EXHIBIT A

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 8
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

AMENDED AND RESTATED
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 8 (Hunters Point Shipyard Phase One Maintenance) [herein "CFD No. 8"] shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 8, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the expenses of the Agency carrying out its duties with respect to CFD No. 8, including, but not limited to, levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of the Agency in any way related to the establishment or administration of CFD No. 8.

"Administrator" means the Deputy Executive Director, Finance and Administration, of the Agency or such other person or entity designated by the Executive Director of the Agency to administer the Special Tax according to this RMA.

"Affordable Housing Program" means the Affordable Housing Program which is attached to and made a part of the Disposition and Development Agreement.

"Agency" means the Redevelopment Agency of the City and County of San Francisco or any successor agency thereto.

"Agency Affordable Housing Unit" means a Residential Unit that is constructed on an Agency Housing Parcel. If the Agency acquires a Parcel within CFD No. 8 that is not designated as an

Agency Housing Parcel, the Residential Units constructed on such Parcel shall not be categorized as Agency Affordable Housing Units and shall be taxed as Market Rate Units pursuant to Section C below.

"Agency Housing Parcel" means a Parcel owned by the Agency and designated as an "Agency Housing Parcel" in Attachment 3 of this RMA.

"Airspace Parcel" means a parcel with an assigned Assessor's parcel number that constitutes vertical space of an underlying land parcel.

"Approved Development Plan" means the most current Final Map, condominium plan, or other such approved or recorded map or plan provided by Lennar or a Subsequent Owner that identifies the type of structure, acreage, square footage, number of Bedrooms, and/or the number of Residential Units that are approved to be developed on Parcels of Taxable Property.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel, including an Airspace Parcel, shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel number.

"Authorized Services" means those public services authorized to be funded by CFD No. 8 as set forth in the formation documents of CFD No.8.

"Base Special Tax" means the Special Tax that is levied on property on a per-Residential Unit basis and, when combined with the Incremental Special Tax, makes up the Designated Special Tax for a Residential Unit, as identified in Section C.2.a below.

"Bedrooms" means the number of bedrooms within a Required BMR Unit as shown on an Approved Development Plan or building permit issued for new construction.

"CFD Update" means the date on which the Resolution Declaring Completion of Change Proceedings was adopted by the Commission as part of the 2014 change proceedings.

"City" means the City and County of San Francisco.

"Commission" means the Commission of the Agency, acting as the legislative body of CFD No. 8.

"County" means the City and County of San Francisco.

"Designated Special Tax" means the sum of the Base Special Tax and the Incremental Special Tax for a Parcel of Taxable Property, as determined pursuant to Section C.2.a below.

"Developed Property" means, in any Fiscal Year, all Assessor's Parcels of Taxable Property in CFD No. 8 for which a building permit for new construction of a residential or non-residential structure was issued prior to June 1 of the proceeding Fiscal Year.

"Disposition and Development Agreement" means the Disposition and Development Agreement for the Hunters Point Shipyard, Phase 1 by and between the Agency and Lennar, as approved by the Commission on December 2, 2003, and as amended from time to time.

"Expected Maximum Special Tax" means the aggregate Special Tax for each Sub-Block based on the Expected Land Uses at the time of the CFD Update. The Expected Maximum Special Tax for each Sub-Block is shown in Attachment 2 of this RMA and may be revised pursuant to Sections C and D below.

"Expected Land Uses" means the total number of Residential Units, amount of Square Footage, and number of Bedrooms expected within each Sub-Block. The Expected Land Uses at the time of the CFD Update are identified in Attachment 2 of this RMA and may be revised pursuant to Sections C and D below.

"Final Map" means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots on which building permits for new construction may be issued without further subdivision.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Incremental Special Tax" means the Special Tax levied on property on a Square Footage or per-Bedroom basis as identified in Section C.2.a below.

"Lennar" means HPS Development Co., LP, HPS1 Block 50, LLC, HPS1 Block 51, LLC, HPS1 Block 53, LLC, and HPS1 Block 54, LLC, and their respective successors and assigns.

"Market Rate Unit" means a Residential Unit that is not an Agency Affordable Housing Unit or a Required BMR Unit.

"Maximum CFD Revenues" means the aggregate Maximum Special Tax that can be levied on all Parcels of Taxable Property within CFD No. 8 in any given Fiscal Year.

"**Maximum Special Tax"** means the greatest amount of Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year determined in accordance with Section C below.

"Non-Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which building permits were issued, or based on an Approved Development Plan, are expected to be issued for construction of a structure that includes Square Footage designated for non-residential land uses.

"Proportionately" means, for Developed Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property, and for Undeveloped Property that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means any property within the boundaries of CFD No. 8 that is owned by the federal government, the Agency, the State of California, the County, or other public agency, excluding Agency Affordable Housing Units. Notwithstanding the foregoing, any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall not be considered Public Property and shall be taxed and classified according to the use on the Parcel(s).

"Required BMR Units" means all Required BMR 80% Units and Required BMR 50% Units within CFD No. 8. Any units within CFD No. 8 that are not Required BMR Units or Agency Affordable Housing Units, as defined herein, shall be taxed as Market Rate Units pursuant to Section C below.

"Required BMR 80% Unit" means a Residential Unit within CFD No. 8 that is required pursuant to the Disposition and Development Agreement and is approved by the Agency as an affordable housing unit priced for sale or lease to households earning no more than 80% of the area median income (as defined in the Affordable Housing Program). Required BMR 80% Units shall be taxed at the Maximum Special Tax rates identified in Section C below.

"Required BMR 50% Unit" means a Residential Unit within CFD No. 8 that is required pursuant to the Disposition and Development Agreement and is approved by the Agency as an affordable housing unit priced for sale or lease to households earning no more than 50% of the area median income (as defined in the Affordable Housing Program). Required BMR 50% Units shall be taxed at the Maximum Special Tax rates identified in Section C below.

"Required Revenue" means the required aggregate Special Tax revenues from CFD No. 8 that must be available to the Agency in any Fiscal Year to pay Authorized Services and Administrative Expenses, although the actual amount levied in such Fiscal Year may be less than the total amount of Special Tax that could have been levied. For Fiscal Year 2013-14, the Required Revenue is $1,456,187. For each Fiscal Year after Fiscal Year 2013-14, $1,456,187 shall be increased by the cumulative change derived from taking the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 ½%) in each Fiscal Year. The Required Revenue amount may be reduced in future Fiscal Years at the discretion of the Agency or pursuant to Section C below.

"Residential Property" means, in any Fiscal Year, all Parcels of Taxable Property for which building permits were issued, or based on an Approved Development Plan, are expected to be issued for construction of a structure that includes one or more Residential Units.

"Residential Unit" means an individual residential dwelling unit within CFD No. 8.

"Revenue Buffer" means, in any Fiscal Year, the amount of Maximum Special Tax revenue that is available to absorb a reduction in Expected Maximum Special Taxes due to changes in Expected Land Uses. The Revenue Buffer as of the CFD Update is shown in Attachment 2, which amount may be increased or decreased pursuant to Section C below. The Administrator shall keep track of the remaining Revenue Buffer available after each adjustment.

"RMA" means this Amended and Restated Rate and Method of Apportionment of Special Tax.

"Special Tax" means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount necessary in any Fiscal Year to: (i) pay for Authorized Services; (ii) pay Administrative Expenses; and (iii) cure any delinquencies in the payment of Special Taxes which have occurred in the prior Fiscal Year or, based on existing delinquencies in the payment of Special Taxes, are expected to occur in the Fiscal Year in which the tax will be collected. The Special Tax Requirement may be reduced in any Fiscal Year, by taking into account money reasonably expected to be available from one or more of the following sources: (i) surplus Special Tax revenues collected in prior Fiscal Years; and (ii) any other funds available to apply against the Special Tax Requirement as determined by the Administrator.

"Square Foot" or **"Square Footage"** means the square footage of a Residential Unit or non-residential structure reflected on a condominium plan, site plan, building permit for new construction, or other such document. If the Square Footage shown on a site plan or condominium plan is inconsistent with the Square Footage reflected on the building permit issued for construction of the Residential Unit or non-residential building, the greater of the two numbers shall be used to calculate the Maximum Special Tax pursuant to Section C below.

"Sub-Block" means a specific geographic area within CFD No. 8 for which an Expected Maximum Special Tax has been identified. Sub-Blocks expected within CFD No. 8 at the time of the CFD Update are identified in Attachment 1 of this RMA.

"Subsequent Owner" means any owner of Undeveloped Property within CFD No. 8 that is not Lennar or the Agency.

"Subsequent Owner Property" means, in any Fiscal Year, all Parcels of Undeveloped Property within CFD No. 8 that are owned by a Subsequent Owner.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 8 which are not exempt from the Special Tax pursuant to law or Section G below.

"Taxable Public Property" means, in any Fiscal Year, all Parcels of Public Property within CFD No. 8 that, based on an Approved Development Plan, were expected to be Taxable Property and, based on this expectation, had Maximum Special Taxes assigned to them in prior Fiscal Years.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property within CFD No. 8 that are not Developed Property or Taxable Public Property.

B. DATA FOR CFD ADMINISTRATION

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property. The Administrator shall also determine: (i) whether each Parcel of Taxable Property is Developed Property or Undeveloped Property, (ii) within which Sub-Block each Assessor's Parcel is located, (iii) for Developed Property, which Parcels are

Residential Property and Non-Residential Property, (iv) for Residential Property, which units are Market Rate Units, Agency Affordable Housing Units, Required BMR 80% Units, and Required BMR 50% Units, (v) for Market Rate Units, the Square Footage of each unit, (vi) for Required BMR Units, the number of Bedrooms within each unit, (vii) the Square Footage within each building of Non-Residential Property, and (viii) the Special Tax Requirement for the Fiscal Year.

The Administrator shall coordinate with the Agency, Lennar, and/or Subsequent Owners to identify the Required BMR 80% Units and Required BMR 50% Units within each Approved Development Plan. If there are transfers between Required BMR Units and Market Rate Units, the Administrator shall refer to Section D.2 to determine the Maximum Special Tax for each Parcel after such transfer.

If a building permit for new construction has been issued for development of a structure on an Assessor's Parcel, and additional structures are anticipated to be built on the Parcel as shown on the Approved Development Plan, a portion of the acreage of the Assessor's Parcel shall be taxed as Undeveloped Property if building permits for all of the structures in the Approved Development Plan were **not** issued as of June 1 of the Fiscal Year prior to the Fiscal Year in which the Special Taxes are being levied. If the acreage assigned to each building anticipated on the Assessor's Parcel is not clearly delineated on the Approved Development Plan, the acreage of the portion of the Assessor's Parcel to be taxed as Developed Property shall be estimated by the Administrator. The remaining acreage within the Assessor's Parcel shall be taxed as Undeveloped Property. Determination of the amount of Developed Property and Undeveloped Property on an Assessor's Parcel shall be at the discretion of the Agency.

In any Fiscal Year, if it is determined that (i) a parcel map or condominium plan for a portion of property in CFD No. 8 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the map or plan was recorded, the Assessor does not yet recognize the newly-created parcels, and (iii) one or more of the newly-created parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the map or plan by determining the Special Tax that applies separately to each newly-created parcel, then applying the sum of the individual Special Taxes to the Assessor's Parcel that was subdivided by recordation of the parcel map or condominium plan.

In addition to the tasks set forth above, the Administrator shall, upon the sale of a Parcel(s) to any Subsequent Owner, update Attachment 2 to reflect the then-current Expected Land Uses on, and Expected Maximum Special Tax for, the Parcel(s) being sold. Prior to or concurrent with the sale of the Parcel(s), Lennar shall provide written confirmation to the Administrator as to the Expected Land Uses and Expected Maximum Special Tax that should apply to the Parcel(s). If a sale occurs and no such confirmation has been provided to the Administrator, the Expected Maximum Special Tax that had applied to the Parcel(s) prior to the sale shall continue to apply to the Parcel(s). To the extent the Expected Maximum Special Tax reflected in a written confirmation from Lennar is less than the Expected Maximum Special Tax that had previously applied to the Parcel(s) and this results in insufficient Maximum CFD Revenues to meet the Required Revenue, such confirmation shall also identify to which Assessor's Parcel in CFD No. 8 the difference in the Expected Maximum Special Tax has been transferred. The Parcel(s) to which the difference in Expected Maximum Special Tax

has been shifted must be owned by Lennar. The Administrator shall also keep track of the balance of the Revenue Buffer after any land use change that reduces the buffer pursuant to Section C below.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax for Agency Affordable Housing Units shall be the Designated Special Tax identified in Section C.2.a below. The Administrator shall update Attachment 2 to reflect any adjustment to the number of Agency Affordable Housing Units, as directed by the Agency, which may, in turn, adjust the Required Revenues.

1. Property Without an Approved Development Plan

The Maximum Special Tax for property in CFD No. 8 without an Approved Development Plan shall be the Expected Maximum Special Tax shown in Attachment 2 of this RMA. If, in any Fiscal Year, separate Assessor's Parcels have not yet been created for property within each Sub-Block, the Administrator shall sum the Expected Maximum Special Tax for all Sub-Blocks within an Assessor's Parcel to determine the Maximum Special Tax that shall apply to the Parcel in such Fiscal Year.

If an Assessor's Parcel contains a portion of one or more Sub-Blocks, the Maximum Special Tax shall be determined by allocating the Expected Maximum Special Tax for each Sub-Block proportionately among such Assessor's Parcels based on the estimated acreage of the portion of the Sub-Block that falls within each Parcel, as determined by the Administrator. The Maximum CFD Revenue after such allocation shall not be less than the Maximum CFD Revenue prior to this allocation.

2. Property Within an Approved Development Plan

The Maximum Special Tax for a Parcel within an Approved Development Plan shall be the greater of the Designated Special Tax or the Back-Up Special Tax determined pursuant to this Section C.2. When a development plan is approved, the Administrator shall calculate the Designated Special Tax pursuant to Section C.2.a below for each Parcel of Taxable Property based on the land uses reflected in the Approved Development Plan. If it is determined that only a portion of a Sub-Block is included within an Approved Development Plan, the Administrator shall refer to Attachments 1 and 2 to estimate the Expected Land Uses and Expected Maximum Special Taxes that should be assigned to the portion of the Sub-Block that does not yet have an Approved Development Plan. The Administrator shall confirm this determination with the Agency, Lennar, and/or a Subsequent Owner of the property.

The Administrator shall then calculate the amount that could be levied if the Designated Special Tax was applied to the land uses proposed on Taxable Property within the Approved Development Plan. This "Total Designated Special Tax" shall be compared to the Expected Maximum Special Tax for that Sub-Block or portion of Sub-Block included within the Approved Development Plan, and the Administrator shall apply one of the following:

- *If the Total Designated Special Tax is equal to the Expected Maximum Special Tax,* then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the amount determined by applying the Designated Special Tax.

- *If the Total Designated Special Tax is greater than the Expected Maximum Special Tax,* then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the amount determined by applying the Designated Special Tax. The Administrator shall revise Attachment 2 to reflect the increased Expected Maximum Special Tax for the Sub-Block and the increased Maximum CFD Revenues.

- *If the Total Designated Special Tax is less than the Expected Maximum Special Tax but the Maximum CFD Revenues are still sufficient to provide the Required Revenue,* then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the Designated Special Tax. The Administrator shall revise Attachment 2 to reflect the decreased Expected Maximum Special Tax for the Sub-Block and the decreased Maximum CFD Revenues.

- *If the Total Designated Special Tax is less than the Expected Maximum Special Tax and such reduction causes the Maximum CFD Revenues to be insufficient to provide the Required Revenue,* then the Administrator shall determine the current balance of the Revenue Buffer and apply the appropriate subsection below:

    - *If the Revenue Buffer is greater than the difference between the Maximum Special Tax and the Total Designated Special Tax,* then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the Designated Special Tax. The Administrator shall subtract the difference between the Maximum Special Tax and the Total Designated Special Tax from the Revenue Buffer to calculate the reduced Revenue Buffer that is available to offset future land use changes.

    - *If the Revenue Buffer is less than the difference between the Maximum Special Tax and the Total Designated Special Tax,* the Maximum Special Tax for each Residential Unit (except Agency Affordable Housing Units) and Non-Residential Property within the Approved Development Plan shall be the Back-Up Special Tax determined pursuant to Section C.2.b below. The Administrator shall then change the balance of the Revenue Buffer to zero and, if applicable, revise Attachment 2 to reflect the decreased Expected Maximum Special Tax for the Sub-Block and the decreased Maximum CFD Revenues after the Back-Up Special Tax has been determined.

Until individual Assessor's Parcels are created for each Residential Unit and Non-Residential Property within an Approved Development Plan, the Administrator shall sum the Maximum Special Tax for all land uses on a Parcel and levy the aggregate Maximum Special Tax on the Parcel.

a. Designated Special Tax

The Designated Special Tax for each Residential Unit built or expected to be built on Taxable Property shall be the sum of the Base Special Tax and the Incremental Special Tax as identified in Table 1 below. The Designated Special Tax for each Parcel of Non-Residential Property built or expected to be built on Taxable Property shall be determined by multiplying the Square Footage of the non-residential structure(s) by the Incremental Special Tax shown for Non-Residential Property in Table 1 below.

Table 1
Base Special Tax and Incremental Special Tax

Land Use	**Base Special Tax Fiscal Year 2013-14***	**Incremental Special Tax Fiscal Year 2013-14***
Market Rate Units	$628 per unit	$0.81 per Square Foot
Required BMR 80% Units	$218 per unit	$73 per Bedroom
Required BMR 50% Units	$97 per unit	$33 per Bedroom
Agency Affordable Housing Units	$218 per unit	N/A
Non-Residential Property	N/A	$0.82 per Square Foot

**** Beginning July 1, 2014 and each July 1 thereafter, the amounts shown in Table 1 above shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 ½%) of the amount in effect in the prior Fiscal Year.***

b. Back-Up Special Tax

As set forth above, if the Administrator determines that the Total Designated Special Tax calculated for an Approved Development Plan plus the remaining Revenue Buffer is less than the Expected Maximum Special Tax and such "Net Shortfall" causes the Maximum CFD Revenues to be insufficient to provide the Required Revenue, then the Administrator shall apply one of the following:

(i) The landowner of the property within the Approved Development Plan may make a one-time payment to the Agency in an amount that the Agency deems sufficient to create an annuity that will cover the ongoing service costs that would have been funded by the Net Shortfall. If such one-time payment occurs, the Maximum Special Tax for land uses in the Approved Development Plan shall be the Designated Special Tax determined pursuant to Section C.2.a above.

(ii) If the owner of property within the Approved Development Plan does not make a one-time payment to offset the Net Shortfall, the Maximum Special Tax for land uses in the Approved Development Plan shall be determined as follows:

Step 1. Calculate the total Maximum Special Tax revenues that must be generated from property within the Approved Development Plan in order to maintain the Required Revenue.

Step 2. Confirm the Designated Special Tax for each Residential Unit and Non-Residential Property and the Total Designated Special Tax that could be collected within the Approved Development Plan.

Step 3. Divide the Maximum Special Tax revenues from Step 1 by the Total Designated Special Tax from Step 2.

Step 4. Multiply the quotient determined in Step 3 by the Designated Special Tax for each Residential Unit and Non-Residential Property from Step 2, and the amount determined shall be the Maximum Special Tax for each Residential Unit and Non-Residential Property within the Approved Development Plan. Until individual Assessor's Parcels are created for each Residential Unit and Non-Residential Property, the Administrator shall sum the Maximum Special Tax for all land uses on a Parcel and levy the aggregate Maximum Special Tax on the Parcel.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. Annual Escalation of Special Tax

Beginning July 1, 2014 and each July 1 thereafter, the Expected Maximum Special Tax for each Sub-Block and the Maximum Special Tax assigned to each Parcel of Taxable Property within CFD No. 8 shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 1/2%) of the amount in effect in the prior Fiscal Year.

2. Required BMR Unit and Market Rate Unit Transfers

If, in any Fiscal Year, the Administrator determines that a Residential Unit that had previously been designated as a Required BMR Unit no longer qualifies as such, the Maximum Special Tax on the Residential Unit shall be increased to the Maximum Special Tax that would be levied on a Market Rate Unit of the same Square Footage. If a Market Rate Unit becomes a Required BMR Unit after it has been taxed in prior Fiscal Years as a Market Rate Unit, the Maximum Special Tax on such Residential Unit shall not be decreased unless a Required BMR Unit is simultaneously redesignated as a Market Rate Unit.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied according to the steps outlined below:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property within CFD No. 8 up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied on Developed Property is equal to the Special Tax Requirement;

Step 2: If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Subsequent Owner Property within CFD No. 8, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;

Step 3: If additional revenue is needed after Step 2 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property that is not Subsequent Owner Property or an Agency Housing Parcel, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;

Step 4: If additional revenue is needed after Step 4 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property that is an Agency Housing Parcel, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;

Step 5: If additional revenue is needed after Step 4 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax assigned to each Parcel.

F. COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 8 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Agency may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on Public Property, except Taxable Public Property.

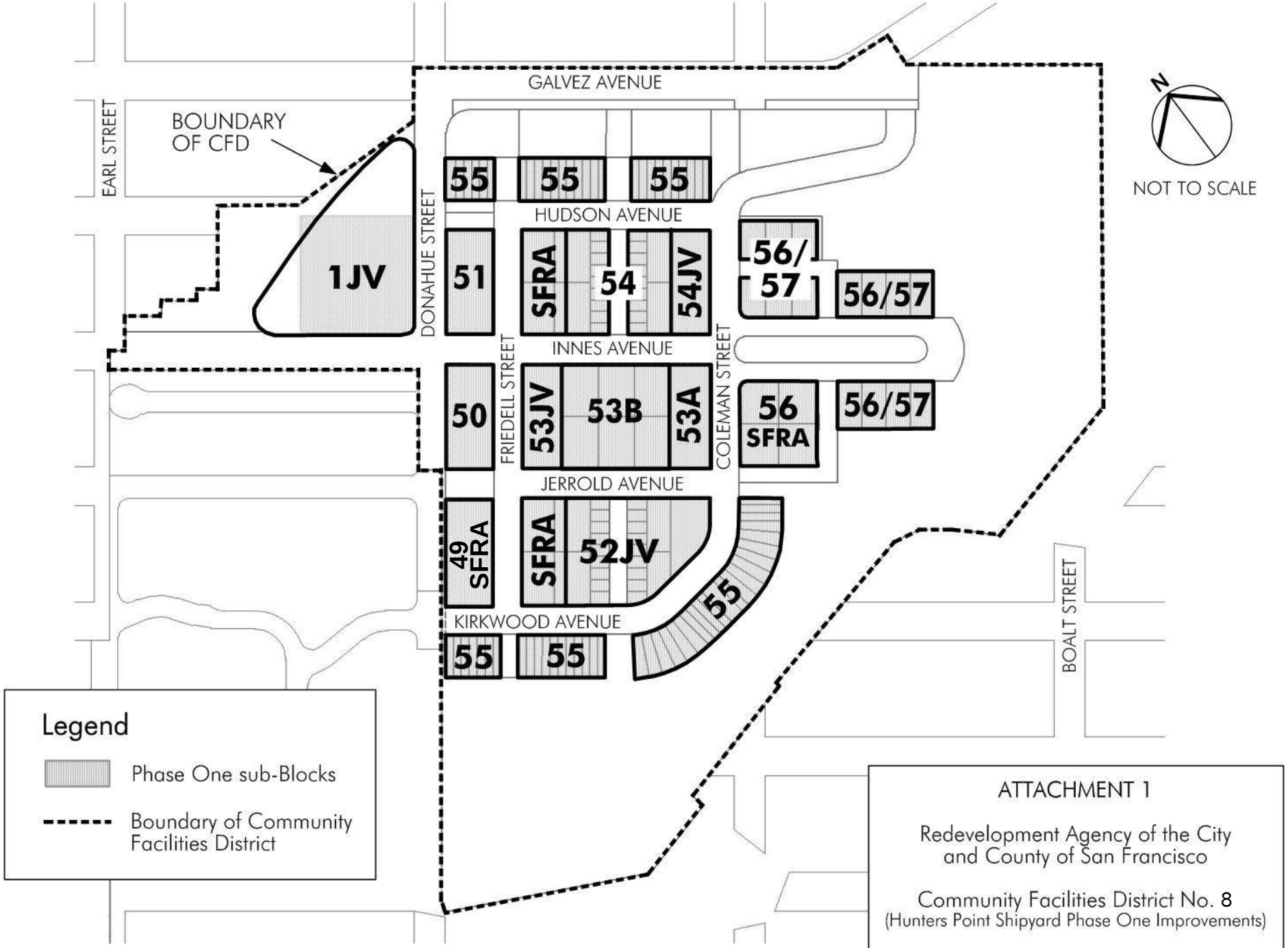
H. INTERPRETATION OF SPECIAL TAX FORMULA

Any taxpayer who feels that the amount or formula of the Special Tax is in error may file an application with the Administrator contesting the levy of the Special Tax. The Agency shall promptly review the application. If the findings of the Agency verify that the Special Tax should be modified or changed, a recommendation to that effect shall be made to the Commission, and as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted. If the Agency denies the application, the taxpayer may appeal that determination within 14 days of the mailing of notification of denial, to the Commission under such procedures as the Commission shall establish. The determination of the Commission on the appeal shall be final for all purposes. The filing of an application or an appeal shall not relieve the taxpayer of the obligation to pay the Special Tax when due.

ATTACHMENT 1

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 8
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

IDENTIFICATION OF SUB-BLOCKS



ATTACHMENT 1

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hilltop

EXHIBIT PREPARED BY KCA ENGINEERS
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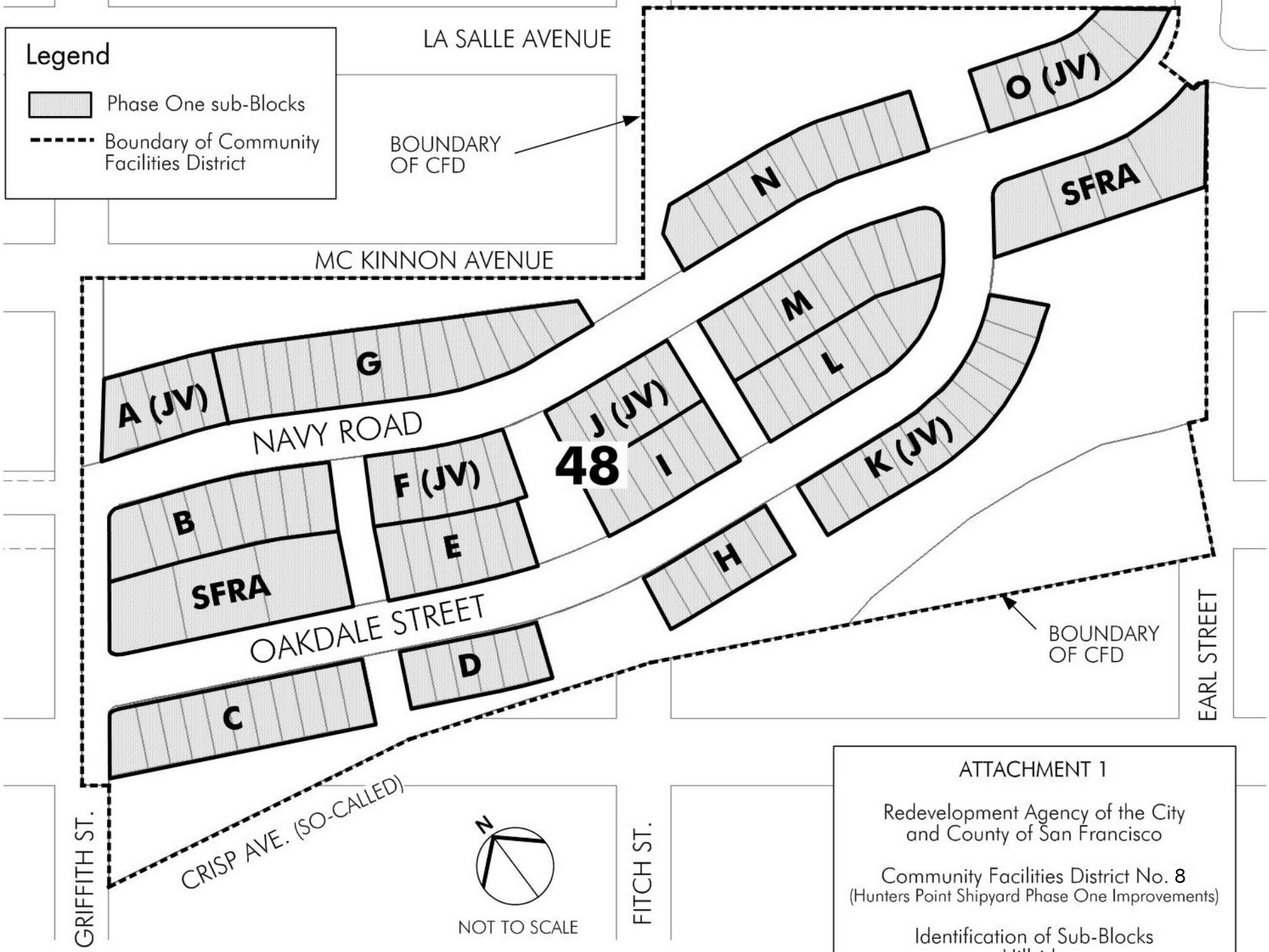

ATTACHMENT 1

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hillside

EXHIBIT PREPARED BY KCA ENGINEERS
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ATTACHMENT 2

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 8
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

EXPECTED LAND USES AND EXPECTED MAXIMUM SPECIAL TAX BY SUB-BLOCK

ATTACHMENT 2

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 8
(Hunters Point Shipyard Phase One Maintenance)

Expected Land Uses and Expected Maximum Special Tax by Sub-Block

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
1JV	Market Rate Unit	21	700	$13,188	$11,907	$25,095
	Market Rate Unit	38	825	$23,864	$25,394	$49,258
	Market Rate Unit	27	1,000	$16,956	$21,870	$38,826
	Market Rate Unit	15	1,150	$9,420	$13,973	$23,393
	Market Rate Unit	18	625	$11,304	$9,113	$20,417
	Market Rate Unit	38	750	$23,864	$23,085	$46,949
	Market Rate Unit	24	875	$15,072	$17,010	$32,082
	Market Rate Unit	18	1,025	$11,304	$14,945	$26,249
	Required BMR 80% Unit	3	1	$654	$219	$873
	Required BMR 80% Unit	5	1.5	$1,090	$548	$1,638
	Required BMR 80% Unit	3	2	$654	$438	$1,092
	Required BMR 80% Unit	2	2.5	$436	$365	$801
	Required BMR 80% Unit	2	1	$436	$146	$582
	Required BMR 80% Unit	5	1	$1,090	$365	$1,455
	Required BMR 80% Unit	3	1	$654	$219	$873
	Required BMR 80% Unit	2	2	$436	$292	$728
	Non-Residential Property	N/A	9,000	N/A	$7,380	$7,380
	Total					$277,689
48A JV	Market Rate Unit	9	1,183	$5,652	$8,624	$14,276
	Market Rate Unit	4	1,400	$2,512	$4,536	$7,048
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$22,125
48B	Market Rate Unit	5	908	$3,140	$3,677	$6,817
	Market Rate Unit	5	968	$3,140	$3,920	$7,060
	Market Rate Unit	16	1,050	$10,048	$13,608	$23,656
	Market Rate Unit	3	1,280	$1,884	$3,110	$4,994
	Market Rate Unit	3	1,500	$1,884	$3,645	$5,529
	Required BMR 80% Unit	1	1	$218	$73	$291
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	2	2	$436	$292	$728
	Total					$49,440
48C	Market Rate Unit	10	1,000	$6,280	$8,100	$14,380
	Market Rate Unit	10	1,290	$6,280	$10,449	$16,729
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$31,910

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
48D	Market Rate Unit	3	1,000	$1,884	$2,430	$4,314
	Market Rate Unit	4	1,290	$2,512	$4,180	$6,692
	Market Rate Unit	2	828	$1,256	$1,341	$2,597
	Market Rate Unit	4	1,000	$2,512	$3,240	$5,752
	Required BMR 80% Unit	1	2	$218	$146	$364
	Total					$19,719
48E	Market Rate Unit	11	1,183	$6,908	$10,541	$17,449
	Market Rate Unit	5	1,400	$3,140	$5,670	$8,810
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$27,060
48F JV	Market Rate Unit	4	908	$2,512	$2,942	$5,454
	Market Rate Unit	3	968	$1,884	$2,352	$4,236
	Market Rate Unit	11	1,050	$6,908	$9,356	$16,264
	Market Rate Unit	2	1,280	$1,256	$2,074	$3,330
	Market Rate Unit	2	1,500	$1,256	$2,430	$3,686
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	2	$218	$146	$364
	Total					$33,697
48G	Market Rate Unit	24	1,183	$15,072	$22,998	$38,070
	Market Rate Unit	13	1,400	$8,164	$14,742	$22,906
	Market Rate Unit	1	828	$628	$671	$1,299
	Market Rate Unit	2	1,000	$1,256	$1,620	$2,876
	Required BMR 80% Unit	4	2	$872	$584	$1,456
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$67,043
48H	Market Rate Unit	3	1,000	$1,884	$2,430	$4,314
	Market Rate Unit	4	1,290	$2,512	$4,180	$6,692
	Market Rate Unit	2	828	$1,256	$1,341	$2,597
	Market Rate Unit	4	1,000	$2,512	$3,240	$5,752
	Required BMR 80% Unit	1	2	$218	$146	$364
	Total					$19,719
48I	Market Rate Unit	11	1,183	$6,908	$10,541	$17,449
	Market Rate Unit	5	1,400	$3,140	$5,670	$8,810
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$27,060
48J JV	Market Rate Unit	4	908	$2,512	$2,942	$5,454
	Market Rate Unit	3	968	$1,884	$2,352	$4,236
	Market Rate Unit	11	1,050	$6,908	$9,356	$16,264
	Market Rate Unit	2	1,280	$1,256	$2,074	$3,330
	Market Rate Unit	2	1,500	$1,256	$2,430	$3,686
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	2	$218	$146	$364
	Total					$33,697

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
48K JV	Market Rate Unit	10	828	$6,280	$6,707	$12,987
	Market Rate Unit	21	1,000	$13,188	$17,010	$30,198
	Required BMR 80% Unit	2	1.5	$436	$219	$655
	Required BMR 80% Unit	3	2	$654	$438	$1,092
	Total					$44,932
48L	Market Rate Unit	14	1,183	$8,792	$13,415	$22,207
	Market Rate Unit	7	1,400	$4,396	$7,938	$12,334
	Required BMR 80% Unit	2	2	$436	$292	$728
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$35,706
48M	Market Rate Unit	18	1,183	$11,304	$17,248	$28,552
	Market Rate Unit	9	1,400	$5,652	$10,206	$15,858
	Required BMR 80% Unit	2	2	$436	$292	$728
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$45,575
48N	Market Rate Unit	20	1,183	$12,560	$19,165	$31,725
	Market Rate Unit	10	1,400	$6,280	$11,340	$17,620
	Required BMR 80% Unit	2	2	$436	$292	$728
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$50,510
48O JV	Market Rate Unit	13	1,183	$8,164	$12,457	$20,621
	Market Rate Unit	6	1,400	$3,768	$6,804	$10,572
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$31,994
50	Market Rate Unit	15	859	$9,420	$10,437	$19,857
	Market Rate Unit	4	1,478	$2,512	$4,789	$7,301
	Market Rate Unit	3	1,426	$1,884	$3,465	$5,349
	Required BMR 80% Unit	3	2	$654	$438	$1,092
	Total					$33,599
51	Market Rate Unit	1	457	$628	$370	$998
	Market Rate Unit	13	665	$8,164	$7,002	$15,166
	Market Rate Unit	13	741	$8,164	$7,803	$15,967
	Market Rate Unit	29	975	$18,212	$22,903	$41,115
	Market Rate Unit	1	1,158	$628	$938	$1,566
	Required BMR 80% Unit	2	1	$436	$146	$582
	Required BMR 80% Unit	1	1.5	$218	$110	$328
	Required BMR 80% Unit	3	2	$654	$438	$1,092
	Total					$76,814

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
52JV	Market Rate Unit	9	1,172	$5,652	$8,544	$14,196
	Market Rate Unit	7	1,359	$4,396	$7,706	$12,102
	Market Rate Unit	6	757	$3,768	$3,679	$7,447
	Market Rate Unit	20	829	$12,560	$13,430	$25,990
	Market Rate Unit	21	867	$13,188	$14,748	$27,936
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Required BMR 80% Unit	1	1	$218	$73	$291
	Required BMR 80% Unit	2	1	$436	$146	$582
	Required BMR 80% Unit	2	2	$436	$292	$728
	Total					$90,072
53A	Market Rate Unit	4	1,087	$2,512	$3,522	$6,034
	Market Rate Unit	7	1,340	$4,396	$7,598	$11,994
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$18,465
53B	Market Rate Unit	23	624	$14,444	$11,625	$26,069
	Market Rate Unit	11	1,019	$6,908	$9,079	$15,987
	Market Rate Unit	13	1,099	$8,164	$11,572	$19,736
	Market Rate Unit	11	1,304	$6,908	$11,619	$18,527
	Market Rate Unit	4	1,257	$2,512	$4,073	$6,585
	Required BMR 80% Unit	3	1	$654	$219	$873
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$89,306
53JV	Market Rate Unit	4	1,120	$2,512	$3,629	$6,141
	Market Rate Unit	7	1,347	$4,396	$7,637	$12,033
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$18,611
54	Market Rate Unit	7	1,117	$4,396	$6,333	$10,729
	Market Rate Unit	9	1,417	$5,652	$10,330	$15,982
	Market Rate Unit	4	555	$2,512	$1,798	$4,310
	Market Rate Unit	14	797	$8,792	$9,038	$17,830
	Market Rate Unit	14	963	$8,792	$10,920	$19,712
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	3	$218	$219	$437
	Required BMR 80% Unit	2	1	$436	$146	$582
	Required BMR 80% Unit	2	2	$436	$292	$728
	Total					$70,675
54JV	Market Rate Unit	4	1,116	$2,512	$3,616	$6,128
	Market Rate Unit	7	1,337	$4,396	$7,581	$11,977
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$18,542
55	Market Rate Unit	47	1,686	$29,516	$64,186	$93,702
	Market Rate Unit	12	1,829	$7,536	$17,778	$25,314
	Required BMR 80% Unit	6	3	$1,308	$1,314	$2,622
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$122,075

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
56 & 57	Market Rate Unit	7	625	$4,396	$3,544	$7,940
	Market Rate Unit	7	680	$4,396	$3,856	$8,252
	Market Rate Unit	2	740	$1,256	$1,199	$2,455
	Market Rate Unit	4	745	$2,512	$2,414	$4,926
	Market Rate Unit	5	915	$3,140	$3,706	$6,846
	Market Rate Unit	11	1,081	$6,908	$9,632	$16,540
	Market Rate Unit	21	1,100	$13,188	$18,711	$31,899
	Market Rate Unit	14	1,250	$8,792	$14,175	$22,967
	Market Rate Unit	13	1,350	$8,164	$14,216	$22,380
	Market Rate Unit	4	1,500	$2,512	$4,860	$7,372
	Required BMR 80% Unit	1	1	$218	$73	$291
	Required BMR 80% Unit	1	1	$218	$73	$291
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	1	2	$218	$146	$364
	Required BMR 80% Unit	3	2	$654	$438	$1,092
	Required BMR 80% Unit	2	2	$436	$292	$728
	Required BMR 80% Unit	1	3	$218	$219	$437
	Total					$135,142
	Agency Affordable Housing Unit	350		$76,300		$76,300

Total Gross Revenue, Fiscal Year 2013-14	**$1,567,475**
Revenue Buffer	**$111,288**
Required Revenue	**$1,456,187**

/1 See Attachment 1 for the geographic area associated with each Sub-Block.

/2 Beginning July 1, 2014 and each July 1 thereafter, the Expected Maximum Special Taxes shown above shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 1/2%) of the amount in effect in the prior Fiscal Year.

ATTACHMENT 3

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 8
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

IDENTIFICATION OF AGENCY HOUSING PARCELS

ATTACHMENT 3

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hilltop

EXHIBIT PREPARED BY KCA ENGINEERS
5009 5/3/05 Rev 5/9/05, 5/27/08, 6/27/08, 6/30/08, 7/1/08
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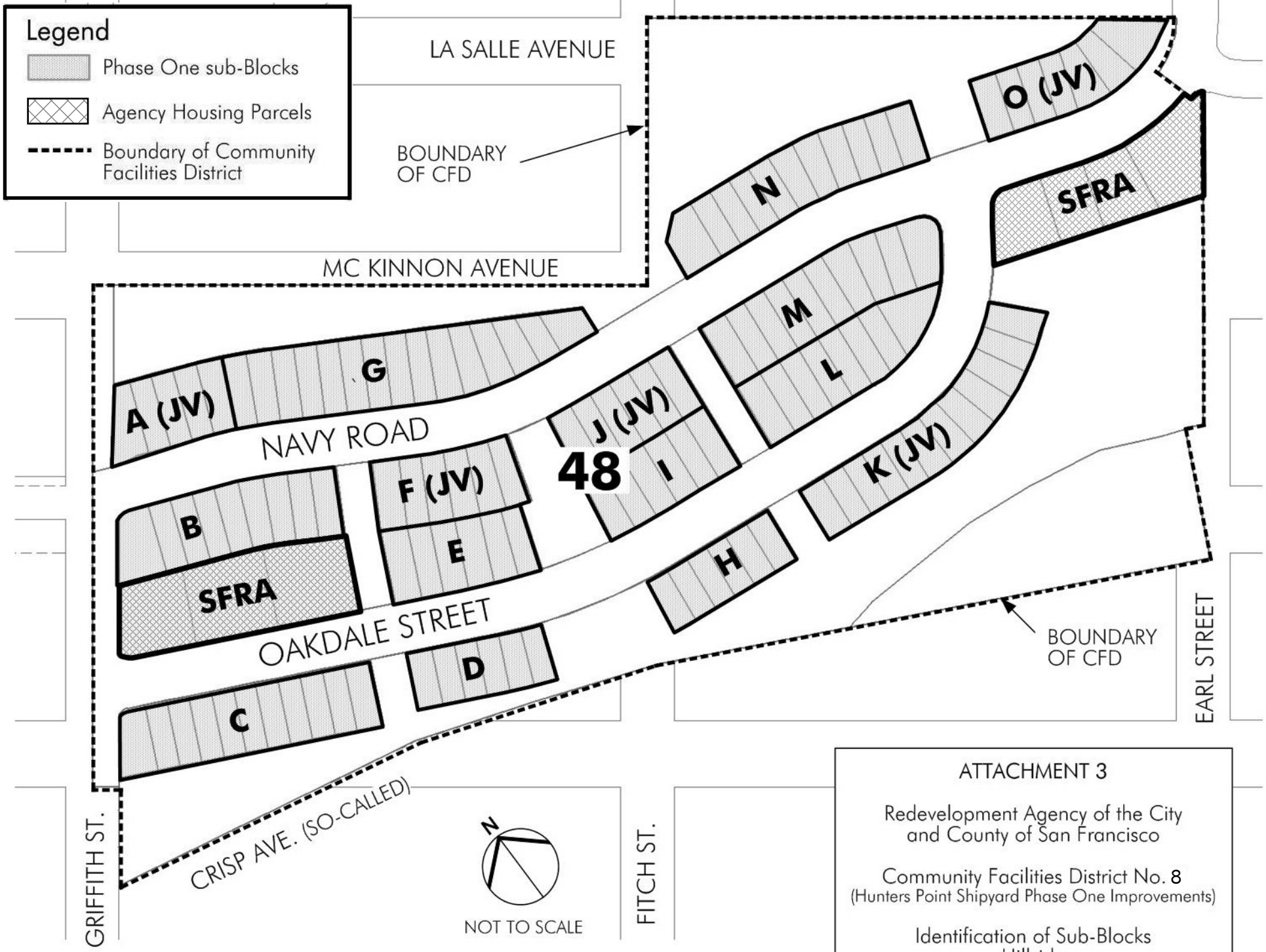

ATTACHMENT 3

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hillside

EXHIBIT PREPARED BY KCA ENGINEERS
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