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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
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Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th Floor. If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Commission's Office located at 1 South Van Ness Avenue, 5th Floor, during normal office hours.

AGENDA

TUESDAY, JUNE 21, 2016 • 1:00 P.M.

ACCESSIBLE MEETING POLICY

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. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
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 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Meeting minutes are available via our website at sfocii.org
5. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, 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 Office of Community Investment and Infrastructure to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE BE ADVISED A MEMBER OF THE PUBLIC HAS UP TO THREE MINUTES TO MAKE PERTINENT PUBLIC COMMENTS ON EACH AGENDA ITEM UNLESS THE COMMISSION ADOPTS A SHORTER PERIOD ON ANY ITEM. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, July 5, 2016 at 1:00 pm (City Hall, Room 416).
- b) Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting.

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

3. Report on actions taken at previous Closed Session meeting, if any

4. Matters of Unfinished Business

5. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE 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: May 3, 2016 and May 17, 2016
- b) Authorizing a Second Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., a California corporation, in the amount of \$25,000 for an aggregate contract amount not to exceed \$74,500 for real estate consulting services for Transbay Block 1 (160 Folsom Street), Block 5 (250 Howard Street, Block 8 (400 Folsom Street/250 Fremont Street), and Block 9 (500 Folsom Street); Transbay Redevelopment Project Area (Action) (Resolution No. 23 – 2016)

- c) Authorizing Execution of the Joint Powers Agreement to join the California State Association of Counties Excess Insurance Authority as part of the Successor Agency's obligation to provide dental insurance coverage for its employees (Action) (Resolution No. 24 – 2016)
- d) Authorizing the Executive Director to Enter into a Memorandum of Understanding with the City and County of San Francisco Controller's Office for financial systems, accounting, and audit support, in an amount not to exceed \$344,000 for Fiscal Year 2016-17 (Action) (Resolution No. 25 – 2016)

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

Agenda items 5(e) and 5(f) related to the Alice Griffith Phase 4 will be heard together, but acted on separately

- e) Authorizing a Predevelopment Loan with Double Rock Ventures, LLC, a California limited liability company, in the amount of \$2,162,000 for predevelopment activities related to the development of 31 units at 2800 Arelious Walker Drive as Phase 4 of the redevelopment of the Alice Griffith public housing site; and providing notice that this action is within the scope of the Candlestick Point-Hunters Point Shipyard Phase 2 Disposition and Development Agreement ("DDA") and that the Program Environmental Impact report for the DDA adequately describes this action for purpose of the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 26 – 2016)
- f) Conditionally approving Schematic Designs for the Alice Griffith Block 5 Development, comprising Phase 4 of the Alice Griffith Housing Development; and providing notice that this approval is within the scope of the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement ("DDA"); and that the Program Environmental Impact Report for the DDA adequately describes this approval action for the purpose of the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 27– 2016)

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

Agenda items 5(g), 5(h) and 5(i) related to the Transbay Block 1 will be heard together, but acted on separately

- g) Authorizing an amendment to the Development Controls and Design Guidelines for the Transbay Redevelopment Project that increases the maximum height of Transbay Block 1 (160 Folsom Street) from 300 feet to 400 feet that is within the scope of the Transbay Redevelopment Project approved under a program Environmental Impact Report and that is adequately described in that report for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 28 – 2016)

- h) Authorizing, at a Public Hearing under Section 33431 of the Health and Safety Code, an Owner Participation / Disposition and Development Agreement with Block 1 Property Holder, L.P., a Delaware Limited Partnership, for the development of 391 for-sale units including 156 units affordable to low and moderate income households and ground floor retail at Transbay Block 1 (160 Folsom Street) that is within the scope of the Transbay Redevelopment Project approved under a program Environmental Impact Report and is adequately described in that report for purposes of the California Environmental quality act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 29 – 2016)
- i) Conditionally approving the Schematic Design of a 39-story tower and two podium buildings comprised of 391 for-sale units including 156 units affordable to low and moderate income households, underground parking, and ground-floor retail at Transbay Block 1 (160 Folsom Street), and a variation to allow projections encroaching over sidewalks greater than those permitted by the Development Controls and Design Guidelines for the Transbay Redevelopment Project, for a project that is within the scope of the Transbay Redevelopment Project approved under a program Environmental Impact Report and that is adequately described in that report for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 30 – 2016)

6. Public Comment on Non-agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period. It is strongly recommended that members of the public who wish to address the Commission fill out a "Speaker Card" and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment