RESOLUTION NO. 136-2004
Adopted November 16, 2004

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND SUBMIT TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO A JOINT COMMUNITY FACILITIES AGREEMENT FOR INFRASTRUCTURE; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The United States, acting by and through the Secretary of the Navy, is expected to tender title Parcel A of the Hunters Point Shipyard Redevelopment Project Area (the “Shipyard”) to the Agency imminently. In anticipation of Commission action to approve the Agency’s subsequent transfer of Parcel to Lennar/BVHP, LLC (“Lennar”) in early 2005 in accordance with the Disposition Development Agreement (Hunters Point Shipyard Phase 1) (the “DDA”) approved by the Commission on December 2, 2003, staff is preparing documents necessary to implement the DDA, including a Joint Community Facilities Agreement (“JCFA”), which is required for Mello-Roos bond financing of the infrastructure improvements at the Shipyard.

2. The JCFA is an agreement between the City and County of San Francisco (the “City”) and the Agency that, among other things, will specify which infrastructure components will be owned by the City and which will be owned by the Agency.

3. The City’s Board of Supervisors (the “Board”) is expected to consider a number of environmental protection and other ordinances to implement the Redevelopment Plan for the Hunters Point Shipyard in December 2004. Because the JCFA also requires Board approval, staff is requesting authorization to submit the JCFA to the Board for approval so that the Board can consider the JCFA together with the related matters.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute and submit to the Board of Supervisors a Joint Community Facilities Agreement for the infrastructure relating to the Hunters Point Shipyard Redevelopment Project Area.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel