

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15th DAY JUNE OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 15th day of June 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

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

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.
- 4. MATTERS OF NEW BUSINESS:**

CONSENT AGENDA :

- (a) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$363,200 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 74-2010)
- (b) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$871,100 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 75-2010)
- (c) Approving a Letter Agreement with the San Francisco Office of the Assessor-Recorder for \$120,008 to provide priority assessment services; Mission Bay North and South Redevelopment Areas. (Resolution No. 76-2010)
- (d) Making findings required by Section 33445 of the Community Redevelopment Law to allow the Agency to fund the rehabilitation of Building 813 located on Parcel D-2 of the Hunters Point Shipyard redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the City and County of San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 77-2010)
- (e) Making findings required by Section 33445 of the California Health and Safety Code to allow Agency funding of a Public Art Project at the Hunters Point Shipyard Redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 78-2010)
- (f) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,438,050, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 79-2010)
- (g) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$1,476,501, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 80-2010)
- (h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement With Larkin Street Youth Services, a California nonprofit

public benefit corporation, in an amount not to exceed \$1,044,432, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its Assisted Care Facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 81-2010)

- (i) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$4,980,858, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 82-2010)
- (j) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$2,187,951, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Peter Claver Community Facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 83-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 74-2010, AUTHORIZING A 2010-2011 FISCAL AGENT AGREEMENT WITH THE COUNTY OF MARIN IN AN AMOUNT NOT TO EXCEED \$363,200 FROM JULY 1, 2010 TO JUNE 30, 2011; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 75-2010, AUTHORIZING A 2010-2011 FISCAL AGENT AGREEMENT WITH THE COUNTY OF SAN MATEO IN AN AMOUNT NOT TO EXCEED \$871,100 FROM JULY 1, 2010 TO JUNE 30, 2011; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 76-2010, APPROVING A LETTER AGREEMENT WITH THE SAN FRANCISCO OFFICE OF THE ASSESSOR-RECORDER FOR \$120,008 TO PROVIDE PRIORITY ASSESSMENT SERVICES; MISSION BAY NORTH AND SOUTH REDEVELOPMENT AREAS; RESOLUTION NO. 77-2010, MAKING FINDINGS REQUIRED BY SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW TO ALLOW THE AGENCY TO FUND THE REHABILITATION OF BUILDING 813 LOCATED ON PARCEL D-2 OF THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE SUBMISSION OF A RESOLUTION MAKING THE SAME FINDINGS FOR CONSIDERATION BY THE CITY AND COUNTY OF SAN FRANCISCO BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 78-2010, MAKING FINDINGS REQUIRED BY SECTION 33445 OF

THE CALIFORNIA HEALTH AND SAFETY CODE TO ALLOW AGENCY FUNDING OF A PUBLIC ART PROJECT AT THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE SUBMISSION OF A RESOLUTION MAKING THE SAME FINDINGS FOR CONSIDERATION BY THE SAN FRANCISCO BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 79-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH DOLORES STREET COMMUNITY SERVICES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,438,050, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE RICHARD M. COHEN RESIDENCE, LOCATED AT 220 DOLORES STREET, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 80-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH MAITRI, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,476,501, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR ITS RESIDENTIAL CARE FACILITY LOCATED AT 401 DUBOCE STREET, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 81-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH LARKIN STREET YOUTH SERVICES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,044,432, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR ITS ASSISTED CARE FACILITY AT 129 HYDE STREET TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR YOUTH LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 82-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH CATHOLIC CHARITIES/CATHOLIC YOUTH ORGANIZATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$4,980,858, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE LELAND HOUSE, LOCATED AT 141 LELAND AVENUE, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 83-2010, AUTHORIZING A

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH CATHOLIC CHARITIES/CATHOLIC YOUTH ORGANIZATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$2,187,951, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE PETER CLAVER COMMUNITY FACILITY LOCATED AT 1340 GOLDEN GATE AVENUE, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM, BE ADOPTED.

REGULAR AGENDA

- (k) Resolution No. 84-2010, Approving proposed changes to the Budget for the period July 1, 2010 through June 30, 2011 and, authorizing the Executive Director to submit the Budget to the Mayor's Office and the Board of Supervisors.

Presenter: Amy Lee, Agency Staff

Speakers: Ace Washington

Commissioner Covington asked for clarification about the three new positions that were being proposed since she thought the Senior Project Manager, Assistant Project Manager, and Staff Associates for the Candlestick Point Hunters Point Shipyard were already on staff.

Director Blackwell stated those positions are for Phase Two of the HPSY and are associated with that new body of work, not the existing body of work which is Phase One.

Commissioner Covington asked if the three people that are in those positions in Phase One will continue to work on Phase One.

Director Blackwell clarified that there are to positions that are currently working on Phase One, a Project Manager and an Assistant Project Manager. The three new positions will be specifically for Phase Two of the HPSY for the proposed new structure since the body of work is much more expansive in scope and complicated in nature, essentially the addition of a new twenty five thousand to thirty thousand person community that will have a lot of work associated with it. Mr. Blackwell indicated that it needs it own staffing and support associated with it as well. Both positions are all developer reimbursed costs.

Commissioner Covington put forth a motion to move item 4(k).

Commissioner Bustos asked what the difference was between the Assistant Project Manager and the Staff Associate since they seem to get paid almost the same.

Ms. Lee indicated that the job description for the Staff Associate provides a bit more flexibility and is not just assigned to the one project area itself.

Commissioner Bustos asked if the positions will also be advertised in the Bayview community.

Ms. Lee indicated that all positions will be advertised throughout the city, which includes the Bayview.

Commissioner Bustos seconded Ms. Covington's motion.

Commissioner Breed stated she understands that the expenses for the staff positions are reimbursable and asked if this increases the budget.

Ms. Lee indicated it would increase the budget; they will have to add the revenue in and then expend it out by the equal amount. Ms. Lee also stated that it would not impact the general fund, the bonds, or the tax increment draw.

Commissioner Covington asked in terms of workforce development, if there were any discussions about a staff person to make sure that as many local people as possible are hired during the tremendous build out.

Director Blackwell indicated a position to the Contract Compliance department was added in last year's budget to focus on workforce development that has been playing the coordination role for the job readiness initiative; they are also leveraging the relationship with City Build and the Mayor's Office of Economic and Workforce Development to fortify Agency staff as it relates to that work as well. Mr. Blackwell indicated funding was increased to community based organizations and expanded the number of community based organizations that are now partnering with the Agency on workforce development.

Commissioner Bustos stated he would like to receive information on how much funding and a list of the projects the Commission has approved to get a sense of what is actually going out to local individuals and local organizations working on agency projects.

Director Blackwell indicated that staff made a presentation before the Commission a couple of months ago on Elations' capabilities which will significantly enhance the Agency's ability to produce real time numbers, not only on the employment side but on the contracting side as well. Mr. Blackwell indicated that he would provide the information to the Commission.

Commissioner Singh asked what the total obligations on the bonds are thus far.

Ms. Lee stated she did not have the information off hand but would provide it to the Commission.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 84-2010, APPROVING PROPOSED CHANGES TO THE BUDGET FOR THE PERIOD JULY 1, 2010 THROUGH JUNE 30, 2011 AND, AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

- (I) Resolution No. 85-2010, Authorizing a Tax Increment Loan Agreement with 150 Otis Associates L.P., a California limited partnership, for a loan in an amount not to exceed \$5,000,000, for the predevelopment and construction of up to 75 units of very low income supportive rental housing for formerly homeless veterans and one manager's unit at 150 Otis Street, and adopting the Final Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program.

Presenter: Joan McNamara, Mayor's Office of Housing

Speakers: Espanola Jackson, Sam Bibbens, Leon Winston, Paul Stewart

Commissioner Covington asked how long the project will take to complete.

Ms. McNamara indicated if they submit for tax credits in July, they would expect to start construction in November and then eighteen months of construction.

Commissioner Covington asked if the construction begins in November would the particular location be available for winter shelter.

Mr. McNamara stated it would not be available for winter shelter.

Commissioner Covington asked if it is a bed for bed replacement.

Ms. McNamara indicated that it is.

Commissioner Covington asked how people will be selected for the housing.

Ms. McNamara indicated that people will be selected through Veterans Administration and Swords.

Mr. Wilson stated the program is a partnership between VA and HUD; HUD provides the housing voucher and VA provides the supported services. Swords will co-manage the waiting list with the VA to make sure they are accessing the VA services.

Commissioner Covington asked if there will be outreach to homeless Veterans who previously had contact with Swords so they are aware of this opportunity.

Mr. Wilson indicated they serve approximately twenty one hundred (2,100) Veterans', mostly homeless and low income. Mr. Wilson indicated that Swords has been at their current location since 1974 and are not aware of many Veterans in the city that do not know where they exist. Mr. Wilson stated they normally do not do outreach because it has always been word of mouth and do not anticipate any problems, but will certainly do outreach.

Commissioner Covington asked for clarification if they plan on having a lottery or if the Veterans Administration will decide who will become a resident.

Mr. Wilson indicated they still need to work out the details but residents will be based on the vulnerability index of men and women who are fifty five (55) and older, chronically homeless, and with disabling conditions.

Ms. McNamara stated because it is City and Agency funded, certain marketing guidelines will need to be adhered to by the sponsors. Staff will need to sign off on the marketing plan before it goes further.

Commissioner Covington asked what the supportive services are going to be.

Mr. Wilson stated they have on-site case management, wide areas of support services to help not only meet the individual needs of the Veterans, but to help build a healthy community within the structure. They have computer classes there, nature walks around the Presidio, one on one counseling groups, and twelve step programs. Mr. Wilson stated there is also going to be a clinic at the site and are anticipating a higher geriatric need for geriatric care.

Commissioner Covington put forth a motion to move item 4(j).

Commissioner Bustos stated that there are two populations they are working with; seniors and Veterans. He thinks it is a wonderful way to help out the seventy five (75) individuals that will have a whole new lease on life given the work and the sacrifices they have given to this country, and to other people around the world. Mr. Bustos expressed his hope that the young people attending the meeting, those listening on the radio (KPOO), and people who, in the future, will look at the tape of this meeting and see that the Agency has taken care of its' elders and that that's a value that needs to continue which should be part of the Agency's obligation as a civil society to do so. Mr. Bustos seconded Ms. Covington's motion.

Commissioner Singh asked if they also have a location on Treasure Island.

Mr. Wilson indicated they have 24 two bedroom apartments on Treasure Island that they operate as a transitional housing program for up to seventy Veterans.

Commissioner Singh stated this was a great program and supports it.

Commissioner Breed stated she previously worked at Treasure Island and Swords was one of the organizations she did business with under the Treasure Island Home Development Initiative. She stated that the people who participated in Swords were a big part of the success of that community and the diversity of that community. Ms. Breed stated the organization has a track record and does not feel marketing will be necessary with the number of people the organization it serves. Ms. Breed also mention that the support services provided by Swords are extraordinary services and very much appreciated in the city; she looks forward to this project.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 85-2010, AUTHORIZING A TAX INCREMENT LOAN AGREEMENT WITH 150 OTIS ASSOCIATES L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$5,000,000, FOR THE PREDEVELOPMENT AND CONSTRUCTION OF UP TO 75 UNITS OF VERY LOW INCOME SUPPORTIVE RENTAL HOUSING FOR FORMERLY HOMELESS VETERANS AND ONE MANAGER'S UNIT AT 150 OTIS STREET, AND ADOPTING THE FINAL NEGATIVE DECLARATION AND ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (m)Public Hearing to hear all persons interested in the disposition of the Agency's interest in the land at the southwest corner of Golden Gate Avenue and Franklin Street, 701 Golden Gate Avenue, APN Block 768, Lot 13, through a Ground Lease Agreement with MHRSC, L.P., a California Limited Partnership; Resolution No. 86-2010, Authorizing a Ground Lease and A Tax Increment Loan Agreement in an amount not to exceed \$15,465,000 with MHRSC, L.P., a California Limited Partnership, for the development of Mary Helen Rogers Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street, and making environmental findings pursuant to the California environmental quality act; Citywide Tax Increment Housing Program.

Presenter: Pam Sims, Agency Staff

Speakers: Mario Rogers, Sr., Dorris M .Vincent, Sheryl Davis, Rev. Arnold Townsend, Gordon Chin, Muhammad Nadhiri, Randall Evans, Espanola Jackson, Ace Washington

Commissioner Covington stated this project has been a long time coming. Ms. Covington put forth a motion to move this item in honor Mrs. Roger, a favorite women warrior.

Commissioner King stated Mrs. Rogers is sorely missed and their relationship goes back 40 years. Mr. King stated Mrs. Rogers' efforts throughout the years

helped changed the Western Addition community where she fought long and hard for the people in the community, to the very end. Mr. King seconded Ms. Covington's motion.

Commissioner Breed stated Mrs. Rogers always cooked for all the people who worked and volunteered at the San Francisco Juneteenth Festival. Mrs. Rogers cared about the community, and about making a difference. Ms. Breed stated that she was honored to have known her growing up in the Western Addition and had so much respect for her because of the work that she did and pointed out that she leaves a legacy that for those who should stand up and do what they think is best for the community. Ms. Breed stated this is a great tribute to Mrs. Rogers and expressed her appreciation to Mario Rogers and members of the development team in working with the family to make sure they are listening to what the family has to say about the importance of making the development not just a structure but a home that reflects her essence, her spirit, her warmth, her love and her support, and her quotations. Ms. Breed thanked all for coming to the meeting and thanked her fellow Commissioners for their support in moving the project forward.

Vice President Singh thanked all for supporting the project and for naming the building after Mrs. Rogers.

Commissioner Bustos stated that every neighborhood has its jewel and he's delighted that this item is before them to approve. He did not get a chance to work with Mrs. Rogers but having been born and raised in San Francisco, he knew of her. She was infamous and many people in the Mission District wished they had Mary Rogers to help fight their good fight in the neighborhood. Mr. Bustos stated there are many community leaders in the city in terms of honoring them and Mrs. Rogers' involvement in the community brought out a diverse group of people together at this meeting which is a testament to her work.

Agenda Items 4(n) & (o) were presented together, but acted on separately.

- (n) Resolution No. 87-2010, Conditionally approving a schematic design proposed by Folsom Essex LLC, a California limited liability corporation, and granting variations from the parcel dimensions, open space, retail depth and bike parking requirements of the development controls and design guidelines for the Transbay redevelopment project area for the development of approximately 120 units of very low-income supportive rental housing, Transbay block 11a, southeast corner of Folsom and Essex streets, and adopting environmental findings pursuant to the California environmental quality act; Transbay redevelopment project area.

Presenter: Elizabeth Colomello, Agency Staff, Vanna Whitney, LMS

Speakers: Jamie Whitaker

Commissioner Covington asked how large the laundry room in the particular location.

Ms. Colomello stated there is only one laundry room with eight stacked washers and dryers and are still in the process of making further developments to the room by adding a folding table and trash recycling facilities.

Commissioner Covington asked if the space was being increased with the folding tables.

Ms. Colomello stated the space has been slightly increased by moving the corridor wall out a bit to provide space for a folding table.

Commissioner Covington stated that it is very important that people have ready access to basic amenities. Ms. Covington asked for information on the differences between the studio, the studio plus, and the one bedroom.

Ms. Colomello stated the studio is a straight forward living and sleeping all in one. The studio plus is called the plus because it is not a full one bedroom with a door but has a sleeping alcove and a walk in closet. Ms. Colomello indicated that people being referred to the project and into the units will be in collaboration between the DPH and the developer, and selection of tenants will be in accordance to the individuals needs of the particular resident, often based on their medical needs.

Commissioner Covington asked if some units are set aside for couples or are they all for single occupancy.

Ms. Colomello stated that couples could live there but it is also anticipated that there may be residents who may need a hospital bed or wheelchair and need a separate room for sleeping. Ms Colomello stated it is not as abundant in the current portfolio which is why it was included; they were thinking more along the medical way.

Commissioner Covington thanked Ms. Colomello for the clarification. Ms. Covington asked if the hallways are four feet wide.

Ms. Colomello stated the halls are about six feet wide from finish to finish. Ms. Colomello indicated it was about average size for this type of project and that there is modulation in the corridor.

Commissioner Covington stated modulation would make a difference and thanked Ms. Colomello for that clarification. Ms. Covington indicated that there was a request to reduce the bike spaces from 42 to 15 and asked if that was feasible.

Ms. Colomello stated in comparison to needs at other supportive housing, they believe fifteen spaces will accommodate the needs of everyone at the building.

Mr. David Schemure: Director of Housing Development for Community Housing Partnership stated they looked at their own portfolio of buildings, all of whom serve formally homeless residents and are supportive housing, and the number of bicycles in those buildings range about one per fifteen units at a senior property to one to six at a family property; there will also be bike parking on the sidewalk for visitors which is the standard.

Commissioner Covington put forth a motion to move item 4(n) and (o).

Vice President Singh stated he likes the colors of the building and seconded Ms. Covington's motion.

President Swig asked when the grand opening is scheduled.

Ms. Colomello stated construction will start late 2011 with the grand opening scheduled mid to late 2013.

President Swig expressed his concern that there is no retail in the area and asked what type of retail is expected.

Ms. Colomello stated they have not yet started the programming but will do so when they are ready to lease it out. There have been discussions of incorporating employment opportunities for the residents and also neighborhood serving retail shops, café's, perhaps a small grocery store.

President Swig stated a small grocery store would be ideal since there is nothing in the area. It is Mr. Swig's hope that the development in the neighborhood will follow quickly on the heels of the building given the population.

Ms. Colomello acknowledged Mr. Swig's concerns about groceries for the tenants and indicated one of the services that will be provided is a food pantry onsite for residents who will not be able to travel.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 87-2010, CONDITIONALLY APPROVING A SCHEMATIC DESIGN PROPOSED BY FOLSOM ESSEX LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, AND GRANTING VARIATIONS FROM THE PARCEL DIMENSIONS, OPEN SPACE, RETAIL DEPTH AND BIKE PARKING REQUIREMENTS OF THE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA FOR THE DEVELOPMENT OF APPROXIMATELY 120 UNITS OF VERY LOW-INCOME SUPPORTIVE RENTAL HOUSING, TRANSBAY BLOCK 11A, SOUTHEAST CORNER OF FOLSOM AND ESSEX STREETS, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (o) Resolution No. 88-2010, Authorizing a First Amendment to the Exclusive Negotiations Agreement with Folsom Essex LLC, a California limited liability corporation, to revise the schedule of performance for the development of approximately 120 units of very low-income supportive rental housing, Transbay Block 11A, southeast corner of Folsom and Essex Streets; Transbay Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-2010, AUTHORIZING A FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATIONS AGREEMENT WITH FOLSOM ESSEX LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO REVISE THE SCHEDULE OF PERFORMANCE FOR THE DEVELOPMENT OF APPROXIMATELY 120 UNITS OF VERY LOW-INCOME SUPPORTIVE RENTAL HOUSING, TRANSBAY BLOCK 11A, SOUTHEAST CORNER OF FOLSOM AND ESSEX STREETS; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (p) Resolution No. 89-2010, Authorizing a Second Amendment to the Predevelopment Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to increase the aggregate amount by \$2,237,250, for a total loan amount not to exceed \$4,049,309, for the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area.

Presenter: Kate Hartley, Agency Staff

Speakers: Dorris Vincent, Espanola Jackson

Commissioner Covington put forth a motion to move item 4(p).

Commissioner Bustos seconded Ms. Covington's motion.

Vice President Singh asked for information on Third and LeConte Associates, L.P.

Ms. Hartley stated Third and LeConte Associates is the name of the tax credit limited partnership that will own the building currently comprised of an affiliate of Mercy House in California called Mercy House in Cal West and The Providence Foundation of San Francisco, both as general partners. Once they get a tax credit allocation a limited partner investor will join the partnership to provide equity to this development. (This is the typical tax credit ownership structure).

Vice President Singh asked how many projects the Agency has partnered with this year with Mercy House.

Ms. Hartley indicated she would provide the specifics on Mercy in San Francisco projects.

Vice President Singh stated that he would like to make sure other companies are given the same opportunities to work on projects with the Agency.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 89-2010, AUTHORIZING A SECOND AMENDMENT TO THE PREDEVELOPMENT LOAN AGREEMENT WITH THIRD AND LECONTE ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO INCREASE THE AGGREGATE AMOUNT BY \$2,237,250, FOR A TOTAL LOAN AMOUNT NOT TO EXCEED \$4,049,309, FOR THE DEVELOPMENT OF 73 UNITS OF VERY LOW-INCOME, RENTAL SUPPORTIVE HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (q) Resolution No. 90-2010, Authorizing a Letter Agreement with the San Francisco Department of Public Health in an amount not to exceed \$998,610 to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services; Citywide Tax Increment Housing Program.

Presenter: Sally Oerth, Agency Staff

Speakers: Dorris Vincent

Commissioner King put forth a motion to move item 4(q).

Vice President Singh seconded Mr. King's motion.

Commissioner Covington requested that she be provided with an informational memo on the amount of money the Agency spends on supportive services in individual buildings.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 89-2010, AUTHORIZING A SECOND AMENDMENT TO THE PREDEVELOPMENT LOAN AGREEMENT WITH THIRD AND LECONTE ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO INCREASE THE AGGREGATE AMOUNT BY \$2,237,250, FOR A TOTAL LOAN AMOUNT NOT TO EXCEED \$4,049,309, FOR THE DEVELOPMENT OF 73 UNITS OF VERY LOW-INCOME, RENTAL SUPPORTIVE HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.

Espanola Jackson

7. REPORT OF THE PRESIDENT:

- President Swig confirmed the Special Meeting for the Commission Retreat is scheduled for Wednesday, July 28th, 9:00 a.m. at the South Beach Harbor

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Mr. Blackwell pointed out that the Commission approved more than 300 units of housing for very low income seniors at the Mary Helen Rogers site, and approved design for funding of close to 270 units of housing for people who were formally homeless at this Commission meeting.
- The Bay View community lost a very important and cherished member of their community a couple of weeks ago in Jesse Mason. Mr. Mason worked very closely at Hunters View and through all of the Agency's work on workforce development in the Bayview for many years. A celebration of his life and service to the Bay View Hunters Point community is scheduled for Friday June 25th, from 4:00 p.m. to 6:00 p.m. in the Alex Pitcher community room at the South East Community Facility at 1800th Oakdale. Mr. Blackwell requested the meeting be adjourned in his memory.

COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Breed stated she would like to have an in-depth discussion at the Commission retreat on the size of units the Commission approves for housing, the Agency's housing inventory, supportive services, and the sustainability of those support services in those units. Ms. Breed would also like to discuss jobs and the opportunities that will exist along with training opportunities and exploring other jobs that are non construction related. She would also like to discuss the work that is being done with the workforce group that has been working with labor, members of the agency staff, and community members. Ms. Breed indicated that she have received a number of calls from members of the Bayview/Hunters Point community about some confusion as to what the agency can and can't do. She would like better outreach done in the community to explain what the Agency can provide members of the community in terms of their businesses and homes.
- Commissioner Bustos stated he would like to discuss the stadium at the retreat given the vote of moving the 49ers to Santa Clara and how that will affect the Agency's work at the HPSY.
- Commissioner Covington stated that at the previous Commission retreat invitations to two Supervisors were extended and would like to do so again this year.

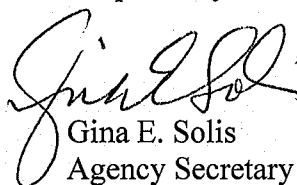
10. CLOSED SESSION:

Pursuant to Government Code Section 54957(b) regarding the position of Executive Director

11. ADJOURNMENT:

It was moved by Commissioner King, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned in memory of Jesse Mason at 7:45 p.m.

Respectfully submitted,



Gina E. Solis
Agency Secretary

ADOPTED:

AUGUST 17, 2010