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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

A G E N D A

TUESDAY, JANUARY 16, 2024 • 1:00 P.M.

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

REMOTE ACCESS:

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

(The video stream will be live approximately 5 minutes before the scheduled meeting start time.)

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noticed location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

DIAL: 1-415-655-0001 ENTER ACCESS CODE: 2660 121 7001, PRESS #

PRESS # again to enter the call. Press *3 to submit your request to speak.

(In order to avoid streaming delays, call the Public Comment line to listen to the live meeting.)

Regular Meetings of the Commission on Community Investment and Infrastructure begin at 1:00 p.m. on the first and third Tuesdays of every month. Commission Agendas and their associated documents are available at <https://sfocii.org/commission/public-meetings>. 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.

For more information contact the Office of Community Investment and Infrastructure at 415-749-2408 or by email at commissionsecretary.ocii@sfgov.org

EQUAL ACCESS FOR PERSONS WITH DISABILITIES

1. The location of the public hearing at City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco 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. In response to an accommodation request, the following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2408 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, and large print agendas. Other accommodations may be available upon request.
5. 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.

In November 2019, San Francisco voters approved Proposition F, which added Section 1.127 to the San Francisco Campaign and Governmental Conduct Code. Section 1.127 refers explicitly to, among others, the Commission on Community Investment and Infrastructure (CCII) and prohibits any person or entity with a "Financial Interest" in a "Land Use Matter" pending before CCII from making a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for these offices. The prohibition applies from the "date of commencement of the Land Use Matter" until 12 months after CCII has made a final decision or any appeal to a City agency from that decision has been resolved. Section 1.127 defines relevant terms, including "Land Use Matter," which means "(a) any request to a City elective officer for a Planning Code or Zoning Map amendment or (b) any application for an entitlement that requires a discretionary determination at a public hearing before a City board or commission." Section 1.127 requires CCII to post a description of this restriction on its meeting agendas and website. Additional information is available at: sfethics.org

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.

1. Recognition of a Quorum

2. Announcements

a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, February 6, 2024 at 1:00 pm, at City Hall in 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.

c) Announcement of Time Allotment for Public Comments:

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. We recommend that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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

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 [December 5, 2023](#)

REGULAR AGENDA

- b) Electing the Chair and Vice Chair under Section 27 of the Successor Agency Bylaws (Discussion and Action)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- c) [Authorizing a Fourth Amendment to the Personal Services Contract with Forster & Kroeger Landscape Maintenance, Inc., a California corporation, to extend the contract term by up to five months, to June 30, 2024, and increase the total expenditure authority by up to \\$40,060, to a total overall contract expenditure authority of up to \\$645,200, to provide continued landscape maintenance services in Community Facilities District No. 1 \(South Beach\) with funding provided by Special Taxes levied under the Mello-Roos Community Facilities Act; Former Rincon Point-South Beach Redevelopment Project Area \(Discussion and Action\) \(Resolution No. 01-2024\)](#)

Agenda Item Nos. 5(d) and 5(e) related to Transbay Block 2 West will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- d) [Authorizing an Amended and Restated Loan Agreement with Transbay 2 Senior, L.P., a California limited partnership, to increase the contract amount by \\$55,478,666 for a total aggregate loan amount of \\$62,064,785, and a Community Commercial Loan Agreement with CCDC Transbay 2 Commercial LLC, a California limited liability company, in an amount not to exceed \\$2,946,280, for the development of 151 affordable senior rental housing units \(including one manager's unit\) and three community-serving commercial units at Transbay Block 2 West; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area \(Discussion and Action\) \(Resolution No. 02-2024\)](#)
- e) [Authorizing a Residential Ground Lease with Transbay 2 Senior, L.P., a California limited partnership, and a Community Commercial Ground Lease with CCDC Transbay 2 Commercial LLC, a California limited liability company, for the development of 151 affordable senior rental housing units \(including one manager's unit\) and three community-serving commercial units at Transbay Block 2 West; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area \(Discussion and Action\) \(Resolution No. 03-2024\)](#)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- f) [Authorizing a First Amendment to the Amended and Restated Loan Agreement with 350 China Basin Partners, LLC, a Limited Liability Company, to increase the budget by \\$8,000,000 for a total aggregate amount of \\$83,184,522 for the Construction of a 148-Unit Affordable For-Sale Residential Project at 400 China Basin Street \(Mission Bay South Block 9a\); providing notice that this approval is within the scope of the Mission Bay Project approved under the Mission Bay Final Subsequent Environmental Impact Report \("FSEIR"\), a Program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; Mission Bay South Redevelopment Project Area \(Discussion and Action\) \(Resolution No. 04-2024\)](#)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- g) [Authorizing a First Amendment to the Personal Services Contract with Lynx Insights and Investigations, Inc., a California Corporation, to increase the contract amount by \\$75,000 for an aggregate amount of \\$304,570 and to extend the term for an additional six months \(Discussion and Action\) \(Resolution No. 05-2024\)](#)

STAFF PRESENTATION ESTIMATED TIME: 25 MINUTES

- h) [Workshop on the Recognized Obligation Payment Schedule for July 1, 2024, to June 30, 2025 \("ROPS 24-25"\) \(Discussion\)](#)

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.

7. Report of the Chair

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment