
REDEVELOPMENT AGENCY of the City and County of San Francisco



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1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra
LIVE BROADCAST KPOO 89.5 FM

SPECIAL MEETING A G E N D A

Tuesday, March 29, 2011 • 5:00 p.m.
(Please note start of meeting time)

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

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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SPECIAL 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) Authorizing a First Amendment to the Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement with The Black Coalition on AIDS, a California nonprofit public benefit corporation, to reallocate funds among line items, in conjunction with the rehabilitation of 11-beds of transitional housing, 1761 Turk Street; Housing Opportunities for Persons with AIDS Program. (Resolution No. 34-2011)
- (b) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Rental Assistance Agreement with the Housing Authority of the City and County of San Francisco to extend the Agreement for 18 months from July 1, 2011 to December 31, 2012, and to increase compensation by an amount not to exceed \$4,875,000, for a total aggregate amount not to exceed \$14,625,000, to provide rental subsidies and administration; HOPWA Rental Assistance Program; Housing Opportunities for Persons with AIDS Program. (Resolution No. 35-2011)
- (c) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, to extend the Agreement for 18 months from July 1, 2011 to December 31, 2012, and to increase compensation by an amount not to exceed \$398,585, for a total aggregate amount not to exceed \$1,178,585 to provide supportive services; HOPWA Rental Assistance Program; Housing Opportunities for Persons with AIDS Program. (Resolution No. 36-2011)
- (d) Authorizing a Letter Agreement with the City and County of San Francisco Acting, by and through its Department of Public Works, in an amount not to exceed \$61,500 for contract administration, construction bid management, and project closeout for the Arelious Walker Drive Stairway Improvement Project and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 37-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures, LLC, a Delaware limited liability company, in the amount of \$3,000,000, for master planning and predevelopment activities related to the construction of 256 public housing units, a one-for-one replacement, and the construction of 248 additional units of low-income family rental housing; Alice Griffith public housing site, 211 Cameron Way, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 38-2011)

ADOPTION: _____

AGENDA ITEMS 4(f) – 4(h) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (f) Authorizing an Amended and Restated Permanent Loan Agreement with Mercy Housing California XLIV, a California limited partnership, and related documents, in an amount not to exceed \$39,131,442, for the development of 150 units of very low- and low-income family rental housing at 1180 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 39-2011)

ADOPTION: _____

- (g) Authorizing a Ground Lease with Mercy Housing California XLIV, a California limited partnership and authorizing actions related to the transfer of land to the Agency, for an initial term of 65 years, in conjunction with the development of 150 units of very low- and low-income family rental housing at 1180 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 40-2011)

ADOPTION: _____

- (h) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$50,000,000 to finance the construction of residential facilities located at 1180 Fourth Street at Parcel 13 East; Mission Bay South Redevelopment Project Area; Agency Citywide Affordable Housing Program. (Resolution No. 41-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing A Fourth Amendment to the Agreement for the Operation of a Museum Facility with the Museum of the African Diaspora, a California Nonprofit Public Benefit Corporation, to restructure the Schedule of Payments for Operations of the Museum located on a portion of Parcel EB-2A in order to provide interior capital improvements to the MoAD Facility an additional \$553,000 in fiscal year 2010-2011 (Resolution No. 42-2011)

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.*

7. Report of the President

8. Report of the Executive Director Report of the Executive Director:

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

9. Commissioners' Questions and Matters

10. Closed Session: Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with 1) 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; and 2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales

11. Adjournment