

---

# REDEVELOPMENT AGENCY

of the

## City and County of San Francisco

---



Gavin Newsom, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
London Breed  
Miguel M. Bustos  
Francee Covington  
Leroy King

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 20, 2010 • 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, 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.** None
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: Regular Meeting of March 16, 2010

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

### **REGULAR AGENDA**

**Staff presentation estimated time: 15 minutes**

- (b) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

**Staff presentation estimated time: 10 minutes**

- (c) Authorizing a Second Amendment to the Legal Services Contract with Shute, Mihaly & Weinberger LLP to provide specialized legal services primarily related to public trust and state park issues in the Candlestick Point Area of the Bayview Hunters Point Shipyard and the Hunters Point Shipyard Redevelopment Project Areas in the amount of \$350,000, for a total contract amount not to exceed \$800,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 36-2010)

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

**AGENDA ITEMS 4(d, e & f) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY**

**Staff presentation estimated time: 10 minutes**

- (d) Authorizing a Third Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Second Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to increase the loan by \$330,000 for a total not to exceed loan amount of \$8,795,829, to provide additional funds for marketing and outreach, a broker referral program, and carrying costs, and to modify associated terms and conditions of the Agreement related to the sales of the units, in conjunction with the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 37-2010)

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

- (e) Authorizing a Second Amendment to the Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with BRIDGE Tower, LLC, a California Limited Liability Corporation, to expand the number of eligible homebuyers by amending the definition of "Qualifying Homebuyer" to up to 120% Area Median Income; to modify the schedule of performance; and to modify and increase the budget by \$3,460,020, for a total amount not to exceed \$24,487,045; in conjunction with the development of 124 low-and moderate-income ownership units; 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 38-2010)

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

- (f) Adopting a Down Payment Assistance Program in an amount not to exceed \$2,770,000 to provide additional down payment assistance in to eligible households in conjunction with the sale of 124 low-and moderate-income ownership units at 5600 Third Street, and 18 low-and moderate-income ownership units at 4800 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 39-2010)

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

**Staff presentation estimated time: 10 minutes**

- (g) Conditionally approving a Combined Basic Concept and Schematic Design and adopting environmental findings pursuant to the California Environmental Quality Act in conjunction with the development of 150 very low- and low-income rental housing units at 1000 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership; Mission Bay South Redevelopment Project Area. (Resolution No. 40-2010)

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

**Staff presentation estimated time: 10 minutes**

- (h) Authorizing a First Amendment to a Personal Services Contract with Elation Systems, a California corporation, to increase the Contract amount by \$86,200, for a total aggregate amount not to exceed \$286,200, and to amend the scope of services to enhance existing modules and to add 3 new modules in connection with the Agency's web-based Labor Compliance System. (Resolution No. 41-2010)

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

**Staff presentation estimated time: 10 minutes**

- (i) Authorizing a Disposition and Development Agreement with Tenant's and Owner's Development Corporation, Inc., a California nonprofit public benefit corporation, for the sale of the property known as Alice Street Gardens (Block 3751, Lot 173) for the purpose of preserving it as a community garden or other community open space; Yerba Buena Center Redevelopment Project Area. (Resolution No. 42-2010)

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

**5. Matters not appearing on Agenda**

**6. Persons wishing to address the members on non-Agenda, but Agency related matters.**

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
- *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.*
- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at [Gina.Solis@sfgov.org](mailto:Gina.Solis@sfgov.org).*

**7. Report of the President**

**8. Report of the Executive Director**

**9. Commissioners' Questions and Matters**

**10. Closed Session**

**11. Adjournment**

---

# REDEVELOPMENT AGENCY of the City and County of San Francisco

---



Gavin Newsom, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
London Breed  
Miguel M. Bustos  
Francee Covington  
Leroy King

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

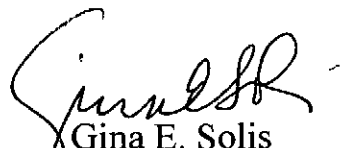


---

## 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 20, 2010 at 4:00 p.m., I personally posted a copy of the Agency's Agenda on Friday, April 16, 2010, 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 16, 2010.

  
Gina E. Solis  
Agency Secretary