

RESOLUTION NO. 32-2006

Adopted March 7, 2006

APPROVING THE PROPOSED REDEVELOPMENT PLAN AMENDMENT FOR THE HUNTERS POINT REDEVELOPMENT PROJECT AREA AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33445 AND 33679; RECOMMENDING ADOPTION OF THE PROPOSED REDEVELOPMENT PLAN BY THE BOARD OF SUPERVISORS; AND SUBMITTING THE AGENCY'S RECOMMENDATION, INCLUDING THE PROPOSED REDEVELOPMENT PLAN, TO THE BOARD OF SUPERVISORS; HUNTERS POINT REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") has prepared a proposed amendment to the Redevelopment Plan for the Hunters Point Redevelopment Project which will now be known as the "Bayview Hunters Point Redevelopment Plan" or (hereinafter "Redevelopment Plan".)
2. The proposed Redevelopment Plan would create an approximately 1,500-acre Bayview Hunters Point ("BVHP") Redevelopment Project Area, consisting of the approximately 137-acre existing Hunters Point Redevelopment Project Area ("Project Area A") and an approximately 1,361 acre area ("Project Area B"), both located in the southeast quadrant of the City and County of San Francisco ("City"), generally bounded by Cesar Chavez Street to the North, US 101 to the West, San Mateo County to the South, and the San Francisco Bay to the East.
3. The Redevelopment Plan is being proposed to, among other goals: (1) Increasing the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community; (2) Strengthening the economic base of the Project Area and the community by strengthening retail and other commercial functions within the Project Area through the facilitation of new retail space, and as appropriate, new commercial and light industrial uses; (3) Retaining existing residents and existing cultural diversity to the extent feasible; (4) Encouraging participation of area residents in the economic development that will occur; (5) Supporting locally owned small businesses and local entrepreneurship; (6) Facilitating emerging commercial-industrial sectors through facilitating improvement of transportation access to commercial and industrial areas, improvement of safety within this Redevelopment Plan Project Area, and the installation of needed site improvements to stimulate new commercial and industrial expansion, employment, and economic growth; (7) Facilitating the

preservation, rehabilitation, and seismic retrofitting of historic buildings and other landmarks; (8) Providing assistance towards the improvement of key transportation routes to meet the needs of alternative transportation modes, industrial trucking operations, and emergency operations; (9) Eliminating blighting influences and correcting environmental deficiencies within the Project Area; and (10) Providing flexibility in the development of real property within the Project to respond readily and appropriately to market conditions.

4. Pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report on the Redevelopment Plan. The environmental document prepared in conjunction with the consideration of this proposed Redevelopment Plan has been included as part of the Agency's Report on the Redevelopment Plan.
5. The environmental effects of the Redevelopment Plan for the Project Area, as well as the environmental effects of the proposed Redevelopment Plan, have been analyzed in the environmental documents, which are described in Resolution No. 21-2006. Copies of the environmental documents are on file with the Agency.
6. The Agency held a public hearing on March 7, 2006, on adoption of the proposed Redevelopment Plan, notice of which was duly and regularly published in a newspaper of general circulation in the City and County of San Francisco (the "City") once a week for four successive weeks beginning at least 30 days prior to the date of that hearing, and a copy of that notice and affidavit of publication are on file with the Agency.
7. Copies of the notice of public hearing and the statement regarding purchase of real property by any means authorized by law, including eminent domain, were mailed by first-class mail to the last known address of each assessee of land in the proposed Project Area as shown on the last equalized assessment roll of the City.
8. Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants in the proposed Project Area.
9. Copies of the notice of public hearing were mailed to all addresses within the 94124 zip code and to all owners of real property within the 94124 zip code.
10. Copies of the notice of public hearing were mailed, by certified mail, return receipt requested, to the governing body of each taxing agency which receives taxes from property in the proposed Project Area.
11. The Agency has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the proposed Redevelopment Plan.
12. On March 2, 2006, after reviewed and considered the information contained in the Final Environmental Impact Report (the "FEIR"), the Agency Commission, in a joint meeting with the Planning Commission, by Resolution No. 21-2006,

certified the FEIR for the Hunters Point Redevelopment Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) At the same joint meeting, the City Planning Commission certified the FEIR.

13. The Agency Commission hereby finds that the Redevelopment Plan is part of the Hunters Point Redevelopment Project for purposes of compliance with CEQA.
14. In Resolution No. 21-2006 the Commission adopted findings that various actions related to the Hunters Point Redevelopment Plan were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.
15. Staff finds and recommends the Agency Commission adoption of such findings under California Health and Safety Code Sections 33445 and 33679 as well as a recommendation to submit such findings to the Board of Supervisor’s of the City and County of San Francisco, that, as detailed in the Report on the Redevelopment Plan, incorporated herein by reference: (1) the estimated available total tax increment is \$187.8 million, in constant FY 2005/2006 dollars, after the deduction of pass-through payments to the taxing agencies and Agency administration costs; (2) the projected allocation of tax increment for the three key programs includes \$93.9 million (one half of the total tax increment) for affordable housing, \$37.6 million for economic development and \$56.3 million for community enhancements; (3) no other reasonable means of major financing to implement redevelopment activities is available; and (4) the use of Agency funds for redevelopment activities will assist in the elimination of blighting conditions in the Project Area.

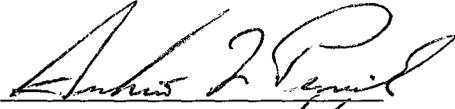
RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. Resolution No. 21-2006, attached hereto, sets forth the Agency’s analysis of the environmental effects of this action.
2. The Agency hereby adopts the proposed Redevelopment Plan, which is attached hereto and incorporated herein by this reference, and recommends that the Board of Supervisors adopt the Redevelopment Plan.
3. The Executive Director of the Agency is hereby directed to submit a copy of this Resolution, including the proposed Redevelopment Plan, to the Board of Supervisors for its consideration in acting on the adoption of the proposed

Redevelopment Plan, and its consideration in making the required findings pursuant to Health and Safety Code Sections 33445 and 33679.

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "James B. Morales", written over a horizontal line.

James B. Morales 3/2/06
Agency General Counsel