
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

Successor Agency Commission



Edwin M. Lee, Mayor

Mara Rosales, Chair

Miguel Bustos

Marily Mondejar

Darshan Singh

Tiffany Bohee, Executive Director

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfocii.org/commission

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.

A G E N D A

TUESDAY, June 16, 2015 • 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. 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 Office of Community Investment and Infrastructure at (415) 749-2400.
6. In order to assist the Office of Community Investment and Infrastructure 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 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" PROVIDED BY THE COMMISSION SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

A. The next regularly scheduled Special Commission meeting will be held on Tuesday, June 30, 2015 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: Regular Meeting of May 16, 2015

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

(Items 5(b) and 5(c) related to Alice Griffith will be presented together, but acted on separately)

- b) Authorizing a Permanent Loan with Alice Griffith Phase 3A, L.P., in the amount of \$23,097,522, for a total aggregate loan amount not to exceed \$25,591,042, for the development of Phase 3A of approximately 92 units of low-income family rental housing; Alice Griffith Public Housing site, 2500 Arelious Walker Drive; and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 34-2015)
- c) Authorizing a Permanent Loan with Alice Griffith Phase 3B, L.P., in the amount of \$2,684,080, for a total aggregate loan amount not to exceed \$5,128,980, for the development of Phase 3B of approximately 29 units of low-income family rental housing; Alice Griffith Public Housing site, 2500 Arelious Walker Drive; and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 35-2015)

STAFF PRESENTATION ESTIMATED TIME: 30 MINUTES

- d) Workshop to present Annual Affordable Housing Production Report for fiscal years 2013-14 and 2014-15, including program activities, production, marketing, and pipeline through 2020 (Discussion)

STAFF PRESENTATION ESTIMATED TIME: 30 MINUTES

(Items 5(e), 5(f) and 5(g) related to Transbay Block 5 will be presented together, but acted on separately)

- e) Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally authorizing an amendment to the Development Controls and Design Guidelines for the Transbay Redevelopment project for consistency with the proposed minor amendment to the Transbay Redevelopment plan and to add clarifying language for open space, parking, and impact fee requirements specific to general office land uses in zone one; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 36-2015)

- f) Conditionally authorizing, pursuant to the Transbay Implementation Agreement and Option Agreement, the Executive Director to exercise an option to purchase Parcel N1 (Assessor's Block 3718, portion of lot 025), located on Howard and Beale streets, from the Transbay Joint Powers Authority and to execute an owner participation/disposition and development agreement with MA West, LLC, a Delaware Limited Liability Company, for a proposed commercial office project consisting of 766,745 gross square feet of office area and 8,642 square feet of retail area on Transbay Block 5 (Assessor's Block 3718, lot 012, portions of lot 025 and 027), and adopting environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 37-2015)
- g) Conditionally approving, pursuant to the Transbay Implementation Agreement, the Schematic Design for a proposed Commercial office project on Transbay Block 5, located on Howard AND Beale Streets, and adopting environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 38-2015)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

(Items 5(h) and 5(i) will be presented together, but acted on separately)

- h) Establishing classification of positions and compensation for staff from February 3, 2015 through June 30, 2017 and establishing authority for appointment and vacation from position under said classifications and other matters (Discussion and Action) (Resolution No. 39-2015)
- i) Amending the personnel policy to add provisions concerning reinstatement rights of former employees (Discussion and Action) (Resolution No. 40-2015)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- j) Reconfirming the appointment of Tiffany Bohee as Executive Director (Discussion and Action) (Resolution No. 41-2015)

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 should fill out a "Speaker Card" provided by the Commission Secretary, 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