

**MINUTES OF A SPECIAL MEETING OF THE  
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE  
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE  
10TH DAY OF OCTOBER 2014**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, in the City of San Francisco, California, at 9:00 a.m. on the 10th day of October 2014, at the place and date duly established for holding of such a meeting.

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 9:06 a.m. Roll call was taken.

Commissioner Bustos - present  
Commissioner Mondejar - absent  
Commissioner Singh - present  
Chair Rosales - present

Commissioner Mondejar was absent; all other Commission members were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, October 21, 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.

C. Announcement of Time Allotment for Public Comments

**3. Report on actions taken at previous Closed Session meeting - None**

**4. Matters of Unfinished Business**

**ITEM 4 (a) CONTINUED FROM THE SEPTEMBER 12, 2014 COMMISSION MEETING**

a) Conditionally approving a variation to the Transbay Redevelopment Plan's on-site affordable housing requirement as it applies to the mixed-use project at 181 Fremont Street, subject to approval by the Board of Supervisors of the City and County of San Francisco in its capacity as legislative body for the Successor Agency to the San Francisco Redevelopment Agency, and authorizing the acceptance of a future payment of \$13.85 million to the Successor Agency for use

in fulfilling its affordable housing obligations in the Project Area; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 80-2014)

Presenters: Tiffany Bohee, Executive Director; Christine Maher, Senior Development Specialist, Real Estate Division Maria Benjamin, Director, Home Ownership & Below Market Rate Programs, Mayor's Office for Housing and Community Development (MOHCD)

**PUBLIC COMMENT**

Speakers: April Veneracion Ng, Legislative Aide for Supervisor Jane Kim, 181 Fremont District; Fernando Marti, Council of Community Housing Organizations

Ms. Ng expressed the support of Supervisor Kim's office for this variation of the Transbay Redevelopment Plan and asked for the support of the Commission as well. She stated that Supervisor Kim, after carefully examining the issue with OCII staff, supported the variation because it would yield additional affordable units in the project area and also would help move forward on the 35% goal in the area. Ms. Ng stressed the unique circumstance in which the Supervisor supported this change and added that Supervisor Kim felt that this was an important and unique precedent relating to a developer willing and able to pay a higher fee. Ms. Ng stated that the ability to have additional affordable units was of great importance to Supervisor Kim.

Mr. Marti stated that his organization was in support of this variation; however, he wanted to make sure that this did not set a precedent in general for other buildings feeing-out. He emphasized that this situation did set an interesting precedent with respect to: 1) how they arrived at the numbers through an independent third party looking at opportunity costs and 2) that gap between the typical inclusionary housing fee developers pays citywide, which averages \$250,000/unit, and the fee for a luxury project such as this, which is averaging \$1.4 million/unit. Mr. Marti reiterated that typically they supported that units be included on-site and they didn't want to lose the 15% onsite, but that this was a unique situation. However, he added this raised a question regarding what the HOA dues would be for other projects in other buildings that would have onsite home ownership and whether it would be preferable to build those units off-site where the BMR units could set their own HOA fees.

Commissioner Singh stated that he had reviewed this issue very thoroughly and was now in support of it and agreed with the proposal.

Commissioner Singh motioned to move Item 4 (a) and Commissioner Bustos seconded that motion.

Secretary Nguyen called for a voice vote on Item 4 (a).

Commissioner Bustos - yes  
Commissioner Mondejar - absent  
Commissioner Singh - yes  
Chair Rosales - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY 3 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 80-2014, CONDITIONALLY APPROVING A VARIATION TO THE TRANSBAY REDEVELOPMENT PLAN'S ON-SITE AFFORDABLE HOUSING REQUIREMENT AS IT APPLIES TO THE MIXED-USE PROJECT AT 181 FREMONT STREET, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO IN ITS CAPACITY AS LEGISLATIVE BODY FOR THE SUCCESSOR AGENCY TO THE SAN FRANCISCO REDEVELOPMENT AGENCY, AND AUTHORIZING THE ACCEPTANCE OF A FUTURE PAYMENT OF \$13.85 MILLION TO THE SUCCESSOR AGENCY FOR USE IN FULFILLING ITS AFFORDABLE HOUSING OBLIGATIONS IN THE PROJECT AREA; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**5. Matters of New Business:**

**CONSENT AGENDA**

- a) Approval of Minutes: Regular Meeting of August 19, 2014.

**PUBLIC COMMENT – None**

Commissioner Singh motioned to move Item 5 (a) and Commissioner Bustos seconded that motion.

Secretary Nguyen called for a voice vote on Item 5 (a).

Commissioner Bustos - yes  
Commissioner Mondejar – absent  
Commissioner Singh – yes  
Chair Rosales – yes

**REGULAR AGENDA**

- b) Resolution authorizing and directing certain actions to be taken with respect to an election for City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center), Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 84-2014

Presenters: Tiffany Bohee, Executive Director; Sally Oerth, Deputy Director

**PUBLIC COMMENT - None**

Commissioner Singh inquired about the \$1.4 billion in bonds and what that money would be spent on; inquired about when the bonds would be issued.

Ms. Oerth responded that the \$1.4 billion represented the maximum amount of debt that could be issued in the CFD and referred to the list of items included in the presentation. The monies would be spent on construction for downtown rail extension, the train box for trains coming into the terminal, and streetscape and open space improvements, among other things. She stated that there

was a specific capital list included in the legislation and as the district moves forward, the City's Capital Planning Committee would determine what the specific uses would be for each bond issuance; Ms. Oerth responded that this would be a City CFD and the OCII would not be involved with the bond issuance, but was taking this action because they owned a parcel of land within the district. She added that once the first project gets its Certificate of Occupancy (CofO), then the debt could be issued. Ms. Oerth was not sure when the first bond issuance would take place.

Executive Director Bohee added that the first project would get its CofO in about 12-18 months from that time, so after that first building got its CofO, all the other steps would have had to have happened and then the City would begin issuing the debt.

Chair Rosales inquired about the other property owners in this project and inquired about how private and other companies would cast their vote.

Ms. Oerth responded that it would depend on how each development entity was controlled and they would most likely have their own internal review processes regarding how they would cast their ballot. She stated that this depended on what kind of company the land owner was.

Commissioner Bustos motioned to move Item 5(b) and Commissioner Singh seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(b).

Commissioner Bustos - yes

Commissioner Mondejar – absent

Commissioner Singh – yes

Chair Rosales – yes

**ADOPTION:** IT WAS VOTED BY 3 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 84-2014, AUTHORIZING AND DIRECTING CERTAIN ACTIONS TO BE TAKEN WITH RESPECT TO AN ELECTION FOR CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 2014-1 (TRANSBAY TRANSIT CENTER), TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**6. Public Comment on Non-agenda Items - None**

**7. Report of the Chair**

Chair Rosales welcomed Commissioner Miguel Bustos to the OCII. She reported that Mr. Bustos was a former Commissioner of the Redevelopment Agency and stated that she was looking forward to his wisdom and innovation in working with him in the future.

Commissioner Singh offered a round of applause for Commissioner Bustos.

**8. Report of the Executive Director**

- a) Advertisement and Solicitation of Proposals for Infrastructure Engineering Support Services at Candlestick Point/Hunters Point Shipyard. (Discussion)

Executive Director Bohee referred to the informational memorandum in the Commissioners packet regarding their intent to advertise and solicit proposals from professional services consultants for engineering support services for the Hunters Point Shipyard and its companion

site, the Candlestick Point development, which included the complete rebuilding of Alice Griffith. Ms. Bohee was pleased to announce that this project was finally moving forward and the work program that they foresaw required additional support in terms of engineering and review services. Ms. Bohee announced that they planned to issue the RFP the following week.

- 9. Commissioners' Questions and Matters**
- 10. Closed Session – None**
- 11. Adjournment**

Commissioner Singh motioned to move Item 11 and Commissioner Bustos seconded that motion.

The meeting was adjourned by Chair Rosales at 9:47 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lucinda Nguyen" with a stylized flourish at the end.

Lucinda Nguyen, Interim Commission Secretary