RESOLUTION NO. 39-2009

Adopted As Amended April 21, 2009

APPROVING THE PROPOSED BUDGET FOR THE PERIOD JULY 1, 2009 THROUGH JUNE 30, 2010 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET TO THE MAYOR'S OFFICE

BASIS FOR RESOLUTION

1. In accordance with the California Community Redevelopment Law, the Redevelopment Agency of the City and County of San Francisco is required to establish and adopt a budget ("Budget") for fiscal year 2009-10.

2. The Budget shall be submitted to the Mayor's Office and is subject to the approval of the Board of Supervisors of the City and County of San Francisco.

3. At the Agency Commission public hearing on April 21, 2009, the Commission amended the Budget to clarify that the $250,000 line item in the Yerba Buena Center budget for "Planning" relates to long term management options for Agency-owned properties rather than to any specific course of action for the management of these properties.

4. If the Mayor's office makes material changes to the Budget, the Executive Director will seek Agency Commission review of these changes.

5. Approval of the Budget is not a "Project," as defined by the California Environmental Quality Act ("CEQA") Guidelines Sections 15378(b)(4) and 15378(b)(5). The proposed action will not change conditions in any redevelopment project or survey area or at any affordable housing site, will not independently result in a physical change in the environment, and is not subject to environmental review under CEQA.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that its proposed Budget for the period July 1, 2009 through June 30, 2010 is adopted and the Executive Director is authorized to submit the proposed Budget to the Mayor's Office.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel

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SAN FRANCISCO REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2009/10

Date: April 7, 2009

San Francisco Redevelopment Agency
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MISSION STATEMENT

Agency Mission

The Agency is the city's primary housing and economic development arm, working with both non-profit and for profit developers to advance the needs of the city and revitalize segments of the local economy. Additionally, the Agency sponsors public development within its redevelopment project areas ranging from streetscape improvements to workforce development to the construction and maintenance of parks, open space, and multi-cultural arts facilities.

The Agency's mission includes key urban planning and development challenges facing San Francisco: the environmental remediation and conversion of obsolete military bases into viable urban neighborhoods; the development of regional multi-modal transit infrastructure and surrounding transit-oriented development; the removal of derelict rail yards and conversion of an underutilized light industrial district to a new mixed-use commercial, educational and residential neighborhood; the development of a cultural and entertainment district with world-class public spaces, museums, and hotels; improving access to and recreational use of the city's waterfront; and the revitalization of economically distressed neighborhoods in a manner that prevents displacement and improves the quality of life of city residents.

The Agency pursues an ambitious affordable housing preservation and development program, devoting between 40% and 70% of its annual work program budget to affordable housing ($70.2 million in the current year's budget), which has resulted in approximately 6,956 affordable units over the last ten years. More particularly, the Agency focus its energies and resources in providing housing and related social infrastructure to low-and moderate-income households and to those with special needs such as seniors, persons with disabilities, and the homeless.

In recent years, funding for low-income housing has continued to be available to the Agency due largely to plan amendments adopted pursuant to Senate Bill 2113 ("SB 2113") 2005 for the Golden Gateway, Hunters Point, and India Basin project areas, May 2007 amendment to the Rincon Point-South Beach project area approved and 2008 amendment to Western Addition A2 (hereafter "Western Addition". Future such amendments will be considered for Yerba Buena Center as the project area approaches its expiration date of January 1, 2010.

POLICY HIGHLIGHTS
Fiscal Year 2009-2010

Overview

The Agency's primary focus for fiscal year 2009/10 is (1) the creation of housing for low-and moderate-income households, (2) the implementation of the new Transbay and Bayview Hunters Point project areas, (3) the on-going revitalization of the South of Market Project Area through beautification efforts and business development, (4) the continued funding of infrastructure and public improvements in Mission Bay, and (5) the development of market-rate and affordable housing units as part of the Hunters Point Shipyard's Phase I redevelopment plan and the continued negotiation of the Phase II integrated development of the Shipyard and the Candlestick Point area. In addition, the Agency will continue its support of revitalization efforts that are ongoing, including a priority for job training and support of small businesses.

The Agency's total budget for fiscal year 2009/10 totals $ 229.2 million, of which nearly $ 63.4 million is supported by non-tax increment revenue sources (land sale proceeds, leases, grants, developer contributions). The Agency proposes funding the difference between the work program and the non-tax increment revenue with $95.8 million in tax increment and borrowing about $ 69.6 million through the sale of tax allocation bonds, i.e. bonds repaid with tax increment.

The Agency funds its budget primarily with tax increment and proceeds from the sale of bonds secured with tax increment. Tax increment is merely a portion of property taxes generated within redevelopment project areas. By law, tax increment must be spent within the redevelopment project area from which it is derived, except for affordable housing. In fiscal year 2009/10, the Agency is requesting tax increment in the aggregate amount of $95.8 million. Of that total, the largest portion in the amount of $62.3 million is required to pay debt service on outstanding debt, $25.0 million for required pass through payments, and the remaining is needed to pay for operations (personnel and administration costs), and to fund portions of non-capital work programs expenditures in Bayview Hunters Point Area B, South of Market and Transbay. The balance of tax increment is requested to make "pass-through" payments mandated by the state of required pursuant to developer agreements associated with Mission Bay.

Major components and goals of the Agency's proposed budget include:

1) Pay for personnel and administration costs from non-borrowed funds.
2) Continual review of Agency operations to optimize program initiatives given challenging economic conditions by timing and sizing of bond issuance, managing investments and operational expenses.
3) Pursue an aggressive affordable housing program that is consistent with the Agency's available debt capacity and feasible under current economic conditions.
4) With the January 1, 2010 expiration of YBC (does not include Emporium Center), priorities will focus on completing and stabilizing the cultural components in the area, transitioning jurisdiction, and establishing a plan for ongoing management of the major public assets and obligations that have been created. Thereafter, tax increment can be received solely to pay indebtedness, such as the repayment of principal and interest on borrowed funds, on debt incurred prior to the aforementioned expiration dates.
5) Continue efforts to revitalize South of Market by funding physical improvements to, and maintenance of, streets and sidewalks, and building façades. Investment in community facilities with ongoing construction the South of Market Health Center facility and completion of construction to the Bindlestiff Theater and allowing for its operations
6) Ongoing development in Transbay by executing a DDA for Block 8, issuing a RFP for a master developer for Block 9, and execution of a DDA for Block 11 along with the completion of design for two public open spaces pursuant to the Transbay Streetscape and Open Space Plan.
7) Fund a variety of activities in Bayview Hunters Point, including streetscape improvements, employment and workforce development, a façade and tenant improvements program, outreach support, and low-income housing.
8) Complete planning activities related to the Visitation Valley survey area and planning efforts to amend the Bayview Hunters Point Plan to add area "C", ongoing work to coordinate with other Agencies on land use, transportation, infrastructure and design activities, and initiation of Owner Participation Agreement negotiations with Schlage Lock Site property owner.
9) Oversee the completion of the first phase of infrastructure improvements (i.e., water and sewer systems, streets and sidewalks, telecommunications, etc.) of the Hunters Point Shipyard and commence development of market-rate and affordable housing units.

10) Utilize prior year funds for ongoing infrastructure improvements in Mission Bay and maintenance of streetscapes and parks.

Due to the current economic challenges, the proposed budget includes assumptions of higher interest rates for our bond issuance. In the prior year, the average rate was approximately 5% to 6%. In the proposed year, we are using an interest rate of 7% and 11% for tax-exempt and taxable bonds respectively. As a result, the amount of proceeds that the Agency will have available for work has been significantly reduced. Indeed, for taxable proceeds, it is estimated that it will be reduced by over 33%.

In addition to key assumptions around interest rates, the proposed budget also provides for payment of nearly $6.0 million to the State for the Educational Relief Act Fund (ERAF) which was requested mid-year from the State in Fiscal Year 2008-09. It was extremely challenging for the Agency to identify sources of funds to make the mandated ERAF payment. In order to avoid this difficulty from reoccurring, we have budgeted for the payment despite tentative assurance from the State that the ERAF payment would not be required in FY 09-10.

Following is a brief discussion of the major program activities included in the 2008/09 budget.

Affordable Housing. The proposed budget for fiscal year 2009/10 includes a total investment in affordable housing of $70.2 million. Of that total, $8.2 million represents the federally funded HOPWA program. A portion of the balance of the proposed housing budget of nearly $0 million would be used to continue to fund development costs underway in Bayview Hunters Point, South of Market, Western Addition, and Citywide. The fiscal year 2009/10 housing budget would also be used to provide initial funding of predevelopment costs of the Agency's developments in Mission Bay South, Transbay, and Hunters Point Shipyard. Lastly, a portion of the housing budget would be used to continue to fund on-going programs, such as the Certificate of Preference Program, the Single-Family Homeownership Program, and the next round of the Model Block Program. Affordable housing comprises approximately 59% percent of the Agency's total work program budget for fiscal year 2009/10.

Public Infrastructure. The Agency is budgeting $15.8 million in fiscal year 2009/10 for public improvements. This is significantly reduce due to the expiration of the Agency's obligation to fund infrastructure improvements related to Mission Bay North. Other funds budgeted for public improvements include streetscape repairs of 1.8 million in Hunters Point Shipyard, $3.5 million for the design and construction of open spaces in Transbay, and $9.5 million is requested for repairs, renovations and/or upgrades to Yerba Buena Gardens to be paid with funds earmarked for such purposes.

Business development funding in the amount of $3.6 million is being requested in fiscal year 2009/10, of which $2.1 is programmed for Bayview Hunters Point, Area B, and $1.5 is earmarked for Sixth Street business development and economic outreach in South of Market, a program that assists and encourages businesses to make physical improvements to their properties by providing an inexpensive source of financing.

Other significant budget items for fiscal year 2009/10 include $9.4 million in HPSY Phase One and Two for non-staffing developer's reimbursements, $3.5 million for the Yerba Buena Trust for long term management of public assets and liabilities, an additional $4.0 million for the Mexican Museum and re-appropriation of remaining Western Addition funds of approximately $178,000 to manage loans and Agency owned parcels in the A2 area.

Personnel and Administration

Given the completion of some project areas such as Western Addition, India Basin and Hunters Point, staff has been reassigned to respond to the increased workload related to Bayview Hunters Point, affordable housing and increased efforts in economic development activities.

Notwithstanding these increased staffing needs, the fiscal year 2009/10 budget proposes a decrease in total full time equivalent positions (FTE) to 110.2 from 115.2 in the prior year. Total FTE count inclusive of limited term positions have been reduced from 117.7 in the prior year to 113.3 in the proposed budget. Reductions were due to vacant positions, retirements expected in FY 09/10, and budgeting to better align with the hiring process.

The personnel budget assumes no salary increases as labor negotiations have yet to begin. Any changes resulting from the labor agreements will be incorporated into the budget should the information be available prior to May 30, 2009. Notwithstanding, although reductions were made in personnel count, funding for our OPEB liability and retirement payouts, the Agency's overall personnel related expenses have increased slightly from $17.4 million in the prior year to $17.5 primarily due to changes in the calculation of costs for fringe benefits.

The Agency is requesting approximately $3.6 million in fiscal year 2009/10, compared to $3.4 million in fiscal year 2008/09, to pay for administration expenses (e.g., office supplies, insurance, phone service, postage, office rent).

San Francisco Redevelopment Agency
Summary of Funding Sources and Uses
(Dollars in Thousands)

	Approved Budget FY 08/09	Proposed Budget FY 09/10
Total Sources of Funds	$ 152,617	$ 153,146
Total Uses of Funds	336,978	229,152
Deficit	(184,361)	(76,007)
Personnel Costs	17,366	17,705
Administrative Costs	3,356	3,645
Gross Tax Increment Request	88,840	95,780
AB1290 Pass-Through to City	7,250	7,845
Net SFRA Tax Increment Request	81,590	87,935
Total General Fund Impact	$ 50,364	$ 54,298
Personnel Count(FTE)(1)	115.2	110.2

(1) Permanent/full time positions only; excludes temporary/part time workers.

San Francisco Redevelopment Agency
Summary of Funding Sources and Uses
(Dollars in Thousands)

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	Approved Budget FY 08/09	Proposed Budget FY 09/10
Sources		
Property Sales	$9,803	$1,074
Rentals/Leases	18,027	17,984
Prior Year Earn./Savings	20,040	11,281
Developer Contribution	9,831	18,301
Grants	10,693	12,931
Other	2,273	1,970
Tax Increment (for O/S Obligations)	81,950	89,604
Total Sources	152,617	153,146
Uses		
Legal	127	23
Studies & Misc. Items (1)	445	110
Planning	1,905	3,796
Public Improvements (2)	102,383	15,780
Arch./Eng. Design & Review	432	675
Property Maintenance	10,932	10,710
Housing Production & Assist. (3)	110,845	70,155
Job Training/Assist.	1,300	1,450
Business Development	4,889	3,579
Other	6,771	14,184
Pass-Through Obligations	15,983	24,980
Debt Service	60,244	62,361
Subtotal: Work Program Uses	316,256	207,803
Personnel Costs	17,366	17,705
Administrative Costs	3,356	3,645
Total Uses	336,978	229,152
Surplus(Deficit)	(184,361)	(76,007)
Other Funding Sources:		
City General Fund (Vis. Valley & Bayview HP budgets)	-	-
Tax Increment(pay-as-you-go)	6,890	6,176
Tax Inc. Bond Proceeds	177,470	69,830
Total Sources Less Uses	(1)	0
Tax Increment:		
Additional Tax Inc. Request	6,890	6,176
Plus: Tax Inc. for Prior Obligations	81,950	89,604
Gross Tax Increment Request	88,840	95,780
AB1290 Pass-Through to City	7,250	7,845
NET SFRA Tax Inc.Request	81,590	87,935
Total General Fund Impact	$50,364	$54,298
Personnel Count(FTE) (3)	115.2	110.2

(1) Includes econ./marketing/planning/toxic studies/inspection services, etc.
(2) Mission Bay number may increase with additonal bond issuance request.
(3) Permanent/full time positions only; excludes temporary/part time workers.

Exhibit A: Fiscal Year 2009/10
Budget Su[illegible]y by Project Area

Sources	YBC	Art Ctr & Gardens Operation	RP-SB	South Beach Harbor	WA-2	India Basin	South of Market	City Wide Housing	H.P. Shipyard (Phase I)	H.P. Shipyard (Phase II)	Golden Gateway	Mission(1) Bay South	Mission(1) Bay North	Vis. Valley	Bayview H.P. Bayview (Area B)	Bayview H.P. Hunters Point	Transbay Terminal	Agency Total
Property Sales	-	-	-	-		-	-	1,074	-	-	-	-	-	-	-	-	-	1,074
Rentals/Leases	1,500	8,200	470	3,286	-	-	-	4,207	139	-	-	-	-	-	182	-	-	17,984
Prior Year Earnings/Savings	1,500	427	-	-		-	200	8,730	-	-	-	-	-	125	-	300	-	11,281
Developer Contributions	-	-	100	-	-	-	-	78	3,999	8,479	-	400	300	550	-	-	4,395	18,301
Grants	-	-	-	-	-	-	-	8,200	1,800	2,856	-	-	-	75	-	-	-	12,931
Other	-	-	-	60	-	-	-	1,178	342	-	-	-	-	240	-	-	150	1,970
Tax Increment(Committed)	26,185	-	14,180	-	7,967	561	2,386	-	-	-	14,907	8,235	13,450	-	711	591	432	89,604
Total Sources	29,183	8,627	14,750	3,346	7,967	561	2,586	23,467	6,280	11,335	14,907	8,635	13,750	990	893	891	4,977	133,146
Uses																		
Legal	-	-	-	13	-	-	-	-	-	-	-	-	-	-	10	-	-	23
Studies & Misc. Items	-	-	-	10	-	-	-	-	-	-	-	-	-	50	50	-	-	110
Planning	100	-	-	-	-	-	-	-	-	2,856	-	-	-	15	725	-	100	3,796
Public Improvements	9,500	630	-	-		-	300	-	1,800	-	-	-	-	50	-	-	3,500	15,780
Arch/Eng Design & Review	-	-	-	-	-	-	200	-	-	-	-	-	-	300	175	-	-	675
Property Maintenance	500	7,661	570	1,324		-	175	-	481	-	-	-	-	-	-	-	-	10,710
Housing Produc. & Assist.(2)	10,000	-	2,000	-	37,500	-	-	8,200	-	-	-	5,700	1,900	-	4,855	-	-	70,155
Job Training/Assist.	800	-	-	-		-	-	10	-	-	-	-	-	240	400	-	-	1,450
Business Development	-	-	-	-		-	1,455	-	-	-	-	-	-	-	2,124	-	-	3,579
Other	2,200	150	-	-		-	450	-	2,496	6,976	-	-	-	12	1,900	-	-	14,184
Pass-Through Obligations	3,877	-	1,662	-	-	-	878	-	-	-	713	6,588	8,835	-	409	-	2,019	24,980
Debt Service	19,875	-	11,514	889	7,967	561	1,509	-	-	-	14,194		4,534	-	302	591	427	62,361
Work Program Costs	46,852	8,441	15,746	2,235	45,467	561	4,966	8,210	4,777	9,832	14,907	12,288	15,268	667	10,950	591	6,046	207,803
Personnel Costs	1,115	-	830	910		141	962	6,988	1,243	1,243	-	877	634	361	1,045	803	393	17,546
Administrative Costs	234	-	174	74		29	202	1,420	260	260	-	184	133	76	219	168	82	3,645
Total Uses	48,201	8,441	16,750	3,218	45,467	732	6,130	16,618	6,280	11,335	14,907	13,349	16,035	1,103	12,214	1,562	6,321	228,994
Surplus(Shortfall)	(19,016)	185	(2,000)	128	(37,500)	(170)	(3,544)	6,850	0	0	0	(4,714)	(2,285)	(113)	(11,321)	(671)	(1,545)	(75,848)
Deficit Funded With:																		
City General Fund Loan (All of Vis. Valley Budget & $160K for Bayview HP planning)																		-
Tax Inc.(pay-as-you-go) to fund portions of Admin/Prsnl budget and Bayview HP (Area B) and SOM work programs:																		6,176
Tax Inc Bond Proceeds																		69,672
Additional Tax Increment (T.I.) Request																		6,176
Plus: T.I. to Service Prior Debt, Developer Pass-Throughs, & State Mandated Pass-Throughs																		89,604
Total T.I. Request FY 2008/09																		95,780
Less: AB1290 Pass-Through to City																		7,845
Net SFRA Tax Increment Request																		87,935
General Fund Contribution(56.69% of total T.I. Request & "general fund" request)																		34,298

3/12/2009

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHEIVEMENTS AND GOALS
YERBA BUENA CENTER
JULY 1, 2009 – JUNE 30, 2010

PROJECT DESCRIPTION

Yerba Buena Center (YBC) is an 87-acre area that formerly consisted of dilapidated hotels, commercial and industrial buildings and open parking lots. The project is located adjacent to San Francisco's downtown office and retail districts and extends generally from Market Street on the north to Harrison Street on the south, and from Second Street on the east to the west property line along Fourth Street. The Project Area was established by the Board of Supervisors in 1966.

YBC is San Francisco's key cultural, convention and visitor district. At the heart of the project area is the 6-acre Yerba Buena Gardens, which includes the Esplanade, the Martin Luther King Memorial, the Children's Center with a childcare center, an ice rink/bowling alley, a playground with the historic Playland carousel, and the Metreon, which are built over the Moscone North and South conventional halls. The cultural facilities developed by or in partnership with the Agency include the Center for the Arts, the Museum of Modern Art, the Zeum arts and technology center, the Museum of the African Diaspora, the Contemporary Jewish Museum and, still in the planning, the Mexican Museum. YBC includes major visitor facilities developed through the Agency, including the Marriot, Four Seasons, W, Westin Market Street, and St. Regis Hotels, totaling over 2,500 hotel rooms. Major commercial developments include several office projects as well as the redeveloped Bloomingdale's and Westfield Shopping Centre on the site of the former Emporium department store, which connect Union Square to this burgeoning district. Residential development includes over 2,500 units, including both luxury rental and condominium units and over 1,400 units of affordable senior housing

Throughout the planning of the Yerba Buena Center, the Agency worked extensively with the community to develop the public open space and cultural amenities at the core of the project area. The Agency administers operating agreements which support the operation of the Yerba Buena Center for the Arts, Zeum, Yerba Buena Arts and Events and, most recently, the Museum of the African Diaspora (MoAD). The Esplanade and Children's Center open space are managed through a private contract with a property management firm, and the Agency has leases with the operators of the Ice Skating and Bowling Center and two garden cafes. These leases, ground leases with the Marriott Hotel and Metreon, and other developer contributions provide the primary support for the security, operations and maintenance of the Gardens and cultural facilities.

The YBC Redevelopment Plan will end January 1, 2010. The Agency's efforts are focused toward completing remaining projects and establishing long-term operating and funding mechanisms for the ongoing management of YBC's important public assets.

FISCAL YEAR 2008-2009 HIGHLIGHTS

1. **706 Mission Street/Mexican Museum:** The Agency entered into a Memorandums of Understanding with Millennium Partners/JMA Ventures and the Mexican Museum for joint development of 706 Mission Street with the adjacent Agency-owned Mexican Museum site. The goals of the project are the development of a new Mexican Museum facing onto Jessie Square, which will complete the cultural development of YBC, the preservation of the historic Mercantile Building, and the development of a new residential tower.

2. **Yerba Buena Lane:** Working with the Agency, the development of Yerba Buena Lane has been essentially completed, with retail and restaurant uses now activating this north-south pedestrian way which connects Market Street to Jessie Square, Mission Street and Yerba Buena Gardens. Tenants include Amber India, Tropiseuna, the Museum of Craft and Folk Art, the Press Club, and Beard Papa.

3. **Metreon:** Westfield Development and Forest City Enterprises, which acquired Metreon (and assumed the long-term Agency ground lease) in 2006, have completed plans for revitalizing and repositioning this asset. The Agency-approved plans include physical improvements to re-orient ground floor retail spaces outward to Fourth and Mission Streets, a new dining terrace oriented toward Yerba Buena Gardens, and improved pedestrian accessibility to major uses within the building. The complex will be retenanted with uses that complement the successful AMC theaters, including major new restaurant tenants, and cultural users including the San Francisco Filipino Cultural Center and the Museum of Craft and Design.

4. **Plan Expiration Planning:** The Agency commenced work with the Planning Department on the transition of land use jurisdiction back to Planning Commission in January 2010, as well as studies of options for ongoing operation of the major public assets and obligations in central YBC after plan expiration.

5. **Operating Agreements:** Continued management of CB-2 and CB-3 gardens and operating agreements with Center for the Arts, Jessie Square Garage, Zeum, Museum of the African Diaspora, Yerba Buena Child Care Center, Ice Skating & Bowling Center and two garden cafes.

FISCAL YEAR 2009-2010 GOALS AND BUDGET PRIORITIES

With the YBC Plan expiring January 2010, the Agency's priorities are oriented toward completing and stabilizing the cultural components in the area, transitioning jurisdiction, and establishing a plan for ongoing management of the major public assets and obligations that have been created.

1. **706 Mission Street/Mexican Museum:** The Agency will continue to work with Millennium/JMA and the Mexican Museum toward the development of this joint project, with the goal of the Mexican Museum being prepared to sustainably develop and operate

in the new cultural component space to be developed. The Agency is requesting additional funding of approximately $4 million to supplement existing funds of approximately $7 million to assist in the development of this important cultural use.

2. **MoAD and other Cultural Facilities:** The Agency will continue to support the Museum of the African Diaspora under its Operating Agreement, which provides for annual funding, and will work to stabilize this and other cultural projects within the area. The Agency is requesting $2 million for this purpose.

3. **Yerba Buena Operating Trust:** The Agency built and operates Yerba Buena Gardens, the Center for the Arts, Zeum, and the other children's facilities, and supports these uses through lease revenues and project exactions from the Marriot Hotel, the Metreon, and the Four Seasons retail components (for which the Agency is the ground lessor), and the St. Regis and Four Seasons Hotels. The Agency's obligations include both ongoing operations and capital reinvestment to maintain these physical assets. The Agency is exploring structures for establishing a separate Yerba Buena Trust, with strong community participation, for long-term management of these major public assets and liabilities. The Agency has periodically used portions of the tax increment from the Yerba Buena Center Project Area to provide for the major capital costs of keeping these heavily-used public assets in good repair. In this last year of tax increment funding, the Agency is requesting $3.5 million to establish the Trust and to provide needed funds so that the Trust will be able to meet its capital and operating obligations into the future.

4. **Planning Department Transition:** The Agency will complete work with the Planning Department on transfer of land use jurisdiction back to the Planning Commission as of January 1, 2010.

5. **Workforce and Business Development:** Working with the Mayor's Office of Community Investment, the Agency funds number of community-based organizations (CBO's) for workforce and business development programs, including Mission Hiring Hall/South of Market Employment Center and the Renaissance Entrepreneurship Center, which provide services in the YBC and South of Market areas. The Agency is requesting $800,000 in YBC funds for support for these organizations in fiscal year 2009-2010.

Work Program Revenues and Costs
(Thousand[illegible]ollars)

Project: Yerba Buena Center		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	Jessie Square Garage revenue (net of parking taxes paid to City)	1,500
Prior Year Earnings/Savings		1,500
Developer Contribution		
Grants		
Other (Specify)		
Tax Increment	Tax increment for debt service & statory pass-throughs	26,185
Total Revenues		29,185
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning	Planning/consulting (incl. legal) for Plan transition/establish operating trust	100
Acquisition Costs		
Public Improvements	706 Mission Cultural Component, other cultural facilities, separate account	9,500
Arch/Eng Design & Review		
Relocation Costs		
Property Management	Jessie Square Garage operating expenses	500
Housing Production & Assist.		10,000
Job Training & Placement	Workforce and business development	800
Economic Revitalization		
Other(Specify)	MOAD ($1.2 Mil), Jessie Square Garage reimbursement ($1.0 Mil)	2,200
Pass-Through Obligations	AB1290 Statutory Pass-Throughs	3,877
Debt Service	Tax Allocation Bonds	19,875
Work Program Costs		46,852
Personnel Costs		1,115
Administrative Costs		234
Total Costs		48,201
Net Project Fund Needs		(19,016)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

Project: Security, Operations, Maintenance of Esplanade & Center for the Arts		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	City lease payment, Marriott lease revenue, & other leases	8,200
Prior Year Earnings/Savings		427
Developer Contribution		
Grants		
Other(Specify)	Capital reserve fund	
Tax Increment		
Total Revenues		8,627
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements	Gardens & cultural facilities capital repair and maintenance	630
Arch/Eng Design & Review		
Relocation Costs		
Property Management	Security, maintenance & operations of Arts Center ($3,555), Esplanade & CB3 ($3,142,500), Zeum ($600k), CBD assessment ($263,818), ins ($100K)	7,661
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)	Gardens programming	150
Pass-Through Obligations		
Debt Service		
Work Program Costs		8,441
Personnel Costs		
Administrative Costs		
Total Costs		8,441
Net Project Fund Needs		185

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS , AND GOALS
PROJECT: RINCON POINT - SOUTH BEACH
JULY 1, 2009 - JUNE 30, 2010

PROJECT DESCRIPTION AND OVERALL GOALS

Rincon Point-South Beach is a 115-acre redevelopment project composed of two non-contiguous geographic areas. The project is located along San Francisco's northeastern waterfront in an area formerly characterized by open cargo storage, a considerable number of substandard and deteriorated structures, several piers in unsound condition and an extensive network of underutilized street rights-of-way.

Implementation of the project began in 1981. The purpose of the project is the complete and dramatic conversion of this once blighted area into a new mixed-use waterfront neighborhood incorporating rehabilitation and new development. To date, 2,816 residential units have been constructed (24% for low/moderate income households); the 700-berth South Beach harbor is fully occupied, local streets, plazas, utilities, and sidewalks have been constructed; the Rincon Annex Post Office has been rehabilitated; and the construction of the new Giants Ballpark, Gap office building, and Rincon Park have been completed.

The major elements of the project include:

- development of over 2,800 new units of housing
- rehabilitation and commercial reuse of five historic buildings
- development of two waterfront parks
- development of a San Francisco corporate headquarters office building
- development of a ballpark at China Basin
- development of a 700-berth boat harbor
- reconstruction and improvements to the Embarcadero and local streets

In spring of 2007, the Rincon Point-South Beach Redevelopment Plan was amended pursuant to SB 2113. Adoption of this amendment lifted the "cap" on the aggregate amount of tax increment which can be collected from the Project Area and extend the period for repayment of debt. As required by the statute, all new funds will be used only for affordable housing development and limited related administrative costs

FISCAL YEAR 2008-2009 GOALS AND ACHIEVEMENTS

1. *Site H*: Work with developer on the final design and commencement of construction of a mixed-use residential project at 72 Townsend. Project delayed at developer's request, due to economic conditions.

2. ***South Beach Park and Harbor Improvement Project:*** Construction completed on Pier 40 improvements.

3. ***Rincon Park:*** Ongoing contract supervision and oversight of Port in management of Park.

4. ***Public Participation:*** Provide technical support to and consult with Citizens Advisory Committee on the planning and implementation of project area programs.

<u>**FISCAL YEAR 2009-2010 GOALS**</u>

1. ***Rincon Park:*** Ongoing contract supervision and oversight of Port in management of Park.

2. ***Public Participation:*** Provide technical support to and consult with Citizens Advisory Committee on the planning and implementation of project area programs.

(Thousands of Dollars)

Project: Rincon Point-South Beach		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	Subleases under Port master lease, excluding pier 40 revenue to be booked in SBH	470
Prior Year Earnings/Savings		-
Developer Contribution	GAP contribution to maintenance of Rincon Park (100K)	100
Grants		
Other (Specify)		
Tax Increment	Debt service for tax allocation bonds & AB1290 Pass-through	14,180
Total Revenues		14,750
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management	Port Leases ($370K) and upkeep of Rincon Park ($200K).	570
Housing Production & Assist.		2,000
Job Training & Placement		
Economic Revitalization		
Other (Specify)		
Pass-Through Obligations		1,662
Debt Service	Payment of P & I on tax allocation bonds	11,514
Work Program Costs		15,746
Personnel Costs		830
Administrative Costs		174
Total Costs		16,750
Net Project Fund Needs		(2,000)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

Project: South Beach Harbor		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	Berth Rents, On-Shore Rentals, Daily Rentals, Parking	3,286
Prior Year Earnings/Savings		
Developer Contribution		
Grants		
Other(Specify)	Late fees, Community Room, Utility Reimbursement, other	60
Bond Proceeds		
Tax Increment		
Total Revenues		3,346
Work Program Costs:		
Legal Services		13
Studies & Miscel. Items(1)		10
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management	Operating costs of harbor (including rental payments of $286K to Port related to Pier 40 and apron)	1,324
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligation		
Debt Service	Calboating loans LOC and banking fees associated with bonds	889
Work Program Costs		2,235
Personnel Costs		910
Administrative Costs		74
Total Costs		3,218
Net Project Fund Needs		128

Proj[illegible] Western Addition, A2		Rev./Costs
<u>Work Item Description</u>	<u>Line Item Explanation & Details</u>	<u>FY 2009-10</u>
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		
Developer Contribution		
Grants		
Other(Specify)		
Tax Increment	Tax increment to pay debt service on prior years' tax allocation bonds and state mandated pass-throughs	7,967
Total Revenues		7,967
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		30,650
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligations	Statutory pass-through obligation	-
Debt Service	Tax Allocation bonds debt service	7,967
Work Program Costs		38,617
Personnel Costs		-
Administrative Costs		-
Total Costs		38,617
Net Project Fund Needs		(30,650)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		
(2) $5 million in housing funds contingent on SB2113 amendment to Western Addition redevelopment plan which expires January 1, 2009.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROGRAM DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: INDIA BASIN INDUSTRIAL PARK
July 1, 2009 - June 30, 2010

PROJECT DESCRIPTION

Adopted by the Board of Supervisors on January 20, 1969, the India Basin Industrial Park Redevelopment Plan formally expired on January 20, 2009. Among the principal objectives of the Redevelopment Plan was the establishment of labor-intensive industries in the area in order to provide job opportunities for the residents of the Bayview Hunters Point community. The Redevelopment Project Area is now a thriving industrial park consisting of a major distribution facility for the U.S. Postal Service, a number of light industrial, commercial service and multimedia businesses, and some retail businesses located at Bayview Plaza at the southeast corner of Third Street and Evans Avenue. Residential uses are not allowed within this industrial area.

The land use regulations established by the Redevelopment Plan no longer apply to Project Area properties which are now governed by the Planning Code as administered by the Planning Department. The Agency will continue to enforce existing contracts and covenants, including nondiscrimination and non-segregation provisions, which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to the Redevelopment Plan may contain provisions for the extension of such declaration of restrictions for successive periods. The Agency does not own any real estate in the Project Area.

Similar to the establishment of a homeowners association, there exists an India Basin Maintenance Association that is charged with the maintenance of specific limited landscaping elements, including the signature tall row of trees along the Third Street frontage of the Project Area. All related fees and obligations associated the Maintenance Association are independent of the Agency and the Redevelopment Plan and will continue into the future irrespective of the Project Area's expiration.

The Agency and the Port of San Francisco initiated and completed the development of the Cargo Way Conceptual Streetscape Plan, an installation of a segment of the San Francisco Bay Trail with enhanced pedestrian and bike friendly improvements, including a bike lane along the southern portion of the roadway. As the owner of Cargo Way, the Project will be implemented by the Port of San Francisco with Agency staff prepared to provide as needed support and coordination.

Effective January 21, 2005, the India Basin Redevelopment Plan was amended pursuant to pursuant to SB 2113 of the CRL to extend the time limits for the Agency's receipt of tax increment for the establishment of indebtedness and repayment of indebtedness for the exclusive purpose of financing the Agency's citywide low-and-moderate income housing activities. No portion of indebtedness entered into pursuant to SB 2113 can be used to fund non-housing activities.

FISCAL YEAR 2008-2009 GOALS AND ACHIEVEMENTS

1. Coordinate the closeout of the Project Area on January 1, 2009 and transfer of land use authority to the Planning Department. COMPLETED.
2. Facilitate development of privately owned vacant lots and buildings in the Project Area. COMPLETED.
3. Work with the Port of San Francisco on Cargo Way Streetscape Planning effort and identification of potential capital funding sources. COMPLETED.
4. Complete re-assessment and implementation of long-term landscape maintenance in the Redevelopment Project Area. COMPLETED.

FISCAL YEAR 2009-2010 - Continuing Agency Obligations

Non-housing activities described below will be funded with funds from prior year appropriations and not financed with moneys obtained pursuant to SB 2113 as described in the narrative above.

1. Coordinate as needed with the Port of San Francisco in the implementation of the Cargo Way Streetscape Plan.
2. Coordinate as needed with the Planning Department regarding ongoing contracts and covenants, declarations of restrictions, etc.

Project: India Basin		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		
Developer Contribution		
Grants		
Other(Specify)		
Tax Increment	Tax incre. to pay debt service on prior years tax allocation bonds, of which $161,148is related to indebtedness created pursuant to SB2113.	561
Total Revenues		561
Work Program Costs:	Effective January 21, 2005, the Redevelopment Plan for this project area was amended pursuant to SB2113, Section 33333.6(e)(A) of the	
Legal Services	Community Redevelopment Law, to extend the time limits for the establishment and repayment of indebtedness for the exclusive purpose of	
Studies & Miscel. Items(1)	financing low-and-moderate income replacement housing.	
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Thru Obligations		0
Debt Service	Payment of P & I on tax allocation bonds, of which $161,148 is related to indebtedness created pursuant to SB2113.	561
Work Program Costs		561
Personnel Costs		141
Administrative Costs		29
Total Costs		732
Net Project Fund Needs		(170)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS AND GOALS
SOUTH OF MARKET
JULY 1, 2009 - JUNE 30, 2010

PROJECT DESCRIPTION & OVERALL GOALS

The South of Market Redevelopment Project Area was originally adopted as the South of Market Earthquake Recovery Redevelopment Project Area in June 1990 to remedy the effects of the October 17, 1989 earthquake. Under the plan amendment that was adopted in December 2005, a fuller spectrum of redevelopment tools to alleviate blight is available.

The Plan Amendment allows the Agency to: 1) expand the scope of redevelopment actions to fully address all conditions of blight in the Project Area; 2) extend its ability to incur debt by an additional ten years, providing the Agency with greater financial resources; 3) expand the boundary of the original Project Area to include the Western Expansion Area; 4) adopt new redevelopment goals and objectives focused on creating new housing and revitalizing the entire Project Area; 5) acquire certain blighted properties through eminent domain, subject to the limitations contained in the Plan Amendment, if owners are unwilling to address the blight themselves or negotiate a fair market value sale.

Since 1990, the Agency has been able to: 1) provide earthquake recovery assistance to residents and businesses; 2) improve housing opportunities by funding the construction or rehabilitation of more than 1,100 affordable housing units and funding quality-of-life upgrades in SRO hotels; 3) fund the construction on Sixth Street of new, widened sidewalks with new street trees and street lights, which were completed in February 2006; 4) since 2003, provide façade and tenant improvement loans to property owners and neighborhood-serving businesses on Sixth Street and provide street cleaning services for Sixth Street; and 5) collaborate with community nonprofits that provide health care, performing arts, and cultural services that contribute to the identity of the area.

FISCAL YEAR 2008-2009 GOALS:

Housing Development

1. **474 Natoma Street:** Complete predevelopment.
2. **Site acquisition:** Complete acquisition of Hugo Hotel at Sixth and Howard Streets for development as affordable housing, unless owners decides to sell to another developer or renovate the property themselves.
3. **Sixth Street SRO rehabilitation:** Complete remaining projects, then cancel program and use remaining funds for other affordable housing programs in the Project Area.

Economic and Employment Development

1. **Sixth Street Business Development:** Continue support of small business assistance programs.

2. **South of Market Employment Center:** Continue support of job training and placement programs. 20090610 0046
3. **Sidewalk steam cleaning:** Continue cleaning of Sixth Street and adjacent alleys.
4. **Sixth Street commercial rehabilitation:** Continue implementation of Six on Sixth retailprogram to provide grants and loans to assist rehabilitation of underutilized or otherwise blighted commercial space along 6th Street.

Public Improvements and Community Facilities

1. **Alley Improvements:** Begin construction of improvements on Minna, Natoma, Russ, Harriet, and Moss Alleys in cooperation with the Department of Public Works, the Planning Department and the PAC.
2. **New community health clinic:** Begin construction.
3. **Community youth services:** Continue discussion of needs.
4. **Bindlestiff Theater:** Complete negotiation of lease and begin construction of theater space.
5. **Indian-American cultural center:** Consider inclusion in future housing development.

Citizen Participation

1. **PAC:** Continue support of Project Area Committee to provide community advice on redevelopment activities through monthly PAC meetings and subcommittee meetings.

FISCAL YEAR 2008-2009 ACHIEVEMENTS:

Housing Development

1. **474 Natoma Street:** Complete predevelopment.
2. **Site acquisition:** Adopted resolution of necessity and initiated eminent domain proceedings to acquire Hugo Hotel site at Sixth and Mission streets, while continuing to attempt to negotiate an agreement with the property owner. Trial is set to begin in August 2009.
3. **Sixth Street SRO rehabilitation:** Program ended, funds will be committed to other housing projects, including the Hugo Hotel redevelopment.

Economic and Employment Development

1. **Sixth Street Business Development:** Continued support of small business assistance programs.
2. **South of Market Employment Center:** Continued support of job training and placement programs.
3. **Sidewalk steam cleaning:** Continued cleaning of Sixth Street and adjacent alleys.
4. **Sixth Street commercial rehabilitation:** Continued implementation of Six on Sixth retail program to provide grants and loans to assist rehabilitation of underutilized or otherwise blighted commercial space along 6th Street.

Public Improvements and Community Facilities

1. **Alley Improvements**: Completed construction drawings and put projects out to bid (anticipated June 2009).
2. **New community health clinic**: Began construction.
3. **Community youth services**: Continued discussion of needs.
4. **Bindlestiff Theater**: Completed negotiation of lease and begin construction of theater space (anticipated May 2009).
5. **Indian-American cultural center**: Considered inclusion in future housing development.

Citizen Participation

1. **PAC**: Continued support of Project Area Committee to provide community advice on redevelopment activities through monthly PAC meetings and subcommittee meetings.

FISCAL YEAR 2009-10 GOALS:

Housing Development

1. **474 Natoma Street**: Begin construction.
2. **Site acquisition**: Continue eminent domain process for Hugo Hotel.

Economic and Employment Development

1. **Sixth Street Business Development**: Continue support of small business assistance programs.
2. **South of Market Employment Center**: Continue support of job training and placement programs.
3. **Sidewalk steam cleaning**: Continue cleaning of Sixth Street and adjacent alleys.
4. **Sixth Street commercial rehabilitation**: Continue implementation of Six on Sixth retail program to provide grants and loans to assist rehabilitation of underutilized or otherwise blighted commercial space along 6th Street.

Public Improvements and Community Facilities

1. **Alley Improvements**: Begin construction of improvements on Minna, Natoma, Russ, Harriet, and Moss Alleys in cooperation with the Department of Public Works, the Planning Department and the PAC.
2. **New community health clinic**: Continue construction.
3. **Bindlestiff Theater**: Complete construction of theater space and begin operations.

Citizen Participation

1. **PAC**: Continue support of Project Area Committee to provide community advice on redevelopment activities through monthly PAC meetings and subcommittee meetings.

(Thousands of Dollars)

Project: South of Market		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		200
Developer Contributions		
Grants		
Other(Specify)		
Tax Increment	Tax increment to pay debt service on prior years' tax allocation bonds & statutory pass-through payments	2,386
Total Revenues		2,586
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements	Construction of Phase I alley improvements (+$2,000,000 existing funds)	300
Arch/Eng Design & Review	Planning + design of Phase II alley improvements (Tehama, Clementina, Shipley, Clara)	200
Relocation Costs		
Property Management	Tree maintenance, litter control, steam cleaning of sidewalks	175
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization	Urban Solutions/Sixth Street Econ. Revitalization ($1,305,000), Sixth Street business services ($150,000)	1,455
Other(Specify)	SOMPAC ($200,000), Bindlestiff ($250,000)	450
Pass-Through Obligations	Ab1290 payments	878
Debt Service	Payment of P & I on tax allocation bonds	1,509
Work Program Costs		4,966
Personnel Costs		962
Administrative Costs		202
Total Costs		6,130
Net Project Fund Needs		(3,544)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS AND GOALS
PROJECT: CITY WIDE HOUSING TAX INCREMENT PROGRAM, SB2113
HOUSING & HOPWA PROGRAMS
JULY 1, 2009 - JUNE 30, 2010

PROGRAM DESCRIPTION

The Agency has a Citywide Tax Increment Program that finances the production of new low- and moderate-income housing and the preservation of existing Section 8 housing in all parts of the City and a federally funded housing program for persons with AIDS. It also has programs to develop and rehabilitate affordable housing in redevelopment project areas as part of the Agency's obligation to alleviate blight. In fiscal year 2004-2005, the Agency began implementing, as part of the Citywide Tax Increment Program, Senate Bill 2113 (Stats. 2000), state legislation authorizing the Agency to use additional tax increment capacity from otherwise expiring project areas for the sole purpose of replacing low-income housing lost in the early years of redevelopment activity. The implementation of SB 2113 will significantly expand the Agency's Housing Program.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The Redevelopment Agency administers the federal Housing Opportunities for Persons with AIDS (HOPWA) program for San Francisco and acts as the HOPWA fiscal agent for the Eligible Metropolitan Survey Area (EMSA), which includes the counties of San Mateo and Marin. In fiscal year 2008-2009, the Agency administered $8.2 million in HOPWA funding. HOPWA funding available to the EMSA for the 2008-2009 fiscal year will be approximately $8.2 million. The Agency works closely with the Department of Public Health AIDS Office and the Mayor's HIV/AIDS Health Services Planning Council to establish priorities for the program.

FISCAL YEAR 2008-2009 GOALS

1. Continue to fund supportive services of existing 113 units in Residential Care Facilities for the Chronically Ill (RCF-CI) and/or new capital development of HIV/AIDS units in larger mixed-population low-income housing developments to the extent that resources are available.
2. Continue to fund the Partial Rent Subsidy Program which serves up to 125 HIV-disabled persons and 10 homeless persons with AIDS.
3. Continue to fund on-going administrative contracts to implement the HIV/AIDS rental assistance program.
4. Continue to fund on-going rental assistance for up to 275 HIV-disabled persons.
5. Continue to fund an operating contract for 68 units of very-low income rental housing for people living with HIV/AIDS.
6. Complete rehabilitation of 3 HOPWA capital projects.
7. Continue to pursue alternative funding options for services and operating costs at the five RCF-CIs.
8. Continue to evaluate the changing housing needs of cognitively impaired people with AIDS.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Continued to fund supportive services of existing 113 units in Residential Care Facilities for the Chronically Ill (RCF-CI) and/or new capital development of HIV/AIDS units in larger mixed-population low-income housing developments to the extent that resources are available.
2. Continued to fund the Partial Rent Subsidy Program which serves up to 125 HIV-disabled persons and 10 homeless persons with AIDS.
3. Continue to fund on-going administrative contracts to implement the HIV/AIDS rental assistance program.
4. Continued to fund on-going rental assistance for up to 275 HIV-disabled persons.
5. Continued to fund an operating contract for 68 units of very-low income rental housing for people living with HIV/AIDS.
6. Continued preconstruction work of 3 HOPWA capital projects.
7. Continue to pursue alternative funding options for services and operating costs at the five RCF-CIs.
8. Continued to evaluate the changing housing needs of cognitively impaired people with AIDS.

FISCAL YEAR 2009-2010 GOALS

1. Continue to fund supportive services of existing 113units in Residential Care Facilities for the Chronically Ill (RCF-CI) and/or new capital development of HIV/AIDS units in larger mixed-population low-income housing developments to the extent that resources are available.
2. Continue to fund the Partial Rent Subsidy Program which serves up to 125 HIV-disabled persons and 10 homeless persons with AIDS.
3. Continue to fund on-going administrative contracts to implement the HIV/AIDS rental assistance program.
4. Continue to fund on-going rental assistance for up to 275 HIV-disabled persons.
5. Continue to fund an operating contract for 68 units of very-low income rental housing for people living with HIV/AIDS.
6. Complete rehabilitation of 3 HOPWA capital projects.
7. Continue to pursue alternative funding options for services and operating costs at the five RCF-CIs.
8. Continue to evaluate the changing housing needs of cognitively impaired people with AIDS.

GENERAL CITYWIDE TAX INCREMENT HOUSING PROGRAM

Each year, the Agency makes available a certain amount of funds to be used to assist general citywide housing developments. The amount of funds available is determined in part by the amount of outstanding tax increment loans repaid and on the extent to which new tax-exempt or taxable bonds are issued. Available funds for this program will be allocated in consultation with the Mayor's Office of Housing. Projects funded by the Citywide Tax Increment Housing Program also include projects located within redevelopment project areas; however those projects are listed under the Redevelopment Project Area portion of this document. The projects that will be funded during the upcoming fiscal year may be funded by both prior year Citywide funding as well as new Citywide dollars from Fiscal Year 2009-2010. Projects to be funded by the Citywide program, and which are not located within redevelopment project areas, are expected to include:

FISCAL YEAR 2008-2009 GOALS

1. Fund affordable homeownership resale pool
2. Fund housing counseling and marketing services for low-income first time homebuyers, including providing funding for a citywide homeownership counseling program through a work order to the Mayor's Office of Housing.
3. Fund environmental review of federally funded projects.
4. Fund fair housing and anti-discrimination activities.
5. Fund rehabilitation of 57 units of very low-income special needs housing.
6. Fund rehabilitation of 77 units of very low-income special needs housing.
7. Fund development related to the preservation of 81 units of existing affordable rental housing.
8. Fund development of 150 units of very low-income senior rental housing.
9. Fund development of 106 units of low-income family rental housing.
10. Fund acquisition and predevelopment of approximately 85 units of low-income rental housing for families and transition-age youth.
11. Fund Certificate of Preference program research.
12. Fund Certificate of Preference Down Payment Assistance Loan Program.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Funded affordable homeownership resale pool
2. Funded housing counseling and marketing services for low-income first time homebuyers, including providing funding for a citywide homeownership counseling program through a work order to the Mayor's Office of Housing.
3. Fund environmental review of federally funded projects.**
4. Fund fair housing and anti-discrimination activities.**
5. Fund rehabilitation of 57 units of very low-income special needs housing.**
6. Fund rehabilitation of 77 units of very low-income special needs housing.**
7. Funded development related to the preservation of 81 units of existing affordable rental housing*.
8. Funded development of 150 units of very low-income senior rental housing.*
9. Funded development of 106 units of low-income family rental housing.*
10. Funded acquisition and predevelopment of approximately 85 units of low-income rental housing for families and transition-age youth.
11. Funded Certificate of Preference program research.
12. Funded Certificate of Preference Down Payment Assistance Loan Program.

* To be completed by end of the Fiscal Year.**To be deferred to following Fiscal Year.

FISCAL YEAR 2009-2010 GOALS

1. Fund affordable homeownership resale pool
2. Fund work order for housing counseling and marketing services for low-income first time homebuyers.
3. Fund contract with Corporation for Supportive Housing to provide technical assistance to organizations developing or providing supportive services.
4. Fund personal services contract for environmental review of federally funded projects.

5. Fund personal services contract for fair housing and anti-discrimination training and testing.
6. Fund predevelopment for rehabilitation of 57 units of very-low income special needs housing.
7. Fund predevelopment for rehabilitation of 77 units of very-low income special needs housing.
8. Fund Certificate of Preference program research.

SB2113 HOUSING PROGRAM

In fiscal year 2004-2005, the Agency began implementing Senate Bill 2113 (Stats. 2000), state legislation authorizing the Agency to use additional tax increment capacity from otherwise expiring project areas for the sole purpose of replacing low-income housing lost in the early years of redevelopment activity. The project areas which have implemented the SB2113 legislation are Golden Gateway, India Basin, and Hunters Point, and Rincon Point/South Beach. In fiscal year 2008-2009, the Agency amended the Western Addition A-2 Plan, as permitted by SB2113, to fund affordable housing to greatest extent feasible within the Western Addition A-2 project area which expired in January of 2009. In fiscal year 2009-2010 the Agency will amend the Yerba Buena Center Redevelopment Plan to permit continued funding of affordable housing. Available funds for this program will be allocated in consultation with the Mayor's Office of Housing and may occur inside and outside of redevelopment project areas. Projects that are located within Agency redevelopment project areas are also listed under the "Redevelopment Project Area" section of this document. The projects that will be funded during the upcoming fiscal year may be funded by both prior year SB2113 funding as well as new SB2113 bond proceeds received in Fiscal Year 2008-2009. SB2113 funded projects are expected to include:

FISCAL YEAR 2008-2009 GOALS

1. Fund development of 32 units of low and moderate income first-time homeownership housing, WA-A2.
2. Fund predevelopment of 20 units of supportive housing for youth, Citywide.
3. Fund development of 100 units of very low-income senior rental housing, WA-A2.
4. Fund predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.
5. Fund predevelopment of 50 units of very low-income family rental housing, HPSY.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Funded pre-development of 32 units of low and moderate income first-time homeownership housing, WA-A2.
2. Funded predevelopment of 20 units of supportive housing for youth, Citywide.**
3. Funded predevelopment of 100 units of very low-income senior rental housing, WA-A2.*
4. Funded predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.
5. Fund predevelopment of 50 units of very low-income family rental housing, HPSY.**

FISCAL YEAR 2009-2010 GOALS

1. Fund development of 32 units of low and moderate income first-time homeownership housing, WA-A2.
2. Fund development of 100 units of very low-income senior rental housing, WA-A2.
3. Fund predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.

REDEVELOPMENT PROJECT AREAS

Substantial staff time has been devoted to overseeing affordable and market rate housing development within redevelopment project areas. For a more detailed description of project area housing activities, refer to the respective project area budgets. The Bayview Hunter's Point (BVHP) survey area and the Hunter's Point (HP) Project Area were merged into the Bayview Hunter's Point Redevelopment Project Area (BVHP) in Fiscal Year 2006-2007. Some of the projects identified below are actually funded by SB2113 funds but are listed both under the SB2113 program and below. Additionally, where there is insufficient tax increment to implement the affordable housing programs within the project area such as BVHP, Citywide Tax Increment Housing Program funds may be used to fund the projects in these areas. The projects that will be funded during the upcoming fiscal year may be funded by both prior year funding as well as new funding received in Fiscal Year 2009-2010. Projects to be funded during Fiscal Year 2009-2010 which are located in Redevelopment Project Areas are expected to include:

FISCAL YEAR 2008-2009 GOALS

1. Continue to fund development activities for 18 units of low and moderate income first-time homeownership housing, BVHP.
2. Fund predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.
3. Fund second round of the Model Block program, BVHP.
4. Fund acquisition of a parcel adjacent to a public housing development and owned by the San Francisco Housing Authority, BVHP
5. Fund acquisition and predevelopment of approximately 69 units of very low-income supportive housing for formerly homeless individuals and families, BVHP.
6. Fund acquisition of a parcel for the development of affordable housing and community facilities, BVHP.
7. Fund predevelopment of 50 units of very low-income family rental housing, HPSY.
8. Fund predevelopment of 130 low and very-low income units of family rental housing, MB-S.
9. Fund predevelopment of 90 units of very low-income supportive housing, MB-S.
10. Fund predevelopment of 120 units of very low-income supportive housing, TB.
11. Fund predevelopment of 168 units of low income family rental housing on two separate blocks, TB.
12. Fund development of 32 units of low and moderate income first-time homeownership housing, WA-A2.
13. Fund development of 100 units of very low-income senior rental housing, WA-A2.

14. Fund rehabilitation of 211 units of existing low and moderate income homeownership housing, WA-A2.

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FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Funded construction activities for 18 units of low and moderate income first-time homeownership housing, BVHP.
2. Funded predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.
3. Fund second round of the Model Block program, BVHP**
4. Funded acquisition of a parcel adjacent to a public housing development and owned by the San Francisco Housing Authority, BVHP
5. Funded acquisition and predevelopment of approximately 69 units of very low-income supportive housing for formerly homeless individuals and families, BVHP.
6. Fund acquisition of a parcel for the development of affordable housing and community facilities, BVHP.*
7. Fund predevelopment of 50 units of very low-income family rental housing, HPSY.**
8. Funded predevelopment of 130 low and very-low income units of family rental housing, MB-S.
9. Fund predevelopment of 90 units of very low-income supportive housing, MB-S.**
10. Fund predevelopment of 120 units of very low-income supportive housing, TB.*
11. Fund predevelopment of 168 units of low income family rental housing on two separate blocks, TB.*
12. Funded development of 32 units of low and moderate income first-time homeownership housing, WA-A2.
13. Funded development of 100 units of very low-income senior rental housing, WA-A2.*
14. Funded rehabilitation of 211 units of existing low and moderate income homeownership housing, WA-A2.*

FISCAL YEAR 2009-2010 GOALS

1. Fund predevelopment of phase 2 of a project incorporating public housing replacement, new low-income rental housing and low and moderate income first-time homeownership housing, BVHP.
2. Fund second round of the Model Block program, BVHP
3. Fund development of approximately 69 units of very low-income supportive housing for formerly homeless individuals and families, BVHP.
4. Fund predevelopment of affordable housing and community facilities, BVHP.
5. Fund predevelopment of 50 units of very low-income family rental housing, HPSY.
6. Fund predevelopment of 130 low and very-low income units of family rental housing, MB-S.
7. Fund predevelopment of 90 units of very low-income supportive housing, MB-S.
8. Fund development of 120 units of very low-income supportive housing, TB.
9. Fund development of 168 units of low income family rental housing on two separate blocks, TB.
10. Fund development of 32 units of low and moderate income first-time homeownership housing, WA-A2.

11. Fund development of 100 units of very low-income senior rental housing, WA-A2.

AFFIRMATIVE MARKETING/MONITORING

The Housing Division includes two staff members whose duties include oversight of the rent-up or sales of housing developments to ensure compliance with affirmative marketing goals, and with low-income use restrictions. Additionally, Asset Management staff monitors all tax-exempt bond-financed projects for compliance with federal rent restrictions as well as completed projects assisted through the Tax Increment Housing Program. The Agency has also continued to budget funds for research and outreach to improve the effectiveness of the Certificate of Preference program.

FISCAL YEAR 2008-2009 GOALS

1. Monitor tax increment loans and grants for program compliance and collect loan payments.
2. Monitor Agency ground lease agreements and collect lease payments.
3. Monitor and assist in administration of first-time homebuyer program.
4. Monitor 5,300 bond-financed units for federal regulatory and loan document compliance including rebate and arbitrage analysis.
5. Collect bond issuance and administrative fees.
6. Continue to fund personal services contract with Project Sentinel to provide fair housing testing, at all bond-financed and a sample of all developments, consulting, and training.
7. Review and approve the marketing plans for pending projects for regulatory and loan document compliance monitoring.
8. Report on a timely basis mortgage interest payments received from Borrowers.
9. Timely report Housing Division data for the annual controller's report.
10. Monitor and evaluate four HOPWA projects.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Monitor tax increment loans and grants for program compliance and collect loan payments.
2. Monitor Agency ground lease agreements and collect lease payments.
3. Monitor and assist in administration of first-time homebuyer program.
4. Monitor 5,300 bond-financed units for federal regulatory and loan document compliance including rebate and arbitrage analysis.
5. Collect bond issuance and administrative fees.
6. Continue to fund personal services contract with Project Sentinel to provide fair housing testing, at all bond-financed and a sample of all developments, consulting, and training.
7. Review and approve the marketing plans for pending projects for regulatory and loan document compliance monitoring.
8. Report on a timely basis mortgage interest payments received from Borrowers.
9. Timely report Housing Division data for the annual controller's report.
10. Monitor and evaluate four HOPWA projects.

FISCAL YEAR 2009-2010 GOALS

1. Monitor tax increment loans and grants for program compliance and collect loan payments.
2. Monitor Agency ground lease agreements and collect lease payments.
3. Monitor and assist in administration of first-time homebuyer program.

4. Monitor 5,300 bond-financed units for federal regulatory and loan document compliance including rebate and arbitrage analysis.
5. Collect bond issuance and administrative fees.
6. Continue to fund personal services contract with Project Sentinel to provide fair housing testing, at all bond-financed and a sample of all developments, consulting, and training.
7. Review and approve the marketing plans for pending projects for regulatory and loan document compliance monitoring.
8. Report on a timely basis mortgage interest payments received from Borrowers.
9. Timely report Housing Division data for the annual controller's report.
10. Monitor and evaluate four HOPWA projects.

Project: [illegible]ide Housing		Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		1,074
Rents/Leases		4,207
Prior Year Earnings/Savings		8,730
Developer Contribution	BMR exactions from Brannan Towers located in RPSB ($78K)	78
Grants	Federal Housing Opportunities for Persons with AIDs program	8,200
Other(Specify)	Fees related to bond financings	1,178
Tax Increment		
Total Revenues		23,467
Work Program Costs:		
Legal Services		
Studies & Miscel. Items		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist. (1)	HOPWA ($8.2M)	8,200
Job Training & Placement		10
Economic Revitalization		
Other(Specify)		
Pass-Through Obligations		
Debt Service		
Work Program Costs		8,210
Personnel Costs		6,988
Administrative Costs		1,420
Total Costs		16,618
Net Project Fund Needs		6,850

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: HUNTERS POINT SHIPYARD REDEVELOPMENT AREA
July 1, 2009 - June 30, 2010

PROJECT DESCRIPTION:

The former Hunters Point Naval Shipyard ("Shipyard") encompasses approximately 511 acres and is located along San Francisco's southeastern waterfront and adjacent to the Bayview Hunters Point ("BVHP") neighborhood. The Shipyard was closed by the U.S. Navy in 1974 and was placed on the federal Base Realignment and Closure ("BRAC") list in 1991, which began the process for conveying the Shipyard to the Agency to be redeveloped for civilian use. Due to the presence of significant hazardous materials within the Shipyard, the U.S. Environmental Protection Agency ("EPA") placed the Shipyard on the National Priorities List created under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"). Pursuant to CERCLA, Navy, EPA and the State of California executed a Federal Facilities Agreement in 1992 (the "FFA"), which requires the Navy to investigate and remediate hazardous materials according to a specified process and schedule. To facilitate the remediation of hazardous materials and reuse of the Shipyard under the FFA, the Navy and the federal and state regulatory agencies agreed that remediation should be accomplished on a parcel-by-parcel basis. As a result, the Shipyard was divided into six (6) separate parcels (Parcels A-F).

On March 31, 2004, the Navy and the Agency executed a Conveyance Agreement for the phased clean-up and transfer of the Shipyard to the Agency. Consistent with CERLCA, EPA, Department of Toxic Substances Control, and the California Water Board (the "Regulators") concurred with the Navy that the environmental condition of Parcel A would not pose any risk to human health and the environment. Therefore, on October 14, 2004, the Navy issued the final Finding of Suitability to Transfer ("FOST") for Parcel A. In accordance with the Conveyance Agreement, the Navy conveyed the first 75 acres of the Shipyard, Parcel A, to the Agency on December 3, 2004.

Currently, the Navy is working collaboratively with the Regulators and the City to expedite the clean-up and transfer of additional parcels of land to the Agency.

<u>Phase 1 Development</u>
On March 30, 1999, the Agency Commission selected Lennar-BVHP, LLC now known as HPS Development Co., LP ("Lennar") as the master developer for redevelopment of the Shipyard. On December 2, 2003, the Agency Commission unanimously approved the Disposition and Development Agreement-Phase 1 Hunters Point Shipyard ("DDA") that sets forth the terms for the Agency's conveyance of portions of Parcel A and Parcel B to Lennar (Parcel A-3 houses the Shipyard artist community and remains within the Agency's ownership). Under the DDA, the Agency retains sites within Phase 1 for future Agency-sponsored affordable housing, community facilities and public open space ("Public Property"). Lennar's obligations under the DDA include construction of the horizontal infrastructure (i.e., sewer systems, streets and sidewalks, telecommunications systems, etc.) necessary to prepare the land for vertical development and the provision of a host of community programs outlined in a Community Benefits Agreement.

A total of 1,600 residential units were originally planned for the Phase 1 development. Under the original DDA, the Agency was responsible for 320 affordable residential units, priced between 20% and 50% of Area Median Income ("AMI"). Under the initial agreement, Lennar was responsible for 1,280 residential units ("Developer Units"). At least 30% or 384 of the Developer Units were planned as rental units and 70% or 896 as for-sale units. Lennar is also required to develop 15% or 192 of its total Developer Units as inclusionary units, with the inclusionary for-sale units (134) and rental units (58) affordable to households priced at 80% and 50% of AMI, respectively. Pursuant to the Community Benefits Agreement, Lennar is obligated to set aside 309 of the home sites to be developed by BVHP-based community builders.

Changes to the Phase 1 Development

- The DDA for the Shipyard has been amended since its approval in December 2003, but the development program remains substantially the same. The First Amendment to the DDA, approved in April 2005, recognized the satisfied closing conditions required in the DDA, and authorized the Agency to transfer Parcel A to Lennar and execute an Interagency Cooperation Agreement between the Agency and the City and County of San Francisco to ensure coordination and cooperation amongst all City departments and commissions with jurisdiction over the project.

- More substantially, on April 4, 2005, the Agency transferred a portion of Parcel A (approximately 60 acres) to Lennar to construct the horizontal improvements. Shortly thereafter, Lennar requested modifications to the DDA (Second Amendment to the DDA) because of the downturn in the real estate market and a delay in the clean-up and transfer of Parcel B from the Navy to the Agency. Therefore, on October 17, 2006, the Agency Commission approved Lennar's proposal to amend the DDA by: (1) removing Parcel B from the DDA, thereby reducing the total number of residential unit to 1,498, of which 216 are Agency units and 1,282 are Developer Units; (2) shifting 260 residential units from Parcel B to Parcel A; and (3) converting all Developer rental units to for-sale units. In return, Lennar agreed to: (a) price 58 for-sale homes for individuals earning no more than 50% of AMI and (b) increase the number of community builder opportunities to 489 lots, an increase of 180 units.

- The Third Amendment to the DDA, approved in August 2008, adjusted the project's schedule of performance to reflect the cumulative effects of project construction delays and better coordinate the completion of the horizontal construction with that of the vertical construction.

- The Fourth Amendment to the DDA, also approved in August 2008, authorized the Agency to approve new joint ventures to further the second phase of the Shipyard's development, assign and amend certain DDA rights and obligations to such ventures, and clarified the Agency and Lennar's rights and obligations to completing the Shipyard's infrastructure construction.

Lennar began construction of the Phase 1 horizontal improvements in the Fall of 2007. It is anticipated that the first development blocks will be completed and ready for vertical development during the Winter of 2009. The estimated completion date for the first residential units is 2011.

Phase 2 Negotiations

On February 13, 2007, the Board of Supervisors passed, and on February 15, 2007, the Mayor signed, Resolution No. 59-07 (the "Board Resolution"), urging the Agency to amend its Exclusive Negotiations Agreement ("ENA") with Lennar to provide for the integrated planning and redevelopment of Parcels A-3 and B through E of the Shipyard with Candlestick Point in the Bayview Hunters Point Redevelopment Area ("Integrated Project Site) into a mixed-use project, possibly including a new 49ers football stadium. On May 1, 2007, the Agency Commission endorsed a Conceptual Framework and approved the Amended and Restated ENA with Lennar for development of the Integrated Project Site. In June 2008, San Francisco voters approved Proposition G, "the Bayview Jobs, Parks and Housing Initiative," which set forth principles for the integrated development of the two sites, consistent with the Conceptual Framework.

Currently, the Agency is working closely with the Mayor's Office and Lennar to finalize a land use plan, an urban design plan, a financing plan, and a transportation plan for the Integrated Project Site that is inclusive of various policy objectives (i.e., affordable housing, community benefits programs, recreational and open space, commercial/industrial space for job-generating industries, etc.) that are set forth in the Conceptual Framework.

FISCAL YEAR 2008-2009 GOALS

1. Successfully coordinate with Lennar to complete sales of improved lots on Parcel A for vertical development of market-rate and affordable housing.
2. Successfully engage in a community process to plan for the development of the 1.2 acre community facilities parcel in the Phase 1 development.
3. Issue a Request for Qualifications (RFQ) seeking non-profit developers to develop affordable housing on one of the Agency's development blocks on the hilltop portion of Parcel A.
4. Issue an RFP seeking a fiscal agent to oversee the Cultural and Historical Recognition Program (CHRP) for the Shipyard.
5. Commence planning and negotiations with Lennar regarding the land uses and development program for the second phase of development, or the Integrated Project Site, in accordance with Board of Supervisors Resolution No. 59-07.
6. Consult with the Bayview Hunters Point Project Area Committee (PAC) and the Hunters Point Shipyard Citizen's Advisory Committee (CAC) on negotiations for the Integrated Project Site.
7. Approve preliminary development concept for Phase 2 development of Shipyard parcels A-3 and B through E and the Candlestick Point area of the Bayview Hunters Point Project Area.
8. Approval of the Bayview Jobs, Parks, and Housing Ballot Initiative.

9. Successfully engage in a community process to plan for the development of the Community Facilities Parcels.
10. Prepare a finance plan and inter-agency infrastructure plan for the design and construction of the second phase of development.
11. Completion of Phase 1 horizontal developments (i.e., wet and dry utilities).
12. Successful negotiation of early transfer of Parcels B and portions of D with the Navy.
13. Establish QPE as a non-profit public benefit corporation, initial incorporators, and adopt by-laws to manage the Shipyard's Legacy Fund.
14. Negotiate Phase 2 Community Benefits Agreement with developer.
15. Continue to facilitate a partnership between the developer and the San Francisco Public Utilities Commission (SFPUC) that will result in San Francisco's first community that employs 100% renewable energy to residents and businesses.
16. Establish a Community Facilities District for operation and maintenance.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Coordinated with Lennar to complete sales of improved lots on Parcel A for vertical development of market-rate and affordable housing, specifically reviewed schematic designs related to Blocks 50, 51, 53, and 54.
2. Commenced planning and negotiations with Lennar regarding the land uses and development program for the development of the Integrated Project Site, in accordance with Board of Supervisors Resolution No. 59-07.
3. San Francisco voters approved Proposition G, "the Bayview Jobs, Parks and Housing Initiative," which set forth principles for the development of the Integrated Project Site, consistent with the Conceptual Framework.
4. Received approval from the BVHP Project Area Committee (PAC) and the Shipyard's Citizens Advisory Committee (CAC) on the financing plan for the Integrated Project Site.
5. Approved a preliminary development concept and financing plan for the Integrated Project Site.
6. Successfully engage in a community process to plan for the development of the Community Facilities Parcels.
7. Agreed on a basic outline of terms for an Early Transfer Cooperative Agreement for the early conveyance of Parcels B and G from the Navy.
8. Adopted by-laws and articles of incorporation for the (soon to be established) non-profit public benefit corporation Quasi Public Entity (QPE).
9. Issued a Request for Qualifications (RFQ) to engage a consultant to assist in the community planning process for the development of the 1.2 acre community facilities parcel in the Phase 1 development.
10. Issued an RFP seeking a coordinator to oversee the Cultural and Historical Recognition Program (CHRP) for the Shipyard.
11. Established a partnership between the developer and the San Francisco Public Utilities Commission (SFPUC) that established the Phase 1 development as San Francisco's first community that will employ 100% renewable energy to residents and businesses.

12. Adopted Community Facilities District #8 for operation and maintenance of the new open space and streetscape elements developed within Phase 1.
13. Ongoing operation on Third Street in BVHP of the International African Marketplace associated with the African Diaspora, and economic development.
14. Commenced study of reuse of Building 813 including possible use as a business incubator.
15. Adopted, in coordination with, the CAC, Lennar, and the Mayor's Office, an Implementation Plan for 2008-2012 for the Shipyard.
16. Commenced a visioning process for replacement artist space and permanent arts district proposed for Phase 2 development through an Economic Development Administration Grant.

FISCAL YEAR 2009-2010 GOALS

1. Successfully coordinate with Lennar to complete sales of improved lots on Parcel A for vertical development of market-rate and affordable housing.
2. Successfully engage in a community process to plan for the development of the 1.2 acre community facilities parcel in the Phase 1 development.
3. Issue a RFQ seeking non-profit developers to develop affordable housing on one of the Agency's development blocks on the hilltop portion of Parcel A.
4. Develop concepts and commission public art for the Shipyard under the CHRP program.
5. Continue planning and negotiations with Lennar regarding the land uses and development program for the second phase of development, or the Integrated Project Site, in accordance with Board of Supervisors Resolution No. 59-07.
6. Completions of Phase 1 horizontal development (i.e., wet and dry utilities).
7. Successful negotiation of early transfer of Parcels B and G with the Navy.
8. Establish QPE as a non-profit public benefit corporation, initial incorporators, and adopt by-laws to manage the Shipyard's Legacy Fund.
9. Negotiate Phase 2 Community Benefits Agreement with developer.
10. Continue to facilitate a partnership between the developer and the SFPUC for the Phase 2 portion of the Shipyard that will expand the use of 100% renewable energy at the Shipyard.
11. Ongoing operation on Third Street in BVHP of the International African Marketplace associated with the African Diaspora, and economic development.
12. Obtain City Planning Commission and Agency Commission approval of the changes to the Shipyard Design for Development necessary to accommodate the 260 residential units that were previously entitled on Parcel B to Parcel A.

Work Program Revenues and Costs
(Thousands of Dollars)

Project: Hunters Point Shipyard (Phase I Development; Property Mangement & Leasing)		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	Net Operating Income (NOI) from #606 Lease	139
Prior Year Earnings/Savings		
Developer Contribution	Work program ($2.5M), plus Agency staff/admin costs	3,999
Grants	Federal Grants: EPA Waste Water Grant $1.8M	1,800
Other(Specify)	Reimbursement from Navy for Parcels B-F; tenants for Parcel A security, $74K Lennar portion	342
Tax Increment		
Total Revenues		6,280
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements	Federal Grants: EPA Waste Water Grant $1.8M	1,800
Arch/Eng Design & Review		
Relocation Costs		
Property Management	Base-wide security services (funded by Navy + tenant pass thru: $268K + $74K Lennar portion), plus NOI form #606 Lease	481
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)	Developer Reimbursable non-staffing project costs ($2.4M)	2,496
Pass-Through Obligations		
Debt Service		
Work Program Costs		4,777
Personnel Costs		1,243
Administrative Costs	30% cap on admin costs in DDA	260
Total Costs		6,280
Net Project Fund Needs		0
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

Work Program Revenues and Costs
(Thousands of Dollars)

Project: Hunters Point Shipyard (Phase II Planning & Negotiations)		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		
Developer Contribution	Work program ($6.9M), plus Agency staff/admin costs	8,479
Grants	Phase 2 Arts District Planning EDA #5 ($2.6M, in-kind staff time $256K)	2,856
Other(Specify)		
Tax Increment		
Total Revenues		11,335
Work Program Costs:	Assumes developer picks up all Agency staff admin/personnel costs	
Legal Services		
Studies & Miscel. Items(1)		
Planning	Phase 2 Arts District Planning EDA #5 ($2.6M, in-kind staff time $256K)	2,856
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)	Developer Reimbursable non-staffing project costs ($6.9M)	6,976
Pass-Through Obligations		
Debt Service		
Work Program Costs		9,832
Personnel Costs		1,243
Administrative Costs		260
Total Costs		11,335
Net Project Fund Needs		0
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS AND GOALS

MISSION BAY NORTH REDEVELOPMENT AREA
JULY 1, 2009 - JUNE 30, 2010

PROJECT DESCRIPTION

The Mission Bay development is divided into two redevelopment project areas, totaling 303 acres. Mission Bay North includes approximately 68 acres of land. Over the 30-year life of the projects, Mission Bay is expected to create more than 31,000 new permanent jobs, in addition to hundreds of construction jobs. Development will require investment of over $400 million in new public infrastructure, to be financed through Mello-Roos Community Facilities Districts and tax increment generated by the project areas. Total development costs for the two project areas are expected to exceed $4 billion.

The maximum development program for the Mission Bay North Project Area includes:

- 3,000 housing units, of which nearly 25% (750 units) will be affordable units.
- Neighborhood serving retail space.
- Six acres of public open space, including a landscaped promenade along the north edge of Mission Creek.

The schedule of development is based on market and economic factors. Development in Mission Bay North began in 2000. To date, 2,444 residential units have been completed in eleven projects, including 543 affordable units. An additional 131 affordable units are under construction. Park development in Mission Bay North is complete, and a new branch library serving the Mission Bay and wider community has opened. Work continues on one key roadway project, a connector road from 7th Street to Berry Street into the project area.

FISCAL YEAR 2008 - 2009 ACHIEVEMENTS

Below is a summary of the major accomplishments in Mission Bay South for the fiscal year 2008/2009.

1. **Market Rate Housing Development.** Construction was completed on The Arterra, a 267-unit market rate for-sale project developed by Intracorp. The Arterra is the first LEED-certified private residential project in San Francisco. Construction commenced on a 260-unit rental project, developed by AvalonBay Communities.

2. **Affordable Housing Development.** Construction began on the third and fourth Agency affordable housing projects, totaling 131 first-time homebuyer units (Block N4/Parcel 2 and Block N4a/Parcel 2).

3. **Parks and Infrastructure.** Construction was completed on the Mission Creek Sports Courts on parcels NP3, NP4 and NP5. The facilities include new basketball courts, volleyball and tennis courts, a small-boat launch on Mission Creek and a new dog run.

4. **Ongoing Operations.** The Agency's open space management operations were expanded to include new parks, under a contract with MJM Management Group. Agency continued its regular consultation with the Mission Bay Citizens Advisory Committee.

FISCAL YEAR 2009 – 2010 MAJOR GOALS AND BUDGET PRIORITIES

Infrastructure in Mission Bay, including new roads, parks and utilities, is funded through tax increment bonds, based on the amount of increment available each year. No new bonds are anticipated to be issued in FY 2009/2010. However, approximately $30 million in bond proceeds will be carried forward from an anticipated bond issuance in FY 2008/2009. Those funds will be used to pay for a number of significant infrastructure projects, including the opening of the 7th Street connector, which links Mission Bay to 7th Street on the other side of the I-280 freeway. Build-out in Mission Bay North is largely complete.

A summary of the major goals in Mission Bay North for 2009/2010 are below.

1. **Market Rate Housing Development.** Complete construction of the 260-unit market-rate rental project under development by AvalonBay Communities (Block N3/Parcel 2).

2. **Affordable Housing Development.** Complete construction of the third and fourth Agency affordable housing projects, totaling 131 first-time homebuyer units on Block N4/Parcel 2 and Block N4a/Parcel 2.

3. **Parks and Infrastructure.** Finalize interagency agreements and open the 7th Street Connector project. Continue Agency's open space management operations through a contract with MJM Management Group.

4. **Other Ongoing Operations.** Continue collaboration with Mission Bay Task Force on City acceptance of completed infrastructure and other interdepartmental implementation efforts, and continue consultation with the Mission Bay Citizens Advisory Committee.

(Thousands of Dollars)

Project: Mission Bay North		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Prior Year Earnings/Savings		
Developer Contribution	Developer pick up of admin/personnel costs	300
Tax Increment		13,450
Total Revenues		13,750
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		1,900
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligations		8,835
Debt Service		4,534
Personnel Costs		634
Administrative Costs		133
Total Costs		16,035
Net Project Fund Needs		(2,285)

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION, ACHIEVEMENTS AND GOALS

MISSION BAY SOUTH REDEVELOPMENT AREA
JULY 1, 2009 - JUNE 30, 2010

PROJECT DESCRIPTION

The Mission Bay development is divided into two redevelopment project areas, totaling 303 acres. Mission Bay South includes approximately 238 acres of land south of Mission Creek, bounded by the 280 Freeway, Terry Francois Boulevard, and Mariposa Street.

Over the 30-year life of the projects, Mission Bay is expected to create over 31,000 new permanent jobs, in addition to hundreds of construction jobs. Development will require investment of more than $400 million in new public infrastructure, to be financed through Mello-Roos Community Facilities Districts and tax increment generated by the project areas. Total development costs for the two project areas are expected to exceed $4 billion.

The 43-acre Mission Bay UCSF life science campus for teaching and research and UCSF's planned children's/women's/cancer hospital are integral components of the Mission Bay South Project Area. Surrounding the campus is land designated for 4.5 million square feet of private life science/biotechnology/high technology and office space space.

The maximum development program for the Mission Bay South Project Area includes:

- 3,090 housing units, of which at least 37% (1,100) will be affordable units developed by non-profit developers on up to 12.2 acres to be transferred by the master developer to the Agency.
- A 43-acre UCSF research campus containing 2.65 million sq. ft. of building space, on property donated by Catellus and the City, and 14-acre UCSF specialty hospital site.
- A 500-room hotel, which may include 50,000 sq. ft. of urban entertainment uses.
- 4.5 million sq. ft. of commercial industrial space (e.g., office, research & development, private bio-technology).
- 300,000 sq. ft. of city-serving and neighborhood-serving retail space
- 37 acres of public open space, including parks along the south side of Mission Creek and along the bay, with an additional 8 acres of public open space within the UCSF campus.
- A new 500-student public school on land to be donated by UCSF.
- A new fire and police station.

To date, the first segment of Mission Creek Park has opened on the waterfront, and seven commercial buildings totaling more than 1.7 million square feet of space have been completed or are under construction. UCSF has completed five buildings, including three research centers, a campus housing project, and the campus community center, along with related parking. The first market-rate condominium project, the 99-unit Radiance, opened in July, and the second residential project, a 192-rental unit project by Urban Housing Group, is nearing completion.

FISCAL YEAR 2008 - 2009 ACHIEVEMENTS

Below is a summary of the major accomplishments in Mission Bay South for the fiscal year 2008/2009.

1. **Biotechnology Cluster.** The third privately-developed biotechnology lab building was completed this year. 409 & 449 Illinois Street, developed by Shorenstein Properties LLC, opened in November 2008 and is now home to Fibrogen. In addition, Alexandria Real Estate Equities began construction on two additional second speculative biotechnology projects including Block 26, which will be the future home of Pfizer, and Parcel 5 on Blocks 41 – 43. Finally, the Agency approved schematic designs for an additional three biotechnology lab projects.

2. **Office Development.** The second speculative office building, located on Block 26a, completed construction.

3. **UCSF Specialty Hospital.** The Agency continued to collaborate with UCSF on the planning and design for new 289-bed specialty hospital planned for Blocks 36-29 and X3, pursuant to Memorandum of Understanding approved in November 2005.

4. **UCSF Affordable Housing Commitments.** The Agency negotiated agreements with UCSF for affordable housing related to UCSF's acquisition of Block X3 for specialty hospital development, as extension to Disposition and Development Agreement for affordable housing related to Blocks 36-29 approved in November 2005. The Agency approved a term sheet in August 2008, requiring UCSF to construct an additional 77 units of affordable housing on Block 7 West in Mission Bay South. Negotiations

5. **Market Rate Housing Development.** Construction was completed on the first market-rate housing project in Mission Bay South: the Radiance on Block 10a, a 99-unit condominium project. Construction is nearly complete on 192 units of rental housing on Block 4 West. The Agency approved a schematic design for 259 condominium units on Block 13 West.

6. **Affordable Housing Development.** The Agency commenced predevelopment work on the first Agency-sponsored affordable housing project in Mission Bay South. The project is located and Block 13 East, and will include 134 units of very low- and low-income family rental housing. The project also includes nearly 9,000 square feet of neighborhood-serving retail.

7. **Parks and Open Space.** The Agency approved schematic designs for two additional parks in Mission Bay South, on parcels P2 and P8 along Mission Creek. The park designs call for a community garden space, dedicated walking and bicycling paths, a butterfly garden and informal play areas. The maintenance and operations of all Mission Bay parks continued, through a contract with MJM Management Group.

FISCAL YEAR 2009 – 2010 MAJOR GOALS AND BUDGET PRIORITIES

Infrastructure in Mission Bay, including new roads, parks and utilities, is funded through tax increment bonds, based on the amount of increment available each year. No new bonds are anticipated to be issued in FY2009/2010. However, approximately $30 million in bond proceeds will be carried forward from an anticipated bond issuance in FY2008/2009. Those funds will be used to pay for a number of significant infrastructure projects, including the completion of 4th Street, the future retail corridor in Mission Bay South.

A summary of the major goals in Mission Bay South for 2009/2010 are below.

1. **Biotechnology Cluster.** Complete construction of a biotechnology lab project on Parcel 5, Blocks 41–43 (1500 Owens). Continue construction of a biotechnology project on Block 26 (future home of Pfizer at 455 Mission Bay Blvd. South).

2. **UCSF Specialty Hospital.** The Agency will continue its collaboration with UCSF on planning and design for new 289-bed specialty hospital planned for Blocks 36-29 and X3, and complete an amendment to the Memorandum of Understanding approved in November 2005.

3. **UCSF Affordable Housing Commitments.** The Agency will complete an amended and restated Disposition and Development agreement for UCSF's development of 77 units of affordable housing related to UCSF's acquisition of Block X3 for the specialty hospital development.

4. **Market Rate Housing Development.** Complete construction of the residential project on Block 4 West, including 192 rental units and neighborhood-serving retail.

5. **Affordable Housing Development.** Complete schematic design work for first Agency-sponsored affordable housing project in Mission Bay South Agency-sponsored affordable housing project in Mission Bay South, which will include 134 units of very low- and low-income family rental housing.

6. **Parks and Infrastructure.** Complete schematic design work for additional open space park parcels, including park parcels 26 and 27 (Mariposa Park) and park parcels 22 – 24 (Bayfront Parks). Continue management of Mission Bay South park system, through a contract with MJM Management Group. Complete construction of the new 4th Street in Mission Bay, the neighborhood-serving retail corridor in Mission Bay South, and several other roadway projects.

7. **Other Ongoing Operations.** Continue consultation with Mission Bay Citizens Advisory Committee. Continue collaboration with Mission Bay Task Force on the review and acceptance of new infrastructure and on other interdepartmental implementation efforts.

Work Program Revenues and Costs
(Thousands of Dollars)

Project: Mission Bay South		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Developer Contribution	Developer pick up of admin/personnel costs	400
Tax Increment		8,235
Total Revenues		8,635
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		5,700
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligations		6,588
Debt Service		
Work Program Costs		12,288
Personnel Costs		877
Administrative Costs		184
Total Costs		13,349
Net Project Fund Needs		(4,714)

SAN FRANCISCO REDEVELOPMENT AGENCY
2000 PROGRAM DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: TRANSBAY PROJECT AREA
July 1, 2009 – June 30, 2010

PROJECT DESCRIPTION

The Transbay Redevelopment Project Area (Project Area), adopted in June 2005, is an opportunity for the San Francisco Redevelopment Agency (Agency) to participate in the alleviation of blight within a large portion of the city's southern Financial District through a wide range of projects and activities, including:

- construction of a major new multi-modal transit terminal on the site of the existing Transbay Terminal and extension of Peninsula Corridor rail service to the new terminal (Caltrain Extension) – the Transbay Joint Powers Authority is responsible for planning, designing, building, and eventually operating the Transbay Terminal and Caltrain Extension, but will receive financial support from certain redevelopment activities, as discussed below;
- redevelopment of vacant and underutilized land in the Project Area into a vibrant mixed-use, transit-oriented neighborhood consisting of more than 3,400 new housing units, approximately 1,200 of which will be affordable to very low-, low-, and moderate-income households;
- construction of public improvements throughout the area including two new public parks, new pedestrian-oriented alleys, widened sidewalks and other active recreation spaces.

The redevelopment program would be funded with the approximately $430 million in constant FY 2004/05 dollars that the Project Area is expected to generate in net tax increment over the life of the Redevelopment Plan.

All of the net tax increment (after statutory passthroughs and the required 20 percent affordable housing set-aside) generated by development of the parcels in the Project Area that are currently owned by the California Department of Transportation (State-Owned Parcels) would be applied to the cost of the new Transbay Transit Center and Caltrain Downtown Extension. Additional funds would be generated by the sale of State-Owned Parcels to private developers. The remaining cost of the Transit Center and Caltrain Extension would be paid through a combination of federal, state, regional, and local sources according to a funding plan developed by the Transbay Joint Powers Authority (TJPA).

The Project Area is approximately 40 acres in size and roughly bounded by Mission Street in the north, Main Street in the east, Folsom Street in the south, and Second Street in the west. The area is characterized by many structures, including the existing Transbay Terminal and its ramps, which are substantially deteriorated or unreinforced masonry buildings and other conditions of blight including irregularly shaped parcels, vacant and underutilized properties, and high vacancy and crime rates.

FISCAL YEAR 2008-2009 GOALS

1. Finish analysis of remaining concepts for environmental management in the project area, including meeting the electricity needs of the new neighborhood and procedures for dealing with existing subsurface hazards during construction.
2. Select a master developer for Block 8, bounded by Folsom, Fremont and First Streets for a master planned project to include approximately 650 units, including approximately 170 affordable units, as well as approximately 10,000 square feet of retail space (if funding is available from the TJPA).
3. Issue a Request for Proposals for a master developer for Block 9, bounded by Folsom, First and Ecker Streets for a master planned project to include approximately 500 units, including approximately 90 affordable units, as well as approximately 5,000 square feet of retail space (if funding is available from the TJPA).
4. Continue working with the Transbay Joint Powers Authority to integrate the ongoing planning and engineering of the new Transbay Terminal and Caltrain Downtown Extension with other public and private improvements proposed within the Project Area.
5. Continue discussions with the developer that is attempting to assemble the small, irregular parcels adjacent to the Agency Owned Parcel on Block 1, bounded by Main, Spear and Folsom Streets, and enter into negotiations with the developer for the purchase of the Agency Owned Parcel if the developer is successful and presents an acceptable proposal for the development of the entire block.
6. Select a developer for a stand-alone, 100 percent affordable housing project (approximately 100 units) on Block 11, bounded by Folsom and Essex Streets (if funding is available from the TJPA).
7. Complete design of the two public open spaces on Essex Street, pursuant to the Transbay Streetscape and Open Space Plan.
8. Continue working with Citizens Advisory Committee on implementation of Redevelopment Plan.

FISCAL YEAR 2008-2009 ACHIEVEMENTS

1. Completed combined heat and power (CHP) analysis to analyze electricity and heating/cooling needs of neighborhood (anticipated April 2009).
2. Selected a master developer for Block 8, bounded by Folsom, Fremont and First Streets for a master planned project to include approximately 650 units, including approximately 170 affordable units, as well as approximately 10,000 square feet of retail space (anticipated June 2009).
3. Block 9 RFP delayed until 2010.
4. Continue working with the Transbay Joint Powers Authority to integrate the ongoing planning and engineering of the new Transbay Terminal and Caltrain Downtown Extension with other public and private improvements proposed within the Project Area.
5. Continued discussions with the developer that is attempting to assemble the small, irregular parcels adjacent to the Agency Owned Parcel on Block 1, bounded by Main, Spear and Folsom Streets, and enter into negotiations with the developer for the purchase of the Agency

Owned Parcel if the developer is successful and presents an acceptable proposal for the development of the entire block.

6. Selected a developer for a stand-alone, 100 percent affordable housing project (approximately 100-120 units) on Block 11, bounded by Folsom and Essex Streets.
7. Design of the two public open spaces on Essex Street delayed due to delay of bond issuance.
8. Continue working with Citizens Advisory Committee on implementation of Redevelopment Plan.

FISCAL YEAR 2009-2010 GOALS

1. Execute a DDA for Block 8, bounded by Folsom, Fremont and First Streets for a master planned project to include approximately 650 units, including approximately 170 affordable units, as well as approximately 10,000 square feet of retail space (if funding is available from the TJPA).
2. Issue a Request for Proposals for a master developer for Block 9, bounded by Folsom, First and Ecker Streets for a master planned project to include approximately 500 units, including approximately 90 affordable units, as well as approximately 5,000 square feet of retail space (if funding is available from the TJPA).
3. Continue working with the Transbay Joint Powers Authority to integrate the ongoing planning and engineering of the new Transbay Terminal and Caltrain Downtown Extension with other public and private improvements proposed within the Project Area.
4. Continue discussions with the developer that is attempting to assemble the small, irregular parcels adjacent to the Agency Owned Parcel on Block 1, bounded by Main, Spear and Folsom Streets, and enter into negotiations with the developer for the purchase of the Agency Owned Parcel if the developer is successful and presents an acceptable proposal for the development of the entire block.
5. Execute a DDA for a stand-alone, 100 percent affordable housing project (approximately 100 units) on Block 11, bounded by Folsom and Essex Streets (if funding is available from the TJPA).
6. Complete design of the two public open spaces on Essex Street, pursuant to the Transbay Streetscape and Open Space Plan.
7. Continue working with Citizens Advisory Committee on implementation of Redevelopment Plan.

(Thousands of Dollars)

Project: Transbay		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		
Developer Contribution	Housing Exaction	4,395
Grants		
Other(Specify)	TJPA funding for RFP for Parcel F	150
Tax Increment		432
Total Revenues		4,977
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)		
Planning	District water and power systems analysis	100
Acquisition Costs		
Public Improvements	Reconfiguration of Folsom Street Off-Ramp ($2.5M), Essex St. open spaces ($1M + $2M in existing funds)	3,500
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligation		2,019
Debt Service		427
Work Program Costs		6,046
Personnel Costs		393
Administrative Costs		82
Total Costs		6,521
Net Project Fund Needs		(1,545)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROGRAM DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: HUNTERS POINT (Area A of Bayview Hunters Point)
July 1, 2009- June 30, 2010

PROJECT DESCRIPTION

Adopted by the Board of Supervisors on January 20, 1969, the Hunters Point Redevelopment Plan formally expired on January 1, 2009. The Redevelopment program is substantially complete and Hunters Point is now a vibrant residential community with supporting educational and recreational uses. The primary objectives of the Plan were to remove structurally substandard buildings, provide land for needed public facilities including new streets, and provide low-to moderate priced housing suitable to the needs of the existing residents, including community amenities such as parks, schools and neighborhood shopping. Today, over 1,760 new units of housing have been constructed and 122 units of existing housing have been rehabilitated within the Hunters Point Project Area. Over eighty percent (80%) of the new units, generally of medium density and family-sized, are affordable to low- and moderate-income households. Complimentary community improvements within the Hunters Point Project Area include major new roadways and their associated streetscape improvements, a number of neighborhood parks, community facilities and schools.

The land use regulations established by the Redevelopment Plan no longer apply to Project Area properties which are now governed by the Planning Code as administered by the Planning Department. The Agency will continue to enforce existing contracts and covenants, including nondiscrimination and non-segregation provisions, which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to the Redevelopment Plan may contain provisions for the extension of such declaration of restrictions for successive periods.

The Agency will continue to be responsible for those properties in Hunters Point with which there is an ownership responsibility involved including continued management and administration of the Agency's affordable housing programs and portfolio, the development and disposition of Agency-owned land for affordable housing purposes and the continued maintenance of specific public open space parcels.

Specific responsibilities and obligations include the ongoing maintenance, improvement and eventual transfer of ownership of Shoreview Park and other small parcels of land (mini parks/remnant parcels). Two vacant parcels within the Project Area are slated for future development under the Agency's Affordable Housing Program - one at the southeast corner of Keith Street and Fairfax Avenue (Site AA-3) and the other at the west corner of Whitney Young Circle and Hudson Avenue (Site EE-2). Site AA-3, directly adjacent to the Hunters View Hope SF Revitalization Project, is anticipated for future inclusion within the Hunters View Project as a mix of market-rate and affordable homeownership units. Phase 1 of Site EE-2 is currently being developed by Habitat for Humanity as seven four-bedroom affordable homeownership units. Phase 2 of Site EE-2 has preliminarily been estimated to support an additional seventeen units.

In January of 2005 the Project Area underwent an SB2113 Plan Amendment which allows the Agency to continue to incur indebtedness exclusively for the purpose of building affordable housing until January 1, 2014 or until the Agency's replacement housing obligation under SB2113 has been met. The Agency may use the funds for low- and moderate-income housing activities as specified in the CRL or to meet, in whole or in part, the replacement housing provisions or the affordable housing production provisions. No portion of indebtedness entered into pursuant to SB 2113 can be used to fund non-housing activities. Non-housing activities described below will be funded with funds from prior year appropriations and not financed with moneys obtained pursuant to SB 2113.

While development of the original Hunters Point Project Area is nearly complete and the Agency's formal jurisdiction has ended, the Hunters Point Plan was "amended" in 2006 to extend the boundaries of the Project Area to include the Third Street commercial corridor, the majority of Bayview's industrial areas and a limited amount of adjacent residential districts ("Bayview Hunters Point Project Area B") in order to facilitate broader neighborhood revitalization. The Agency will work to actively implement the Bayview Hunters Point Redevelopment Plan until 2036.

<u>**FISCAL YEAR 2008-2009 GOALS AND ACHIEVEMENTS**</u>

1. Support safety and other necessary improvements associated with an Agency created retaining wall directly adjacent to the Project Area and in front of the Grace Tabernacle Church, in coordination with the Department of Public Works. COMPLETED.
2. Prepare for expiration of Project Area on January 1, 2009. COMPLETED.
3. Coordinate transfer of land use authority to the Planning Department. COMPLETED.
4. Complete pre-construction entitlements for Site EE-2. PARTIALLY COMPLETED.
5. Complete the renovation of Shoreview Park and coordinate the transfer of jurisdiction to the Recreation and Park Department. ONGOING.
6. Continue landscape and infrastructure enhancements of the minipark and open space areas in the Project Area and coordinate long-term maintenance/ownership. ONGOING.
7. Continue to support the job referral, training and outreach program in Project Area developments. ONGOING.
8. Review proposals for new and/or modified development in the Project Area. COMPLETED.

<u>**FISCAL YEAR 2009-2010 – Continuing Agency Obligations**</u>

Non-housing activities described below will be funded with funds from prior year appropriations and not financed with moneys obtained pursuant to SB 2113 as described on the narrative above.

1. Maintain and complete the renovation of Shoreview Park.
2. Coordinate the eventual transfer of Shoreview Park out of the Agency's jurisdiction.
3. Continue to maintain other Agency-owned miniparks/open space areas in the Project Area and coordinate eventual transfer of ownership.
4. Identify a feasible development approach for the remainder of residential Site EE-2.
5. Facilitate the inclusion of residential Site EE-3 into the Hunters View Revitalization Project.
6. Continue to support the job referral, training and outreach program related to Agency-sponsored projects.
7. Coordinate as needed with the Planning Department regarding ongoing contracts and covenants, declarations of restrictions, etc.

Project: Hunters Point (Area A of Bayview Hunters Point)		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		300
Developer Contribution		
Grants		
Other(Specify)		
Tax Increment	Tax incre. to pay debt service on prior years tax allocation bonds, of which $163,146 is related to indebtedness created pursuant to SB2113.	591
Total Revenues		891
Work Program Costs:		
Legal Services	Effective January 21, 2005, the Redevelopment Plan for this project area was amended pursuant to SB2113, Section 33333.6(e)(A) of the	
Studies & Miscel. Items(1)	Community Redevelopment Law, to extend the time limits for the establishment and repayment of indebtedness for the exclusive purpose of	
Planning	financing low-and-moderate income replacement housing.	
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.		
Job Training & Placement		
Economic Revitalization		
Other(Specify)		
Pass-Through Obligations		0
Debt Service	Payment of P & I on tax allocation bonds, of which $163,146is related to indebtedness created pursuant to SB2113.	591
Work Program Costs		591
Personnel Costs		803
Administrative Costs		168
Total Costs		1,562
Net Project Fund Needs		(671)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROJECT DESCRIPTION ACHIEVEMENTS AND GOALS
PROJECT: BAYVIEW HUNTERS POINT PROJECT AREA B
(Area "A" Shown Separately)
July 1, 2009 – June 30, 2010

PROJECT DESCRIPTION

The Bayview Hunters Point Redevelopment Project Area ("Project Area") was adopted by the Board of Supervisors on May 23, 2006. The 1,361 acre Project Area consists of residential, commercial, industrial, and public uses in Bayview Hunters Point. The Project Area includes the majority of the length of Bayview's portion of the Third Street commercial corridor, which extends from Cesar Chavez Street on the north side, to Meade Street and Highway 101 on the south side. The southern portion of Project Area B is included in the intensive planning effort related to the proposed integrated Candlestick Point/Shipyard project spearheaded by the Office of Economic and Workforce Development. The goals of the Redevelopment Plan include creating new affordable and mixed income housing, furthering economic development, creating jobs, addressing environmental problems, providing open space, fostering cultural development, and improving the physical environment and transportation systems of the area.

To accomplish these goals, the Redevelopment Plan proposes the creation of specific development programs across seven activity nodes where public and private investment are to be tailored to the unique and distinct character of each activity node. Development programs for the activity nodes are intended to be developed and implemented collaboratively in conjunction with the community, various local agencies, State and other jurisdictions. The Agency is primarily responsible for utilizing and leveraging tax-increment funds in order to finance specific public projects, programs and initiatives in the areas of affordable housing, economic development and public enhancements (facilities and infrastructure).

Prior to adoption of the Project Area, the boundary was modified to exclude portions of the Hunters Point Shoreline Activity Node (or "Survey Area C"). These parcels are north of Innes Avenue and include the recently decommissioned PG&E power plant, properties with primarily commercial and industrial activities, large parcels of vacant land and some residential land uses. The Agency and the Planning Department are engaged in a community planning process for Area C which may lead to a Redevelopment Plan amendment to include this area in the Project Area. Planning funds for this effort are included in the Bayview Hunters Point Project Area B budget.

The Bayview Hunters Point Project Area Committee ("PAC") functions as the advisory body to the Agency and the Planning Department (which is primarily responsible for entitlements) in the Project Area. They convene monthly public meetings to review various projects, programs and other initiatives and provide a public forum for ongoing community engagement. Funding support for the PAC is also provided for within the Project Area Budget.

FISCAL YEAR 2008-2009 MAJOR GOALS AND ACHIEVEMENTS

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1. **General Implementation Activities for Project Area B.**

   a. **Increase participation in monthly PAC meetings. ONGOING.**

   b. **Increase community outreach and participation. ONGOING.** The PAC's web site has been revamped for ease of use and the information substantially updated. The PAC's e-mail distribution list has been substantially increased. The e-mail distribution list regularly receives meeting agendas, notices and minutes.

   c. **Continue the development of policies, programs, projects and other initiatives required by or meeting the stated goals of the Redevelopment Plan. ONGOING.**

   d. **Support the ongoing implementation of existing affordable housing initiatives and plan for new ones. ONGOING.** In general, all affordable housing initiatives made substantive strides forward as well as new projects identified.

   e. **Focus on substantial implementation of the first Model Block and identify and plan for the next Model Block. ONGOING.** Implementation of the first Model Block continues to move forward while planning for the next Model Block will be emphasized in the 2009-2010 fiscal year.

   f. **Continue to build upon the Agency's core economic revitalization programs (small business, employment, workforce development) in coordination with relevant City Departments, including the Mayor's Office of Community Development and Economic and Workforce Development. ONGOING.** The 2008-2009 fiscal year saw a substantial increase in the amount of funding for and the creation of economic revitalization programs and activities in particular, including development and implementation of the Third Street Façade and Tenant Improvement Program, increased support for and coordination with the Bayview Business Resource Center, capacity building support for the Bayview Merchants Association and the development of a Third Street Corridor Acquisition and Preservation Strategy.

   g. **Continue to develop specific development proposals and programs for all Activity Nodes. ONGOING.** Planning work generally continued to focus on the requisite planning and plan adoption documents necessary for the eventual inclusion of Survey Area C (Hunters Point Shoreline Activity Node) into the Project Area, the further development of the Candlestick/Shipyard Phase 2 Joint Development Concept, while the Redevelopment Plan mandated historic preservation survey work was also launched, anticipating completion in phases across all Activity Nodes over a number of years.

2. **Town Center Activity Node**

a. **Substantially implement the Model Block Program on the 1700 block of Newcomb Avenue. ONGOING.** The home improvement loan portion of the program was officially launched after the contracting of a construction manager and the development and distribution of program applications. Review and execution of preliminary loans is underway. The infrastructure portion of the program is currently transitioning from conceptual streetscape design to construction drawings with the creation of a City team to bring the streetscape design through a variety of City regulations, standards and approvals related to public streets and sidewalks. While the streetscape plan was originally estimated to cost $500,000, and included in last year's fiscal budget, both the design and budget has been substantially enhanced by the award of $500,000 EPA grant.

b. **Complete the Bay Oaks affordable mixed-use development at 4800 Third Street and Oakdale. ONGOING.** Project is expected to complete construction ahead of schedule in Fall of 2009.

c. **Support Third Street façade and tenant improvements. ONGOING.** An initial round of façade improvements will be underway before the close of the 2008-2009 fiscal year. The Town Center Activity Node along Third Street is a priority area for façade and tenant improvement activity in order to build upon other substantial Agency investments in the Town Center.

d. **Initiate and complete historic preservation survey work with an emphasis on Third Street. ONGOING.** A consultant has been identified and work has begun on a Historic Context Statement and survey work within the Town Center Activity Node.

e. **Support the completion of the Bayview Opera House Plaza/Gardens. Ongoing. ONGOING.** Staff is coordinating the release of gap funding in order to complete implementation of this public plaza.

3. **Health Center Activity Node**

a. **Complete development of Armstrong Place, 5600 Third Street. ONGING.** Construction is substantially underway for the first time family homebuyer portion of this project while the second phase, which includes senior housing, ground floor retail and community space is scheduled to begin construction in 2009.

b. **Initiate historic preservation survey work with an emphasis on Third Street. Ongoing.** The development of a community wide context statement as part of the larger historic preservation survey work will include relevant the history of this Activity Node.

c. **Support Third Street façade and tenant improvements. ONGOING.** With the façade program underway, properties along Third Street within the Health Center Activity node are eligible.

d. **Support the realization of an Aging Campus and an expanded and integrated Southeast Health Center. ONGOING.** Staff has dedicated increased resources, funding and programmatic/predevelopment efforts to support these two projects moving forward.

4. **Hunters Point Shoreline Activity Node**

a. **Substantially complete Area C Planning and Plan Amendment work including environmental review. ONGOING.** Held several successful community workshops and successfully moved forward with the creation of planning and redevelopment plan adoption documents necessary for the inclusion of the area into the larger Project Area.

b. **Continue to support and implement Hunters View Revitalization. ONGOING.** Retained entitlements for Phase 1 and initiated substantial planning for the upcoming site clearance and construction phases scheduled for 2009-2010.

5. **South Basin/Candlestick Activity Nodes**

a. **Facilitate community review of the proposed Candlestick/Shipyard development proposal. ONGOING.** Community review of Financing Plan and Urban Design Plan complete with Transportation Plan currently under review.

b. **Coordinate completion of plan amendment and environmental review documents related to the proposed Candlestick/Shipyard development proposal. ONGOING.** Plan Amendment and environmental review scheduled for completion in 2009-2010.

FISCAL YEAR 2009-2010 MAJOR GOALS AND BUDGET PRIORITIES

Among other things, the 2009-2010 budget will support the ongoing funding of the Agency's advisory body, the Bayview Hunters Point Project Area Committee, increased community outreach, and enhanced marketing and communications. Described below are the major non-housing programmatic goals and budget priorities for the Project Area. A substantial portion of the Project Area's affordable housing activities are funded through the Citywide Housing Program and can be viewed in that portion of the budget.

1. **Economic Revitalization**

a. **SF Shines Façade and Tenant Improvement Program.** The SF Shines Façade and Tenant Improvement Program is a core economic revitalization program aimed at revitalizing the Third Street Commercial Corridor. It provides direct resources to neighborhood businesses and property owners in fixing up their storefronts and business spaces. Funding for 2009-2010 is increased so as to reach more business and property owners with the ultimate aim of creating a critical mass of physical improvements along the corridor.

To be successful, the program is envisioned to be funded at substantial levels over a number of years.

b. **Other Façade and Tenant Improvements.** During the establishment of the façade and tenant improvement program, which targets the typical small business storefront that predominates along Third Street, the need for additional assistance with businesses that do not fit this typical mold became apparent. Additional funds for façade and tenant improvements are set aside to target special circumstances that may include the small "corner" to medium-scaled grocery store as well as key properties that need very specialized or intensive support but do not lend themselves to the core program.

c. **Small Business Assistance.** The proposed 2009-2010 economic Development Budget allows the Agency to continue its support of technical assistance for local small businesses through the Renaissance Entrepreneurship's Bayview Business Resource Center (BBRC) as well as to consider the funding of new and complementary initiatives. Services of the BBRC generally include technical support for businesses entering into the façade and tenant improvement program, Merchants Association support, assisting with access to capital, asset building, business assessments, lease strengthening, and the direct management of a small business incubator.

d. **Third Street Commercial Acquisition and Preservation.** The Agency is currently developing a strategy to combat the prevalence of chronically vacant underutilized or problem commercial properties that need substantial physical repair, rehabilitation or new construction. The Agency has set aside funds in this budget to support the acquisition of commercial property with the aim of maximizing community-wide benefit through the building's rehabilitation and tenanting strategy.

2. **Job Training and Placement**

a. **Construction-related Employment and Workforce Development.** The Agency has consistently supported the assistance of local community-based organizations in its efforts to train and place local Project Area residents as construction workers on Agency-sponsored or redevelopment project area based construction projects. This year's budget allows for this support to continue and expand through a competitive Request for Proposal process in collaboration with the Office of Economic and Workforce Development.

3. **Planning**

a. **India Basin/Hunters Point Shoreline Activity Node (Survey Area C).** Increased funding in this year's budget will allow for the successful completion of this Redevelopment Plan Amendment process in 2010.

b. **Historic Preservation Survey.** The 2009-2010 budget allows for the continuation of this Board mandated survey of the project Area's historic buildings.

c. **Activity Node Development/Implementation Planning.** Significant budget resources are slated for implementation planning activities aimed at the Health Center, Third Street/Town Center and Oakinba Activity Nodes. To date, implementation planning efforts have primarily focused on Survey Area C and Candlestick/Hunters Point Shipyard Phase 2. This year's budget will allow for a mix of support from the Planning Department and private consultants to lay the groundwork for specific development and programming proposals and generally guide implementation activities for these central existing Bayview neighborhoods in a holistic way.

Project: B[illegible]w Hunters Point Area B (Area A shown separately)		Rev[illegible]s
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases	Cala lease (cdbg funds)	182
Prior Year Earnings/Savings		
Developer Contribution		
Grants		
Other(Specify)		
Tax Increment	Tax increment to pay debt service on prior years' bonds & statutory pass-through payments	711
Total Revenues		893
Work Program Costs:		
Legal Services	As Needed Legal Services	10
Studies & Miscel. Items(1)	As Needed Studies/Technical Analysis	50
Planning	Area C Planning/Historic Survey/Activity Node Development/Implementation Planning	725
Acquisition Costs	Third Street Acquisition/Preservation	1550
Public Improvements		
Arch/Eng Design & Review	Model Block Streetscape Design/Hunters Point Shoreline Area C Streetscape Planning	175
Relocation Costs		
Property Management		
Housing Production & Assist.		4,855
Job Training & Placement	Employment and Workforce Development	400
Economic Revitalization	Small Business Assistance and Entrepreneurship, Façade and Tenant Improvements	2,124
Other(Specify)	PAC Administration, Public Outreach, Marketing and Communications ($50,000)	350
Pass-Through Obligations	Statutory Pass-Through Payments	409
Debt Service		302
Work Program Costs		10,950
Personnel Costs		1,045
Administrative Costs		219
Total Costs		12,214
Net Project Fund Needs		(11,321)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

SAN FRANCISCO REDEVELOPMENT AGENCY
PROGRAM DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: VISITACION VALLEY SURVEY AREA
July 1, 2009 – June 30, 2010

PROJECT DESCRIPTION

On June 7, 2005, the San Francisco Board of Supervisors passed a resolution sponsored by Supervisor Sophie Maxwell designating the Visitacion Valley Survey Area (the "Survey Area") and urging the Agency to carry out studies to determine the appropriateness of adopting a redevelopment plan. The planning work for this Survey Area has been a collaborative effort of staff from the Agency, the Mayor's Office of Economic and Workforce Development and the Planning Department. After ten years of community planning and over three and one half years of technical Survey Area analysis, on February 3, 2009 the Redevelopment Agency approved the proposed Visitacion Valley Redevelopment Plan and its companion documents.

Visitacion Valley is a neighborhood at the southeastern corner of San Francisco bounded by Highway 101 to the east, McLaren Park to the northwest and the San Mateo County line to the south. The Visitacion Valley Survey Area is a 46-acre area including approximately 116 parcels, centered on Bayshore Boulevard and Leland Avenue. The focal point of the redevelopment survey area is the vacant, former Schlage Lock Site off Bayshore Boulevard and the surrounding properties. This area consists of approximately 20 acres of formerly industrial properties adjacent to two transit stations of the Third Street Light Rail line. The land has remained vacant and underutilized since the closure of the Schlage Lock facility and the land contains hazardous materials that have not been remediated.

Members of the Visitacion Valley community, in conjunction with the Planning Department of the City and County of San Francisco, developed the Schlage Lock Strategic Concept Plan in 2002 and the Visitacion Valley Design for Development in 2008. These plans call for the development of a mixed-use, transit-orient development with residential and neighborhood-serving commercial uses, accompanied by open space and pedestrian-oriented street designs. The community plans also called for the revitalization of Leland Avenue, which has historically served as the neighborhood commercial street for Visitacion Valley, and the west side of Bayshore Boulevard.

The Redevelopment Plan will facilitate the redevelopment of the Schlage Lock Site, assist with the incremental revitalization of the Leland Avenue and Bayshore Boulevard commercial corridors and provide neighborhood amenities and community benefits for the broader Visitacion Valley community. The Schlage Lock site will be transformed into a new mixed-use transit-oriented community of approximately 1,250 homes with new public streets, three new community parks, and a community center created at the original Schlage Lock office building. The retail corridors along Leland Avenue will be strengthened through concerted economic development activities, and will be complemented by new neighborhood-serving retail development on the Schlage Lock site including a grocery store. The entire Project Area will include the development of approximately 1,600 new housing units, of which at least 25% will be below market rate units, created through a combination of inclusionary units and stand-alone

Agency assisted projects. The Project Area is being planned as a sustainable "green" development, with a LEED-ND rating from the U.S. Green Buildings Council.

The Agency is being advised by a citizens advisory committee appointed by the Mayor. The Visitacion Valley CAC had its first meeting on July 11, 2006, and has shown itself to be an energetic and representative forum for community involvement in the planning of the area. CAC members have expressed interest in seeing this commitment through the implementation of the planning efforts. The CAC members have written redevelopment goals, set priorities for economic development and housing policies, discussed and edited multiple drafts of a proposed redevelopment plan, provided site design feedback, and reviewed survey area documentation. The CAC approved the proposed Redevelopment Plan in October of 2008.

The Agency has worked with the Planning Department in conducting a full California Environmental Quality Act (CEQA) review of the redevelopment program and proposed site development plans. A Final Environmental Impact Report was published and certified in 2008.

FISCAL YEAR 2008-2009 GOALS AND ACHIEVEMENTS

Survey Area Planning

1. Completed and certified the Final Visitacion Valley Redevelopment Program Environmental Impact Report which includes a comprehensive traffic study, a full historic resources analysis according the Agency Historic Preservation Policy, and all other analysis required under CEQA, including the approval of a Mitigation Monitor and Reporting Program.

2. Complete the Visitacion Valley Redevelopment Plan and a five-year Implementation Plan and conducted community review of proposed redevelopment policies.

3. Completed the Report to the Boardwhich includes blight analysis, proposed redevelopment program, fiscal and feasibility analysis, neighborhood impact studies, and all analysis required under California Community Redevelopment Law.

4. Coordinate work with Planning Department on land use and design activities, including the finalization and approval of the Visitacion Valley/Schlage Lock Design for Development.

5. Gained approval of the proposed Redevelopment Plan and companion documents by the Planning Commission and the Agency Commission.

6. Negotiated a Cooperation and Delegation Agreement with the Planning Department.

7. Brought proposed legislation to adopt the Redevelopment Plan and companion documents before the Board of Supervisors for consideration.

Public Participation

1. Work with Citizens Advisory Committee (CAC) to advise the Agency on redevelopment policy issues contained in the proposed plan and the 5-year implementation plan.

2. Conducted targeted community meetings regarding historic preservation and workforce development.

3. Conducted public hearing to review and certify the Final EIR.

4. Facilitated enhanced outreach to increase public participation in CAC processes including the provision of additional multi-lingual announcements, informational flyers, and translation services.

5. Assisted the Planning Department with community meetings to review the site plan and Design for Development.

6. Submitted with the San Francisco Department of the Environment a Leadership in Energy and Environmental Design – Neighborhood Design certification application.

7. Conduct all CRL required notification for redevelopment plan adoption activities.

FISCAL YEAR 2009-2010 GOALS

Project Area Planning

1. Begin development of schematic designs for streets, parks and public infrastructure.

2. Continue to coordinate work with Planning Department on land use and design activities.

3. Continue work on sustainability plans for the Schlage Lock site.

4. Coordinate with other Agencies and jurisdictions on infrastructure and transportation plans and facilities.

5. Initiate Owner Participation Agreement negotiations with Schlage Lock Site property owner.

Public Participation

1. Continue work with the CAC to advise the Agency on redevelopment policies and implementation issues.

2. Finalize historic preservation plans with community members and CAC.

3. Continue discussions regarding community design review process.

4. Initiate open space and streetscape design workshops.

5. Conduct community needs assessment and begin community facility planning and programming for the Old Schlage Office building.

6. Assist with community outreach efforts of the property owner regarding hazardous materials remediation activities on the Schlage Lock Site.

Work Program Revenues and Costs
(Thousands of Dollars)

Project: Visitacion Valley		Rev./Costs
Work Item Description	Line Item Explanation & Details	FY 2009-10
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		125
Developer Contribution	To be finalized by MOU	550
Grants	LISC Grant thru CSF, $75,000	75
Other(Specify)	Funds from YBC (Ask SMW)	240
Tax Increment		
Total Revenues		990
Work Program Costs:		
Legal Services		
Studies & Miscel. Items(1)	Pro Forma Analysis	50
Planning	Community Needs Assessment and Mapping	15
Acquisition Costs		
Public Improvements	Infrastructure design review	50
Arch/Eng Design & Review	Open space, streetscape and community facilities designs	300
Relocation Costs		
Property Management		
Housing Production & Assist.		
Job Training & Placement	Local VV workforce training and placement	240
Economic Revitalization		
Other(Specify)	Community Outreach	12
Pass-Through Obligations		
Debt Service		
Work Program Costs		667
Personnel Costs		361
Administrative Costs		76
Total Costs		1,103
Net Project Fund Needs		(113)
(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.		

Fiscal Year 2009/10 Administration Budget

Description	Actuals FY 07/08	Approved Budget FY 08/09	Proposed Budget FY 09/10
Office Rent	975,595	940,461	40,540
Bldg Costs - Renovation & Minor Repairs	21,226	29,208	4,160
Security Services	3,168	4,656	37,956
Telephone	86,330	75,445	347,969
General Insurance	309,975	282,630	100,000
Self Insurance Retention	50,000	50,600	4,500
Payroll Services	38,000	38,000	38,000
Staff Training	50,000	40,000	57,500
Temps & Recruitment Costs	101,350	135,405	204,405
Postage & Express	61,970	70,000	27,700
Messenger Service	36,190	31,980	34,728
Dues & Subscriptions	67,780	69,518	69,430
Consultant Services	266,200	521,700	488,500
Purchase Machines/Equip./Fur.	211,120	244,000	266,760
Lease Machines/Equip./Fur.	63,552	61,660	47,918
Maintenance Machines/Equip./Fur.	169,674	193,294	162,100
Travel - Local	10,950	18,000	10,950
Travel - Out of Town	25,400	17,994	35,494
Conference & etc	26,350	25,000	58,000
Maintenance - Agency Vehicles	18,000	20,500	19,600
Offsite Records Storage	25,500	28,840	109,600
Commissioner's Fees & Related Exp.	60,075	60,075	110,075
Miscellaneous Expenses	262,083	205,000	131,060
Office Supplies	132,950	136,230	116,050
Supplies - Mimeo/Printing/Photography	51,200	56,104	48,200
Total Administration Costs	$3,124,638	$3,356,300	$2,571,195

Personnel Positions and Salaries for FY 2008/09

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	FTE	FY 09/10 Salary
EXECUTIVE OFFICE		
Executive Director	1	$ 208,051
Commission Secretary	1	97,713
Executive Assistant to Executive Director	1	97,713
Administrative Secretary	0.5	35,880
Staff Associate III	0.75	66,398
LEGAL		
Agency General Counsel	1	169,806
Deputy General Counsel	1	161,720
Deputy General Counsel	1	161,720
Deputy General Counsel	1	161,720
Senior Attorney	1	139,451
Senior Legal Secretary	1	83,235
Administrative Secretary	0.5	35,880
COMMUNITY & ECONOMIC DEVELOPMENT		
Deputy Executive Director	1	168,246
Exec Sec/Mgmt Asst III	1	82,004
PROJECT AREA PLANNING/DEVELOPMENT		
Supervisor Sr. Proj. Mgr	1	148,443
Proj. Mgr/Special Projects	1	119,055
Snr. Proj. Area Mgr/SOMA,Transbay	1	131,430
Project Areas/Bayview HP	1	119,055
Act. Staff Associate VI	1	131,430
Staff Associate V	1	119,055
Senior Planner	0.5	57,085
Proj.Mgr. Mission Bay	1	119,055
Assistant Project Mgr-Mission Bay	1	107,858
Assistant Project Mgr-Transby	0.5	53,929
Assistant Project Mgr-	1	107,858
Assistant Project Mgr-BVHP	1	107,858
Management Asst II	1	71,396
Management Asst II	1	71,396
Senior Office Assistant	1	60,372
Management Asst II	0.75	53,547
HUNTERS POINT SHIPYARD		
Proj Mgr/Shipyard	1	119,055
Assistant Project Mgr-Shipyard	1	107,858
Assistant Project Mgr-Shipyard/MOEWD	1	107,858
ARCHITECTURE/ENGINEERING		

Personnel Positions and Salaries for FY 2008/09

	FTE	FY 09/10 Salary
(Acting) Architectural & Engineering Supervis	1	144,990
Senior Architect	1	138,086
Architectural Associate	1	102,674
Architectural Associate	1	102,674
Senior Civil Engineer	1	138,086
Senior Civil Engineer	1	138,086
DEVELOPMENT SERVICES		
Development Services Manager	1	131,430
Senior Development Specialist	1	119,055
Senior Development Specialist	1	119,055
Development Specialist	1	107,858
Development Specialist	1	107,858
Development Specialist	1	107,858
Assistant Development Specialist	1	88,524
Mgmt Asst II	1	71,396
PROPERTY MANAGEMENT		
Property Management Supervisor	1	119,055
Facilities Maintenance Worker	1	57,327
Facilities Maintenance Worker	1	57,327
CONTRACT COMPLIANCE		
Contract Compliance Supervisor	1	122,044
Contract Compliance Specialist III	1	113,318
Contract Administration Specialist	0.5	53,937
Contract Compliance Specialist I	0.75	64,935
Senior Community Services Representative	1	90,064
Contract Compliance Specialist I	1	86,581
Contract Compliance Specialist I	1	86,581
Administrative Secretary	1	71,760
Office Assistant I	1	49,556
HOUSING		
Deputy Executive Director, Housing	1	168,246
Sr. Development Specialist (Supervisory)	1	125,082
Sr. Development Specialist (Supervisory)	1	125,082
Sr. Development Specialist (Supervisory)	1	125,082
Housing Construction Specialist	1	119,055
Development Specialist	1	107,874
Development Specialist	1	107,874
Development Specialist	1	107,874
Development Specialist	1	107,874

Personnel Positions and Salaries for FY 2008/09

~~20090610 0070~~

	FTE	FY 09/10 Salary
Development Specialist	1	107,874
Development Specialist	1	107,874
Development Specialist	1	107,874
Development Specialist	0.8	86,299
Development Specialist	1	107,874
Accountant III	1	103,038
Assistant Development Specialist	1	88,524
Management Assistant III	1	82,004
Management Assistant II	1	71,396
Executive Secretary	1	75,407
Administrative Secretary	1	71,760
Financial Systems Accountant	0.6	60,394
Office Assistant I	1	49,557
FINANCE, ACCOUNTING, & ADMINISTRATION		
Deputy Executive Director	1	168,246
Senior Financial Analyst	1	125,684
Management Asst III	1	82,004
ACCOUNTING		
Accounting Supervisor	1	125,684
Financial System Accountant	1	100,657
Accountant III	1	96,044
Accountant III	1	96,044
Accountant III	1	96,044
Accountant I	1	67,964
Senior Office Assistant	1	60,380
HUMAN RESOURCES		
HR Manager	1	131,430
Administrative Secretary	1	82,004
INFORMATION SERVICES		
Information Systems Supervisor	1	125,684
Senior Programmer Analyst	1	92,565
ADMINISTRATIVE SERVICES		
Administrative Services Manager	1	119,626
Support Services Supervisor	1	75,407
Senior Office Assistant	1	60,380
Senior Office Assistant	1	60,380
CENTRAL RECORDS		
Records and Information Supervisor	1	86,996
Management Asst I	1	62,816

Personnel Positions and Salaries for FY 2008/09

	FTE	FY 09/10 Salary
Records Specialist I	1	54,678
Records Specialist II	1	60,380
SOUTH BEACH HARBOR		
Harbor Master	1	98,144
Public Affairs Officer	1	91,881
Management Assistant III	1	82,004
Assistant Harbormaster	1	71,396
Senior Harbor Attendant	1	64,688
Harbor Attendant	1	58,614
Harbor Attendant	1	58,614
Senior Office Assistant	1	60,380
Harbor Security Officer	1	48,108
Harbor Security Officer	1	48,108
Harbor Office Assistant	1	53,102
Salaries/Permanent Positions	110.2	11,153,298
Plus: Payroll Taxes & Benefits	50.0%	5,576,649
Subtotal: Salaries, Taxes, & Benefits		16,729,947
Less: Salary Savings	2.0%	223,066
Funded Salaries, Taxes, & Benefits		16,506,881
Plus Limited Term Assignment/Temporary Positions:		
Senior Planner	0.5	57,070
Records Specialist I	0.5	27,339
Assistant Project Mgr-	0.5	53,929
Development Specialist -	0.6	$ 64,715
Associate Planner	1	89,751
Plus: LTA Payroll Taxes & Benfits	50.0%	146,402
Subtotal: LTA Salaries, Taxes, & Benefits		439,206
Plus: Contribution to fund OPEB Liability		500,000
Plus: Reserve for Retirements Payouts		100,000
Grand Total Funded Salaries, Taxes, & Benefits		17,546,087
PERSONNEL COUNT(FTE)	113.3	

TO BE REVISED

San Francisco Redevelopment Agency
Plan Limits and Estimated Work Completed

20090610 0071

Project	Plan Adoption Date	Plan Limits Termination Dates Establishing Debt	Plan Expiration Date	Repayment of Debt	Estimated Work (1) Completed as of 01/08
Rincon Point-South Beach	01/05/81	01/05/21	01/05/21	01/05/31	98%
Western Addition,A2	10/13/64	01/01/09	01/01/09	01/01/19	98%
Yerba Buena Center (1)	04/25/66	01/01/09	01/01/10	01/01/20	97%
Bayview Hunters Point	06/01/06	06/01/26	06/01/36	06/01/51	2%
Hunters Point (2)	01/20/69	01/01/14	01/20/09	01/01/44	99%
India Basin (2)	01/20/69	01/01/14	01/20/09	01/01/44	99%
South of Market (3)	06/11/90	06/11/20	06/11/20	06/11/30	62%
Golden Gateway (2)	05/25/59	01/01/14	01/01/09	01/01/44	100%
Federal Office Building	10/14/1997	12/15/16	10/14/2017	12/15/41	100%
Mission Bay North	10/26/98	10/26/18	10/26/28	10/26/43	65%
Mission Bay South	11/02/98	11/02/18	11/02/28	11/02/43	12%
Hunters Point Shipyard	7/14/1997	7/14/2017	7/14/2027	07/14/42	8%
Transbay	6/21/2005	6/21/2025	6/21/2035	6/21/2050	2%

(1) Yerba Buena Center's plan duration and debt repayment periods extended by one year pursuant to Section 33333.6 (2)(C) of the Community Redevelopment Law.

(2) The redevelopment plans of Golden Gateway, Hunters Point, and India Basin were amended in January 2005 pursuant to Section 33333.7 of the Community Redevelopment Law to extend the date to incur indebtedness and the debt repayment period to the dates shown for the exclusive purpose of financing low-and-moderate-income housing.

(3) Limits refer to South of a Market plan as amended effective December 6, 2005

TO BE REVISED

Summary of Redevelopment Project Area Finances and Limits

	Yerba Buena Center (YBC)	Art Center & Gardens	Rincon Point - South Beach (RPSB)	South Beach Harbor	Western Addition, A2 (WA2)	Hunters Point (H.P.)	India Basin (I.B.)
Year Project Area Established	4/25/1966	Part of YBC	1/5/1981	Part of RPSB	10/13/1964	1/29/1969	1/29/1969
Expiration Date for Incurring Tax Allocation Debt	1/1/2010		1/5/2021		1/1/2009	1/1/2014	1/1/2014
Expiration Date for Repaying Tax Allocation Debt	1/1/2020		1/5/2031		1/1/2019	1/1/2044	1/1/2044
Original Plan maximum Tax Allocation Debt allowed	not required per CRL		$ 100,000,000		not required per CRL	not required per CRL	not required per CRL
Current Plan maximum Tax Allocation Debt allowed	not required per CRL		$ 100,000,000		not required per CRL	not required per CRL	not required per CRL
Tax Allocation Debt Issued as of 1/1/08	$ 211,530,491	$ -	$ 169,663,851	$ -	$ 98,686,509	$ 7,071,298	$ 7,442,137
Tax Allocation debt outstanding @ 1/1//08	$ 179,104,421	$ -	$ 155,124,612	$ -	$ 73,985,228	$ 6,132,127	$ 5,643,156
Tax Allocation debt proceeds requested for budget year 07/08	$ 5,957,000		$ 17,500,000		$0	$0	$0
Original Project Area Plan Estimate for Total Tax Increment Receipts	$ 372,900,000		$ 230,000,000		$ 190,300,000	$ 15,100,000	$ 11,900,000
Current Maximum Cap of Tax Increment Receipts	$ 600,000,000		$ 230,000,000		$ 270,000,000	See footnote (1)	See footnote (1)
Amount of Tax Increment Remaining Under Cap as of July 1, 2008 not pledged to O/S Debt	$ 106,328,000		See footnote (2)		$ 1,896,000	See footnote (1)	See footnote (1)
Amount of Tax Increment Received in budget year 07/08 Net of Statutory Pass-Thrus	$ 19,676,543		$ 11,961,160		$ 11,781,763	$ 624,774	$ 561,812
Amount of Tax Increment Produced in fiscal year 07/08	$ 30,374,420		$ 17,837,419		$ 17,633,863	$ 1,353,407	$ 1,044,949
Tax Increment Made Available to City & Other Taxing Entities in FY 07/08	$ 10,697,877		$ 5,876,259		$ 5,852,100	$ 728,633	$ 483,137

Note: CRL = Community Redevelopment Law

(1) Plan amended in the spring of 2005 pursuant to SB 2113 eliminating the tax increment cap and allowing the Agency to receive tax increment through January 1, 2014 for the sole purpose of funding the replacement of approximately 7,000 housing units lost through redevelopment activities prior to 1976.

(2) Plan amended on May 28, 2007, to extend the time limit for the receipt of tax increment revenue to repay indebtedness for the exclusive purpose of financing low and moderate income housing.

Summary of Redevelopment Project Area Finances and Limits

	South of Market (SOM)	City Wide Housing and HOPWA (2)	H.P. Shipyard	Golden Gateway (GG)	Mission Bay South	Mission Bay North	Bayview - Hunters Point
ear Project Area Established	6/11/1990	N/A	7/14/1997	5/25/1959	11/2/1998	10/26/1998	FY 05/06
xpiration Date for Incurring Tax Allocation Debt	6/11/2020		7/14/2017	1/1/2014	11/2/2018	10/26/2018	FY 2025/26
xpiration Date for Repaying Tax Allocation Debt	6/11/2030		7/14/2042	1/1/2044	11/2/2043	10/26/2043	FY 2050/56
riginal Plan maximum Tax Allocation Debt llowed	$ 60,000,000		$ 221,000,000	not required per CRL	$ 450,000,000	$ 190,000,000	$ 400,000,000
urrent Plan maximum Tax Allocation Debt llowed	$ 80,000,000		$ 221,000,000	not required per CRL	$ 450,000,000	$ 190,000,000	$ 400,000,000
x Allocation Debt issued as of 1/1/08	$ 7,965,000	$ -	$ -	$ 231,647,721	$ -	$ 68,865,000	$ 4,350,000
x Allocation debt outstanding @ 1/1//08	$ 7,965,000	$ -	$0	$ 185,588,708	$0	$ 67,600,201	$ 4,350,000
x Allocation debt proceeds requested for budget ar 07/08	$ 3,942,000		$0	$ -	$ 25,000,000		$3,681,000
riginal Project Area Plan Estimate for Total Tax rement Receipts	$ 102,000,000		$ 881,000,000	$ 26,100,000	N/A	N/A	$1,310,365,596
rrent Maximum Cap of Tax Increment Receipts	$ 200,000,000		$ 881,000,000	See footnote (1)	N/A	N/A	N/A
nount of Tax Increment Remaining Under Cap of July 1, 2008 not pledged to O/S Debt	$ 119,950,000		$ 881,000,000	See footnote (1)	N/A	N/A	N/A
nount of Tax Increment Received in budget year 08 Net of Statutory Pass-Thrus	$ 1,473,602		$0	$ 15,120,865	$ 2,597,600	$ 6,356,800	$1,275,000
nount of Tax Increment Produced in fiscal year 08	$ 3,289,557		$0	$ 21,454,159	$ 3,895,924	$ 10,220,803	$ 2,575,318
Increment Made Available to City & Other ding Entities in FY 07/08	$ 1,815,955		$0	$ 6,333,294	$1,298,324	$3,864,003	$1,300,318

te: CRL = Community Redevelopment Law

(1) Plan amended in the spring of 2005 pursuant to SB 2113 eliminating the tax increment cap and allowing the Agency to receive tax increment through January 1, 2014 for the sole purpose of funding the replacement of approximately 7,000 housing units lost through redevelopment activities prior to 1976.

(2) HOPWA is a federally funded program. The Agency's "Citywide Affordable Housing" program is not a redevelopment project area in of itself and such program is funded with tax-increment producing redevelopment project areas, such as GG, HP, IB, etc.

TO BE REVISED

Summary of Redevelopment Project Area Finances and Limits

	Transbay Terminal		Agency TOTAL
Year Project Area Established	6/21/2005		N/A
Expiration Date for Incurring Tax Allocation Debt	6/21/2025		N/A
Expiration Date for Repaying Tax Allocation Debt	6/21/2050		N/A
Original Plan maximum Tax Allocation Debt allowed	$ 800,000,000		$ 2,221,000,000
Current Plan maximum Tax Allocation Debt allowed	$ 800,000,000		$ 2,241,000,000
Tax Allocation Debt issued as of 1/1/08	$ 6,200,000		$ 813,422,007
Tax Allocation debt outstanding @ 1/1//08	$ 6,200,000		$ 691,693,452
Tax Allocation debt proceeds requested for budget year 07/08	$5,248,000		$ 61,328,000
Original Project Area Plan Estimate for Total Tax Increment Receipts	$ 1,017,006,314	(3)	$ 4,156,671,910
Current Maximum Cap of Tax Increment Receipts	N/A		$ 2,181,000,000
Amount of Tax Increment Remaining Under Cap as of July 1, 2008 not pledged to O/S Debt	N/A		$ 1,109,174,000
Amount of Tax Increment received in budget year 07/08 Net of Statutory Pass-Thrus	695,276		$ 72,125,195
Amount of Tax Increment produced in fiscal year 07/08	1,366,961		$ 111,046,780
Tax Increment Made Available to City & Other Taxing Entities in FY 07/08	$ 671,685		$ 38,921,585

Note: CRL = Community Redevelopment Law

(3) An additional $1.3 billion in Transbay tax increment projected for the Transbay Joint Powers Authority to fund a transit terminal.

TO BE REVISED