
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

Successor Agency Commission



Edwin M. Lee, Mayor

Christine Johnson, Chair

Mara Rosales, Vice-Chair

Theodore Ellington

Marily Mondejar

Darshan Singh

Tiffany Bohee, Executive Director

PLEASE NOTE SPECIAL MEETING LOCATION

MISSION CREEK SENIOR COMMUNITY, SWIFT CONFERENCE CENTER, 3RD FLOOR
930 4TH STREET
SAN FRANCISCO, CA 94158
www.sfgov.org/sfra

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfgov.org/sfra. 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.

SPECIAL MEETING A G E N D A **TUESDAY, APRIL 1, 2014 • 3:00 p.m.**

ACCESSIBLE MEETING POLICY

1. **The special meeting/hearing will be held in Mission Creek Senior Community, Swift Conference Center, 3rd Floor, 930 4th Street, San Francisco.** The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible Muni station is 4th & King/Berry, two blocks from Mission Creek Senior Community. Accessible MUNI lines serving this location are: T-Third Line, N-Judah, # 30 Stockton, #47 Van Ness, #45 Union-Stockton. The closest accessible BART station is Embarcadero Station. For more information about MUNI accessible services, call 311.
3. There is accessible parking at 250 King Street (entrance on Townsend at 4th Street); 185 Berry Street (Ace Parking China Basin Building garage - entrance on 3rd Street); 74 Mission Rock Street (Lot A).
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: 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 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 Commission meeting will be held on April 15, 2014 at 1:00 p.m. (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. None

4. Matters of Unfinished Business. None

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 March 4, 2014

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- b) Authorizing a Grant Agreement with the Municipal Transportation Agency of the City and County of San Francisco in an amount not to exceed \$785,000 in Excess Bond Proceeds, from Series 2009 B and 2009 F Bonds, to provide funding for the renovation of the Bayview Opera House Plaza, located at 4705 Third Street; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 16-2014)

Staff presentation estimated time: 10 minutes

- c) Authorizing the issuance of a request for proposals from qualified development teams to design and develop an approximately 700,000-square-foot commercial office building on Block 5, located on Howard Street between Main and Beale Streets; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 17-2014)

Staff presentation estimated time: 15 minutes

(Items 5 (d) through 5 (g) related to Alice Griffith Public Housing site will be presented together but acted on separately)

- d) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures LLC, in the amount of \$2,713,863, for predevelopment activities related to the development of 94 units as Phase 1 of the construction of 256 replacement public housing units and the construction of 248 additional units of low-income family rental housing and a Replacement Housing Plan; 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. (Discussion and Action) (Resolution No. 18-2014)
- e) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures LLC, in the amount of \$2,603,863, for predevelopment activities related to the development of 90 units as Phase 2 of the construction of 256 replacement public housing units 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. (Discussion and Action) (Resolution No. 19-2014)

- f) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures LLC, in the amount of \$2,493,520, for predevelopment activities related to the development of 60 units as Phase 3a of the construction of 256 replacement public housing units 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. (Discussion and Action) (Resolution No. 20-2014)
- g) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures LLC, in the amount of \$2,444,900, for predevelopment activities related to the development of 62 units as Phase 3b of the construction of 256 replacement public housing units 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. (Discussion and Action) (Resolution No. 21-2014)

Staff presentation estimated time: 15 minutes

(Items 5 (h) through 5 (k) related to Refunding of the CFD No. 7 Bonds and Change Proceedings of the CFD No. 7 and No. 8 will be presented together but acted on separately)

- h) Authorizing a Personal Services Contract with Jones Hall, a Professional Law Corporation, for Bond Counsel Services in an amount not to exceed \$93,500 related to the proposed change proceedings regarding Hunters Point Shipyard, Community Facilities District No.7 and Community Facilities District No. 8, and refunding of special tax bonds regarding Community Facilities District No. 7, in each case pursuant to the Hunters Point Shipyard Phase 1 Disposition and Development Agreement; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 22-2014)
- i) Authorizing a Personal Services Contract with Goodwin Consulting Group, Inc., a California Corporation, for Special Tax Advisory Services in an amount not to exceed \$55,000 related to the change proceedings regarding Hunters Point Shipyard, Community Facilities District No. 7 and Community Facilities District No. 8, and refunding of special tax bonds regarding Community Facilities District No. 7, in each case, pursuant to the Hunters Point Shipyard Phase 1 Disposition and Development Agreement; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 23-2014)
- j) Adopting a Resolution of Consideration to amend and restate the amended and restated rate and method of apportionment of special tax for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One

Improvements); Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 24-2014)

- k) Adopting a Resolution of Consideration to amend and restate the rate and method of apportionment of special tax for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 8 (Hunters Point Shipyard Phase One Maintenance); Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 25-2014)

Staff presentation estimated time: 30 minutes

- l) Workshop on OCIP's Fiscal Year 2014-2015 Budget: Mission Bay North and South, Transbay Redevelopment Project Areas, and Hunters Point Shipyard/Candlestick Point, and Retained Housing Obligations. (Discussion)

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. None

11. Adjournment