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# REDEVELOPMENT AGENCY

## of the

# City and County of San Francisco

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Gavin Newsom, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
London Breed  
Miguel M. Bustos  
Francee Covington  
Leroy King

Fred Blackwell, Executive Director  
Gina E. Solis, Commission Secretary



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CITY HALL, ROOM 416  
1 DR. CARLTON B. GOODLETT PLACE  
SAN FRANCISCO, CA 94102  
[www.sfgov.org/sfra](http://www.sfgov.org/sfra)  
LIVE BROADCAST KPOO 89.5 FM

**A G E N D A**  
Tuesday, July 20, 2010 • 4:00 p.m.

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### ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – [www.sfgov.org/sfra](http://www.sfgov.org/sfra)**

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.
  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 415-673-6142.
  3. There is accessible parking across from City Hall at the Civic Center Garage.
  4. The following services are available by calling the Redevelopment Agency 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 Redevelopment Agency at (415) 749-2400.
  6. In order to assist the Agency's 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 Agency to accommodate these individuals.
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## REGULAR MEETING AGENDA

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

### **CONSENT AGENDA**

**Estimated time: 5 minutes**

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY 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: November 17, 2009
- (b) Approval of Minutes: December 1, 2009
- (c) Authorizing the Executive Director to execute a First Amendment to the Letter Agreement with the San Francisco County Transportation Authority for the realignment of the Folsom Street Off-Ramp to extend the time of completion to January 11, 2011; Transbay Redevelopment Project Area. (Resolution No. 95-2010)
- (d) Authorizing the Executive Director to execute a contract with the Pacific Gas & Electric Company, a California corporation, for an amount not to exceed \$74,538.90 for relocation of overhead electrical facilities at the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 96-2010)

**Action Taken:** \_\_\_\_\_

# FINANCING AUTHORITY A G E N D A

**TUESDAY, July 20, 2010**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Meeting on **Tuesday, July 20, 2010**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, Ca. 94102. The business to be transacted at this meeting consists of:

1. **Matters of New Business:**

- (a) Authorizing the Issuance of 2010 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) in an initial aggregate principal amount not to exceed \$50,000,000; approving forms of an Indenture of Trust, Loan Agreements, and Official Statement and Bond Purchase Contract; authorizing the negotiated sale of the bonds, and authorizing and approving other matters properly relating thereto; former Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, Transbay Redevelopment Project Area, and former Western Addition Redevelopment Project Area A-2. (Resolution No. 2-2010)

**Action Taken:** \_\_\_\_\_

2. Adjournment

## **REGULAR AGENDA**

**BEFORE THE REGULAR AGENDA ITEM(S) ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA**

**Staff presentation estimated time: 10 minutes**

- (e) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$50,000,000 relating to the issuance of the 2010 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement and Bond Purchase Contract relating to the bonds, and authorizing and approving other matters properly relating thereto; former Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, Transbay Redevelopment Project Area, And former Western Addition Redevelopment Project Area A-2). (Resolution No. 97-2010)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (f) Expressing the intent of the Redevelopment Agency of the City And County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$45,000,000 to finance the construction of the Hunters View Development located at Middle Point and West Point Roads, Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Agency Citywide Affordable Housing Program. (Resolution No. 98-2010)

**Action Taken:** \_\_\_\_\_

**ITEMS 4(g) and (h) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY**

**Staff presentation estimated time: 15 minutes**

- (g) Authorizing a Letter Agreement with the Office of Economic and Workforce Development in an amount not to exceed \$467,000 for contract administration and to provide economic development services from July 20, 2010 to June 30, 2011 through two community-based organizations: (1) Renaissance Bayview and (2) Bayview Hunters Point Center for Arts Technology; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 99-2010)

**Action Taken:** \_\_\_\_\_

- (h) Authorizing a Letter Agreement with the Office of Economic and Workforce Development in an amount not to exceed \$809,600 for contract administration and to provide economic development services from July 20, 2010 to June 30, 2011 through three community-based organizations: (1) the South of Market Foundation d/b/a Urban Solutions; (2) Asian Neighborhood Design; and (3) Renaissance Entrepreneurship Center; South of Market and Yerba Buena Center Redevelopment Project Areas. (Resolution No. 100-2010)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (i) Conditionally authorizing a Ground Lease with Chinatown Community Development Center, a California nonprofit corporation, for the development of 74 very low income rental units and one manager's unit, South East corner of Broadway and Sansome, APN 0165-021, and Conditionally adopting the Final Mitigated Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 101-2010)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (j) Authorizing a Disposition and Development Agreement and Ground Lease with Housing Services Affiliate of the Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation for the development of 70 low income rental units and 1 manager’s unit, portion of Block 3180, Lot 1, West of the Northwest Corner of Ocean and Phelan Avenues and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 102-2010)

**Action Taken:** \_\_\_\_\_

**5. Matters not appearing on Agenda**

**6. Persons wishing to address the members on non-Agenda, but Agency related matters.**

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
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**7. Report of the President**

**8. Report of the Executive Director**

**9. Commissioners' Questions and Matters**

**10. Closed Session**

**11. Adjournment**

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**Action Taken:** \_\_\_\_\_

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  8. **Report of the Executive Director**
  9. **Commissioners' Questions and Matters**
  10. **Closed Session**
  11. **Adjournment**

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### DECLARATION OF AGENCY SECRETARY

I, GINA E. SOLIS, declare

1. I am the Secretary of the Redevelopment Agency of the City and County of San Francisco (Agency).
2. Pursuant to California Government Code Section 54954.2 regarding the posting requirements for the Agency Meeting Agenda, on Tuesday, July 6, 2010 at 4:00 p.m., a copy of the Agency's Agenda was posted on Friday, July 2, 2010, immediately outside Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California and on the Agency's website, [www.sfgov.org/sfra](http://www.sfgov.org/sfra).
3. Attached to this Declaration and made a part hereof is a copy of said Agenda so posted as aforesaid.
4. I declare under penalty of perjury that the foregoing is true and correct and I executed this Declaration on Friday, July 2, 2010.

A handwritten signature in cursive script, appearing to read 'Gina E. Solis'. Below the signature, the name and title are printed.  
Gina E. Solis  
Agency Secretary