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# REDEVELOPMENT AGENCY of the City and County of San Francisco

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Edwin M. Lee, Mayor

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Gina E. Solis, Commission Secretary



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[www.sfgov.org/sfra](http://www.sfgov.org/sfra)  
LIVE BROADCAST KPOO 89.5 FM

A G E N D A

**Tuesday, March 15, 2011 • 4:00 p.m.**

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## 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.
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# 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.**

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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:

## **REGULAR AGENDA**

**Staff presentation estimated time: 15 minutes**

### **CONTINUED FROM THE MARCH 5<sup>TH</sup> COMMISSION MEETING:**

- (a) Workshop/Update on the Implementation Phase of the Letter Agreement with the Office of Economic & Workforce Development to administer marketing and economic development programs on the Fillmore commercial corridor (between Post and McAllister Streets) for a period of two – three years, for an amount not to exceed \$800,000.

**Staff presentation estimated time: 15 minutes**

- (b) Update and presentation on the Agency's Job Readiness Initiative's (JRI) first year progress report.

**Staff presentation estimated time: 10 minutes**

### **AGENDA ITEMS 4(c) AND 4(d) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY**

- (c) Authorizing a Grant Agreement with the City and County of San Francisco, acting by and through the Municipal Transportation Agency, in an amount not to exceed \$785,000 to provide supplemental funding for the renovation of the Bayview Opera House Plaza and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 24-2011)

**ADOPTION:** \_\_\_\_\_

- (d) Authorizing a Grant Agreement with the City and County of San Francisco, acting by and through its Arts Commission, in an amount not to exceed \$400,000 to provide supplemental funding for the interior renovation of the Bayview Opera House and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 25-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (e) Authorizing the Bayview Hunters Point Revolving Loan Program and the allocation of funding in the amount of \$1,000,000 to provide loans to business and property owners on Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 26-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

**AGENDA ITEMS 4(f) AND 4(g) WILL BE DISCUSSED TOGETHER, BUT ACTED ON SEPARATELY**

- (f) Authorizing a Loan Agreement with the San Francisco Housing Development Corporation, a non-profit public benefit corporation, in an amount not to exceed \$250,000 for tenant and façade improvements for a full-service restaurant in the ground-floor commercial space at 4800 Third Street, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 27-2011)

**ADOPTION:** \_\_\_\_\_

- (g) Authorizing a Fifth Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Fourth Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to cancel the Commercial Promissory Note in the amount of \$150,000 with the San Francisco Housing Development Corporation, in conjunction with the development of 18 units of low- and moderate-income ownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 28-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (h) Authorizing a Third Amendment to the Tax Increment Loan Agreement, and a Second Amendment to the Disposition and Development Agreement, with Armstrong Townhomes, LLC, a California Limited Liability Corporation, to modify the schedule of performance, and to modify and increase the budget by \$9,630,088, for a total amount not to exceed \$34,117,133; 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. 29-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (i) Authorizing a three-year Garage Management Agreement with Pacific Park Management Inc., a California corporation, for a base fee of \$12,000 a year for the operation and management of the Agency-owned public parking garage, consistent with the Agency's May 18, 2004 Disposition and Development Agreement for the site, at the Fillmore Heritage Center at 1310 Fillmore Street. (Resolution No. 30-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

**Agenda Items 4(j, k, & l) will be presented together, but acted on separately**

- (j) Authorizing the execution and delivery of a Multifamily Housing Revenue Note, in an aggregate principal amount not to exceed Forty One Million and no/100 dollars (\$41,000,000) to assist HV Partners 1, L.P., a California limited partnership, for the financing of the acquisition and construction of affordable residential rental facilities known as Hunters View Phase I at Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27), authorizing and approving related actions and authorizing the execution and delivery of related documents and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 31-2011)

**ADOPTION:** \_\_\_\_\_

- (k) Authorizing a Second Amendment to the Second Amended and Restated Loan Agreement with Hunters View Partners 1, L.P., a California limited partnership, to modify the terms and conditions of the Agency loan agreement, Hunters View Housing Development Phase Ia, Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27); Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 32-2011)

**ADOPTION:** \_\_\_\_\_

- (l) Authorizing an Agency Payment Obligation Agreement with HV Partners 1, L.P., a California limited partnership, and Citibank, NA, a National Banking Association, to guarantee an amount up to \$9,631,252 in construction loan payments to Citibank, NA, for the construction of 80 public housing replacement units and 27 low-income rental units known as Phase Ia of Hunters View; Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27); Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 33-2011)

**ADOPTION:** \_\_\_\_\_

**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:**

- (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*

**9. Commissioners' Questions and Matters**

**10. Closed Session**

**11. Adjournment**