stewardship of the development. Commissioner Swig put forth a motion to move items 4(d) and 4(e). Mr. Swig stated, in terms of taking care of the community and being the steward, he takes it very seriously and stated that he also appreciates staff's stewardship of the project.

Commissioner Breed stated she was excited about the possibilities of the project for the Bayview community and looks forward to the start. Ms. Breed seconded Mr. Swig's motion.

President Romero stated that he was fully supportive of the project.

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION 113-2009, AUTHORIZING AN AMENDED AND RESTATED LOAN AGREEMENT WITH HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO INCREASE THE MASTER PLANNING LOAN BY AN AMOUNT NOT TO EXCEED \$441,991 FOR MASTER PLANNING OF THE HUNTERS VIEW HOUSING DEVELOPMENT AT MIDDLE POINT AND WEST POINT ROADS, FOR AN AGGREGATE LOAN AMOUNT NOT TO EXCEED \$1,441,991; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA BE ADOPTED.

- (e) Authorizing a Second Amended and Restated Loan Agreement with Hunters View Associates, L.P., a California Limited Partnership, to reallocate funds and modify the budget for Phase I Construction costs for the Hunters View housing development at Middle Point and West Point Roads, for an Aggregate loan amount not to exceed \$9,817,252, and adopting Environmental Findings Pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 114-2009)

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION 114-2009, AUTHORIZING A SECOND AMENDED AND RESTATED LOAN AGREEMENT WITH HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO REALLOCATE FUNDS AND MODIFY THE BUDGET FOR PHASE I CONSTRUCTION COSTS FOR THE HUNTERS VIEW HOUSING DEVELOPMENT AT MIDDLE POINT AND WEST POINT ROADS, FOR AN AGGREGATE LOAN AMOUNT NOT TO EXCEED \$9,817,252, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA BE ADOPTED.

(Agenda Items 4(f) and 4(g) were presented together, but acted on separately)

- (f) Authorizing the acquisition of a portion of Block 3180, Lot 1 located at Ocean and Phelan Avenues from the City and County of San Francisco for an amount not to exceed \$4,350,000, for the construction of up to 80 units of low and very low-income rental units and approval of a form of a Permit To Enter with the City and County of San Francisco for the continued operation of its transit use on the site and removal and relocation of the existing bus loop prior to construction of the affordable housing, and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 115-2009)

Presenter: Teresa Yanga, MOH Staff

Speakers: None

Ms. Yanga submitted a letter of support from Supervisor Avalos.

Commissioner Covington put forth a motion to move items 4(f) and 4(g). She expressed that she was glad to see that some of the units were going to be targeted to transitional age youth.

Commissioner Singh seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION 115-2009, AUTHORIZING THE ACQUISITION OF A PORTION OF BLOCK 3180, LOT 1 LOCATED AT OCEAN AND PHELAN AVENUES FROM THE CITY AND COUNTY OF SAN FRANCISCO FOR AN AMOUNT NOT TO EXCEED \$4,350,000, FOR THE CONSTRUCTION OF UP TO 80 UNITS OF LOW AND VERY LOW-INCOME RENTAL UNITS AND APPROVAL OF A FORM OF A PERMIT TO ENTER WITH THE CITY AND COUNTY OF SAN FRANCISCO FOR THE CONTINUED OPERATION OF ITS TRANSIT USE ON THE SITE AND REMOVAL AND RELOCATION OF THE EXISTING BUS LOOP PRIOR TO CONSTRUCTION OF THE AFFORDABLE HOUSING, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM BE ADOPTED.

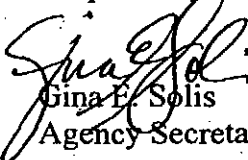
- (g) Authorizing a Tax Increment Loan Agreement with Housing Services Affiliate of the Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, for a loan in an amount not to exceed \$1,500,000, for the predevelopment of up to 80 units of low and very low-income housing on a portion of Block 3180, Lot 1, west of the northwest corner of Ocean and Phelan Avenues, and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 116-2009)

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION 116-2009, AUTHORIZING A TAX INCREMENT LOAN AGREEMENT WITH HOUSING SERVICES AFFILIATE OF THE BERNAL HEIGHTS NEIGHBORHOOD CENTER, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$1,500,000, FOR THE PREDEVELOPMENT OF UP TO 80 UNITS OF LOW AND VERY LOW-INCOME HOUSING ON A PORTION OF BLOCK 3180, LOT 1, WEST OF THE NORTHWEST CORNER OF OCEAN AND PHELAN AVENUES, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** None
7. **REPORT OF THE PRESIDENT:**
8. **REPORT OF THE EXECUTIVE DIRECTOR:**
 - Mr. Blackwell stated the resolution to seek additional bond proceeds in order to cover payment to the State is being introduced to the Board of Supervisors today.
 - The State has elected to drop the appeal of the first lawsuit
 - CRA filed a class action lawsuit this date.
9. **COMMISSIONERS' QUESTIONS AND MATTERS:**
 - Commissioner Cheu announced that she was stepping down as Commissioner of the Redevelopment Agency and will be submitting a letter of resignation. She stated that she enjoyed working with all the Commissioners and it has been a pleasure being on the Commission. Ms. Cheu stated that she needed to devote more time to her professional and family life. She wished the best of luck to all.
 - Commissioner Breed announced that Commissioner King is being honored at the Spur luncheon November 2, 2009.
 - President Romero stated it was a pleasure working with Commissioner Cheu; she has significant things to say and pays close attention and is very insightful.
10. **CLOSED SESSION:** None.
11. **ADJOURNMENT:**

It was moved by Commissioner Swig, seconded by Commissioner Romero, and unanimously carried that the meeting be adjourned at 6:25 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED: