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Hunters Point Redevelopment Project Report on the Plan Amendment

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Sources

Sources

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Appendix B:
Amended Redevelopment Plan

**REDEVELOPMENT PLAN
FOR THE
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**

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**SAN FRANCISCO
REDEVELOPMENT AGENCY**

_____, 2006

**REDEVELOPMENT PLAN
FOR THE
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**

Hunters Point Redevelopment Plan
Approved and Adopted by the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 25-69, January 20, 1969

Amendments Adopted and Approved by the Board of Supervisors
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Ordinance No. 15-05, January 21, 2005,
and Ordinance No. XXX-XX, XXXX XX, 2006.

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1.0 BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN OVERVIEW

This Bayview Hunters Point Redevelopment Plan¹ amends the redevelopment plan formerly known as the Hunters Point Redevelopment Plan for the redevelopment project area formerly known as “**Hunters Point Redevelopment Project Area**,” which shall now be referred to and known as the “**Bayview Hunters Point Redevelopment Project Area**” (sometimes referred to as the “**Project Area**” or the “**Project**”). During the preparation of this Redevelopment Plan, the Agency consulted with the PAC, the Planning Department and other departments of the City and County of San Francisco. This Redevelopment Plan is based on the Amended Preliminary Plan for the Hunters Point Redevelopment Project, formulated and adopted by the Planning Commission by Motion No. XXXX, on December 12, 1996, and as revised by the Planning Commission on XXXX.

1.1 Bayview Hunters Point Redevelopment Plan Overview

1.1.1 Significant Community Participation In Planning Process

The Hunters Point Redevelopment plan was adopted in 1969 to replace and rehabilitate former military housing units. The redevelopment activities in this area, termed Project Area A in this report, are nearly completion. Some elements of blight remain in Project Area A and a few redevelopment actions remain to be implemented. The neighboring India Basin Industrial Park Redevelopment Plan was designed to rebuild the blighted industrial area into a modern job center for the community. Despite the redevelopment activities in India Basin Industrial Park, Hunters Point is still affected by blighting influences, particularly inadequate affordable housing facilities, limited economic opportunities and crime from the surrounding areas.

In 1995 the community completed planning work on the South Bayshore Area Plan, a specific area plan of the San Francisco General Plan. The South Bayshore Plan considered the use of redevelopment tools to continue the revitalization of the Bayview Hunters Point community. The same year, the Board of Supervisors created the Bayview Hunters Point Survey Area. In 1997, the Project Area Committee was formed through a public election process.

The PAC created the Community Revitalization Concept Plan for Bayview Hunters Point in 2000, which outlined a wide range of programs intended to bring about physical and economic improvements in the community. While the Concept Plan described many activities beyond the scope of redevelopment programs, it has served as the foundational policy document for this redevelopment plan. In 2004, the PAC completed the Framework Housing Program that described an array of affordable housing programs and policies supported by PAC members. This redevelopment plan incorporates relevant policies of the Framework Housing Plan. Both

¹ Capitalized terms shall have the meaning set forth in Section 1.1.8 Definitions unless otherwise indicated in the text.

the Concept Plan and the Framework Housing Program should continue to guide the policies of the redevelopment agency and other city departments working in Bayview Hunters Point.

1.1.2 Contents of the Plan

This Redevelopment Plan consists of this text, the Redevelopment Boundary Maps (Maps 1 & 2), the Legal Description of Project Area Boundaries (Attachments A & B), the Activity Nodes Map (Map No. 3), and the Redevelopment Land Use Maps (Maps 4 & 5). All attachments are incorporated into this Redevelopment Plan by reference. This Redevelopment Plan was prepared by the San Francisco Redevelopment Agency (the “**Agency**”) pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code §§ 33000 *et seq.*) (“**Community Redevelopment Law**” or “**CRL**”), the California Constitution, and all applicable local codes and ordinances. The Project Area is in Bayview Hunters Point, City and County of San Francisco, State of California and includes all properties within the Project boundary shown on the Redevelopment Boundary Maps.

1.1.3 Project Area Boundaries

The Project consists of Project Area A and Project Area B. Project Area A comprises all of the Redevelopment Area G (Hunters Point), as designated and described in Resolution No. 711-63 adopted by the Board of Supervisors on December 23, 1963, portions of the Survey Area as designated and described in Resolution No. 100-68 adopted by the Board of Supervisors on February 13, 1968, and Survey Area as designated and described in Resolution No. 313-70 adopted by the Board of Supervisors on May 25, 1970. The boundaries of Project Area A are indicated on Boundary Map 1, Area A Boundary Map, and the legal description is found in Attachment A.

Project Area B includes portions of the Survey Area designated and described in Resolution No. 26-95 adopted by the Board of Supervisors of the City and County of San Francisco on January 3, 1995, and formally designated in name as the “Bayview Hunters Point Survey Area” in Resolution No. 439-99 adopted by the Board of Supervisors on May 10, 1999. The boundaries of Project Area B are indicated on Boundary Map 2, Area B Boundary Map, and the legal description is found in Attachment B.

A portion of the Bayview Hunters Point Survey Area that is centered around the Hunters Point Shoreline Activity Node, may be added as Project Area C as part of a future plan amendment, as described in Section 1.1.7 below.

1.1.4 Conformance with the General Plan

The Redevelopment Plan is consistent with the General Plan of the City and County of San Francisco and its applicable elements in effect on the effective date of the ordinance adopting the amendment to the Hunters Point Redevelopment Plan (Ordinance No. XXXX), and is in conformity with the eight Priority Policies of Section 101.1 of the Planning Code in effect at the date of adoption of this Redevelopment Plan.

1.1.5 Powers, Duties and Obligations for Implementation of Redevelopment Plan

This Redevelopment Plan provides the Agency with the powers, duties and obligations to implement and further the programs generally described herein for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project. This Redevelopment Plan provides a framework and sets forth the objectives, redevelopment programs, and land use controls within which specific redevelopment activities in the Project will be pursued. It also describes the tools available to the Agency to develop and proceed with specific plans, projects, and solutions. All real property in the Project is made subject to the controls and requirements of this Redevelopment Plan, the Planning Code (in Project Area B) and the other applicable Plan Documents, as described herein.

The PAC has the role and duties listed in Section 33347.5 and Section 33385, *et seq.* of the CRL. The Agency will consult with and seek the advice of the PAC or appointed citizens advisory committee on policies and programs designed to implement this Redevelopment Plan.

1.1.6 Preliminary Plan

This Redevelopment Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission at its October 10, 1996 hearing by Resolution No. 14205.

1.1.7 Remaining Survey Area Subject to Further Analysis and Incorporation

A portion of the Bayview Hunters Point Survey Area that is centered around the Hunters Point Shoreline Activity Node as shown on Map # 3 is subject to further analysis and planning by the Agency, in conjunction with the Planning Department and other City departments. Although this area suffers from severe blighting conditions, further analysis and study are required before the Agency can recommend to the Board of Supervisors that the area be included in the Project Area. The Agency anticipates that further planning and blight analysis will support a future amendment to this Redevelopment Plan to include most of this area in the Project. If supported by further analysis, the Agency anticipates incorporation of this area as Project Area C through a further amendment of this Redevelopment Plan.

1.1.8 Definitions

The following definitions are used in this Redevelopment Plan unless otherwise indicated by the text:

“Affordable Housing Program” includes the Agency’s activities to construct, rehabilitate, and perverse housing that is permanently affordable to low- and moderate-income households. The basis for the Affordable Housing Program can be found in the Framework Housing Program adopted by the PAC on September 20, 2004.

“Agency” means the Redevelopment Agency of the City and County of San Francisco, California.

“**Agency Action**” is defined as the Agency’s funding, acquisition, disposition, or development of property through a Disposition and Development Agreement (DDA), or execution of an Owner Participation Agreement (OPA), loan and grant agreements, or other transactional and funding documents between a property owner and the Agency.

“**Agency Commission**” means the Commission for the Redevelopment Agency of the City and County of San Francisco.

“**Area Median Income**” or “**AMI**” means area median income as determined by the United States Department of Housing and Urban Development for the San Francisco area, adjusted for actual household size, but not adjusted for high income area.

“**Business Tenants Re-Entry Preference Program**” means a document to be approved by the Agency Commission in relation to this Redevelopment Plan that establishes how the extension of reasonable preferences to business occupants will be implemented within the Project Area.

“**Board of Supervisors**” means the Board of Supervisors of the City and County of San Francisco, California.

“**Certificate of Preference Holders**” means persons who have rights under the Agency’s Certificate of Preference Program, as amended by Resolution No. 253-98 adopted on December 8, 1998.

“**City**” means the City and County of San Francisco, California.

“**Community Redevelopment Law**” or “**CRL**” means the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000 *et seq.*)

“**Concept Plan**” means the Bayview Hunters Point Community Revitalization Concept Plan adopted by the PAC on November 13, 2000, as amended from time to time.

“**Delegation Agreement**” means an agreement between the Agency and the Planning Department that defines how the two agencies shall administer the entitlement process in the Project Area.

“**Effective Date**” means the date the ordinance passed by the Board of Supervisors approving this Redevelopment Plan becomes effective.

“**Federal Government**” means the United States of America or any of its agencies or instrumentalities.

“**General Plan**” means the General Plan for the City and County of San Francisco.

“**Housing Authority**” means the San Francisco Housing Authority.

“**Mayor**” means the current Mayor for the City and County of San Francisco.

“**Nonconforming Use**” is a use which existed lawfully as of the Effective Date and which fails to conform to one or more of the use limitations in this Redevelopment Plan and/or the Planning Code then became applicable for the Project Area in which the property is located.

“**OPA Rules**” establish the rules for property owner participation in redevelopment activities consistent with the provisions of this Redevelopment Plan within the Project Area.

“Owner Participation Agreement” or **“OPA”** means a binding agreement between a property owner and the Agency by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Redevelopment Plan.

“Plan Documents” means documents related to this Redevelopment Plan developed or to be developed by the Agency in order to facilitate the implementation of this Redevelopment Plan, including Business Tenant Re-Entry Preference Policy, Delegation Agreement, Implementation Plan, Relocation Plan and OPA Rules.

“Planning Code” means the Planning Code of the City and County of San Francisco.

“Planning Commission” means the Planning Commission of the City and County of San Francisco, California.

“Planning Department” means the Planning Department of the City and County of San Francisco.

“Priority Policies” means the eight priority policies stated in Section 101.1, Master Plan Consistency and Implementation, of the City’s Planning Code.

“Project” means the Bayview Hunters Point Redevelopment Project.

“Project Area” means Project Areas A and B within the boundaries of the Bayview Hunters Point Redevelopment Project.

“Project Area A” is delineated in Map 1. The legal description is contained in Attachment A hereto.

“Project Area B” is delineated in Map 2 and includes parcels B1 and B2. The legal description is contained in Attachment B hereto.

“Project Area Committee” or **“PAC”** means the elected community body that advises the Agency on the preparation of this Redevelopment Plan and supporting documents.

“Real Property” means land, including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; any property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens.

“Redevelopment Plan” means this Redevelopment Plan Amendment for the Bayview Hunters Point Project Area, formerly known as the Hunters Point Redevelopment Project Area.

“Relocation Plan” means a document that establishes how the Agency and/or developers shall assist persons, business concerns and others displaced from the Project Area by redevelopment activities of or assisted by the Agency in finding new locations in accordance with all applicable relocation statutes and regulations.

“Standards for Development” means, for Project Area A, the standards for development set forth in Section 2 of this Redevelopment Plan and, for Project Area B, the standards set forth in the Planning Code.

“State” means the State of California.

“State Historical Building Code” or **“SHBC”** means the State Historical Building Code as set forth in Part 8 of Title 24 (Health & Safety Code §§18950 *et seq.*), which applies to all qualified

historical buildings or structures, as defined in SHBC Section 18955. It provides building regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation of qualified historical buildings.

“**Taxing Agencies**” means all public entities that have the authority to tax property within the Project Area, including the State, the City, BART, San Francisco Unified School District, City College of San Francisco, Bay Area Air Quality Management District and any district or other public corporation.

1.2 Planning Goals and Objectives for the Project

1.2.1 Redevelopment Project Area Objectives

The following goals for this Redevelopment Plan were established in conjunction with the PAC through its endorsement of the Concept Plan and in meetings with members of the public at large. Together with the other related Plan Documents, these goals and objectives will direct the revitalization of the community and guide the direction of all future development within the Project Area. The Agency’s major redevelopment objectives for Project Area A are substantially complete, with the exception of eliminating remaining blight, developing additional affordable housing and constructing additional open space facilities. The goals and objectives for the Project Area are as follows:

- Providing opportunities for participation by owners in the redevelopment of their properties.
- 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.
- 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.
- Retaining existing residents and existing cultural diversity to the extent feasible.
- Encouraging participation of area residents in the economic development that will occur.
- Supporting locally owned small businesses and local entrepreneurship.
- 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.
- Facilitating public transit opportunities to and within the Project to the extent feasible.

- Providing land, as feasible and appropriate, for publicly accessible open spaces.
- Facilitating the preservation, rehabilitation, and seismic retrofitting of historic buildings and other landmarks.
- Providing assistance towards the improvement of key transportation routes to meet the needs of alternative transportation modes, industrial trucking operations, and emergency operations.
- Eliminating blighting influences and correcting environmental deficiencies within the Project Area, including, but not limited to, abnormally high vacancies, abandoned, deteriorated and dilapidated buildings, incompatible land uses, depreciated or stagnant property values, and inadequate or deteriorated public improvements, facilities and utilities.
- Removing structurally substandard buildings, removing impediments to land development, and facilitating modern, integrated development with improved pedestrian and vehicular circulation within the Project Area and vicinity.
- Redesigning and developing undeveloped and underdeveloped areas, which are improperly utilized.
- Providing flexibility in the development of real property within the Project to respond readily and appropriately to market conditions.

1.2.2 Implementation Plan for the Project Area

Community Redevelopment Law Section 33490 requires the Agency to adopt, after a public hearing, an implementation plan that contains the specific goals and objectives of the Agency for the Project Area, the specific programs, including potential projects, estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area and implement the requirements of CRL Sections 33334.2, 33334.4, 33334.6, and 33413. After adoption of the first implementation plan, subsequent implementation plans must be adopted every five years either in conjunction with the City's housing element cycle or the implementation plan cycle and report on the Agency's compliance with CRL Sections 33334.2, 33334.4, 33334.6, and 33413.

1.2.3 Related Plan Documents for the Project Area

In order to facilitate the implementation of this Redevelopment Plan, the Agency has developed, or may develop in the future, related Plan Documents such as the Business Tenant Re-Entry Preference Policy, Delegation Agreement, , Implementation Plan, OPA Rules and Relocation Plan. In addition, the State or the City may pass legislation related to this Redevelopment Plan.

1.3 Redevelopment Plan Duration

1.3.1 Plan Duration for Project Area A

On January 1, 2009, the Agency's land use jurisdiction over Project Area A will end, and this Redevelopment Plan will have no further effect as to development in Project Area A, except for the nondiscrimination and non-segregation provisions, which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Redevelopment Plan may contain provisions for the extension of such declaration of restrictions for successive periods. Tax increment financing shall remain in place beyond this expiration date.

By 2005, the Agency had substantially completed its redevelopment program for Project Area A and more significantly had essentially exhausted the tax increment available under the limitations required by Section 33333.4(a) of the CRL. In 2005, the Board of Supervisors adopted a plan amendment by Ordinance No. 15-05, allowing the Agency to incur additional indebtedness until 2014 and receive additional tax increment revenues from Project Area A until 2044 to repay the additional indebtedness, but only for the purposes of funding low- and moderate-income housing fund activities. The 2005 plan amendment was authorized under Section 33333.7 of the CRL which is also known as SB 2113.

1.3.2 Plan Duration for Project Area B

The provisions of this Redevelopment Plan for Project Area B shall be effective for thirty (30) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment by the Board of Supervisors; except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of this Redevelopment Plan, the Agency shall have no authority to act pursuant to this Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and, except that, if the Agency has not completed its housing obligations pursuant to CRL Section 33413, it shall retain its authority to implement its requirements under CRL Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

1.4 Redevelopment Activities for the Project

1.4.1 Redevelopment Actions

The Agency may exercise all of its powers in Project Area A and/or Project Area B, including but not limited, to the following:

- Providing very low-, low- and moderate-income housing, including supportive housing for the homeless;
- Preserving the availability of affordable housing units assisted or subsidized by public entities, which are threatened with conversion to market rates;

- Requiring the integration of affordable housing sites with sites developed for market rate housing;
- Assisting the development of affordable and supportive housing by developers;
- Providing of relocation assistance to eligible occupants displaced from property in Project Area B, by Agency Actions;
- Providing for participation in redevelopment by owners presently located in the Project and extending preferences to business occupants and other tenants desiring to remain or relocate within the Project Area;
- Acquiring land or building sites;
- Demolishing or removing certain buildings and improvements;
- Constructing buildings or structures;
- Improving land or building sites with on-site or off-site improvements;
- Encouraging the rehabilitation of structures and improvements by present owners or their successors;
- Disposing of property by sell, lease, donation or other means to public entities or private developers for uses in accordance with this Redevelopment Plan;
- Financing insurance premiums pursuant to CRL Section 33136;
- Developing plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges; and
- Promoting the retention of existing businesses and attraction of new businesses and the provision of assistance to the private sector, if necessary.

To accomplish the above activities in the implementation and furtherance of this Redevelopment Plan, the Agency is authorized to use all the powers provided in this Redevelopment Plan and all the powers now or hereafter permitted by law.

1.4.2 Personal Property Acquisition and Disposition

The Agency is also authorized to acquire personal property in the Project Area, including but not limited to, structures and improvements without acquiring the land upon which those structures or improvements are located. The Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property acquired by the Agency.

1.4.3 Real Property Acquisition

The Agency may acquire real property, either the entire fee or any other interest in real property less than a fee, including underground easements, located in the Project Area by any means authorized by law. The use of eminent domain is totally prohibited in Project Area A and is partially prohibited in Project B, as set forth in Section 1.4.5 of this Redevelopment Plan.

1.4.4 Real Property Disposition and Development

The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property in the Project Area. To the extent permitted by law, the Agency is authorized to dispose of or acquire real property by negotiated lease, sale or transfer without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development of the uses permitted in this Redevelopment Plan, or may be developed by the Agency for uses consistent with the Community Redevelopment Law.

The Agency shall obligate all purchasers or lessees of property acquired from the Agency to use the property for the purposes designated in this Redevelopment Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Redevelopment Plan.

To provide adequate safeguards to ensure that the provisions of this Redevelopment Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to owner participation agreements, is subject to the provisions of this Redevelopment Plan.

The Agency shall reserve powers and controls in the disposition and development documents as necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Redevelopment Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Redevelopment Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the County Recorder.

Property acquired by the Agency in the Project Area shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance.

The Agency is authorized to assist financially (and otherwise) any public entity in the cost of public land, buildings, facilities, structures or other where such land, buildings, facilities, structures or other improvements are or would be of benefit to the Project Area.

1.4.5 Prohibitions and Limitations on Use of Eminent Domain

Under no circumstances, shall the Agency acquire, through its use of eminent domain, real property in Project Area A because this power expired on December 1, 1998.

The Agency may exercise the power of eminent domain only if the Agency complies with state law including, but not limited to, the requirement that the Agency make every effort to

acquire property by negotiation, instead of by condemnation or eminent domain; that the Agency pay just compensation based upon fair market value; and that the Agency adopt, at a public hearing by a vote of not less than two-thirds of all members of the Agency Commission, a resolution of necessity finding that acquisition of such property through eminent domain is in the public interest, and necessary to carry out the Redevelopment Plan. In addition, the use of eminent domain shall be subject to the following limitations and prohibitions:

- The Agency shall not use eminent domain to acquire property without first seeking a recommendation from the PAC or appointed citizens advisory committee. The Agency hereby expresses its commitment to maintain a PAC or an appointed citizens advisory committee for twelve (12) years or for as long as the Agency retains the power of eminent domain.
- The Agency shall not use eminent domain to acquire publicly owned property including without limitation, property owned by the San Francisco Housing Authority.
- Eminent domain proceedings, if used in Project Area B, must be commenced within twelve (12) years from the Effective Date. This time limitations may be extended only by amendment of this Redevelopment Plan, as adopted and approved by the Board of Supervisors and the Agency Commission, following a community process.
- The Agency shall not acquire, through the use of eminent domain, real property in a Residential (R) District, as defined by the Planning Code (“R” zone), in Project Area B.
- The Agency shall not acquire real property in Project Area B to be retained by an owner pursuant to an Owner Participation Agreement, unless the owner fails to perform under that agreement and as a result the Agency exercises its reverter rights, if any; or successfully prosecutes a condemnation or eminent domain action.
- The Agency shall use eminent domain on a parcel not zoned “R” (Residential) only as a last resort after the property owner has failed, after reasonable notice, to correct one or more of the following conditions:
 - The property contains an unreinforced masonry building (UMB) that has not been seismically retrofitted by the date required by City ordinance.
 - The property contains a building in which it is unsafe or unhealthy for persons to live or work as determined by the Department of Building Inspection, after failure to comply with an order of abatement of such conditions pursuant to Section 102 of the Building Code.
 - The property contains uses that pose a threat to the public’s safety and welfare as formally determined through major citations by the appropriate City agencies or departments, including, but not limited to the San Francisco Police Department, San Francisco Fire Department, San Francisco City Attorney’s Office, San Francisco District Attorney’s Office, San Francisco Department of

Public Health, San Francisco Department of Building Inspection, and San Francisco Planning Department.

- A parcel that is vacant, used solely as a surface parking lot (not accessory to another use), or contains a vacant or substantially vacant (approximately 75% or more of the rentable area) building(s) and the owner has no active plans for a new use or development.
- Under-utilization of a property of irregular form and shape, and of inadequate size that substantially hinders its economically viable uses for development consistent with this Redevelopment Plan.

1.4.6 Rehabilitation, Conservation and Moving of Structures

The Agency is authorized to rehabilitate and conserve or to cause to be rehabilitated and conserved, any building or structure in the Project Area and to encourage others to do so. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve historic resources in the Project Area.

It is a purpose of this Redevelopment Plan to encourage the retention of existing businesses that are generally compatible with this Redevelopment Plan and to add to the economic viability of businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Project Area to upgrade and maintain their property in a manner consistent with this Redevelopment Plan and with other standards that may be established by the Agency.

2.0 AMENDED AND RESTATED REDEVELOPMENT PLAN FOR PROJECT AREA A

On January 20, 1969, by Ordinance No. 25-69, the Board of Supervisors adopted the redevelopment plan for Hunters Point. This Redevelopment Plan hereby amends and restates the redevelopment plan for Project Area A.

2.1 Existing Conditions in Project Area A

Prior to the adoption of a Redevelopment Plan for Project Area A, the area predominantly consisted of: a residential area of temporary World War II housing units; a dilapidated, abandoned commercial center; obsolete and inadequate public facilities; and some privately owned, deteriorating dwellings. Project Area A was originally characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy, deteriorating streets, public utilities of inadequate construction, a general absence of sidewalks, usable open and recreation space, and deficient public facilities. These conditions constituted a substandard living environment and had a detrimental effect on the neighborhoods within and surrounding Project Area A.

The Agency has addressed much of the adverse conditions in Project Area A in the following areas:

- Housing. Over the history of the Hunters Point Redevelopment Plan, the Agency has acted as a catalyst for the construction of more than 1,700 units of housing in Project Area A.
- Economic Development. The Agency has implemented economic development programs in the surrounding areas that have included job creation, assistance to minority and disadvantaged businesses and assistance in site location or relocation.
- Quality of Life. The Agency has invested in community improvements within Project Area A, such as parks, cultural and art institutions and other public amenities, in order to make project areas more livable for existing residents and to make them more attractive to potential investors.

Although much of the blight in Project Area A has been remedied, some blight remains, including undeveloped residential parcels, lack of economic and social support for area residents, and the spillover of adverse effects from blighting conditions in the adjacent Project Area B. The Agency, in accordance with and pursuant to applicable federal, state, and local laws, will remedy, or cause to be remedied, the remaining conditions causing blight presently existing in Project Area A.

2.2 Land Uses Permitted in Project Area A

The Project Area has been redeveloped and rehabilitated predominantly for medium density residential use to support residential development. Project Area A provides land for parks and recreation facilities and land for school purposes. Public utility facilities may be located in the Project subject to the approval of the Agency.

2.3 Standards for Development in Project Area A

2.3.1 Development Standards

In order to achieve the objectives of this Redevelopment Plan in Project Area A, the use and development of land shall be in accordance with the Standards set forth in this Section of this Redevelopment Plan. The Standards for Development shall apply to all real property in Project Area A whether it is acquired by the Agency or not, subject to variances granted by the Agency as authorized herein.

2.3.2 Type and Size of Buildings

Application of land use and other development regulations contained herein, pertinent state and local codes and ordinances and the number and size of land parcels will determine the type, size, height, and use of buildings in Project Area A.

2.3.3 Density

The average density of residential development shall be approximately thirty (30) dwelling units per acre.

2.3.4 Parking

Parking spaces shall be provided as follows:

Residential	1 space for each dwelling unit
Local Shopping	1 space for each 500 square feet of gross floor space
Churches	1 space for each 10 seats.
School	No specified minimum parking requirement.

Joint use of parking spaces may be permitted to the extent that such joint use will adequately serve the needs of each user. The provision of parking in structures is permitted and encouraged wherever appropriate. One off-street loading space shall be provided and maintained by retail establishments that exceed ten thousand (10,000) square feet of gross floor space. Parking for bicycles shall be provide at the ratio of one secure bicycle space for every four residential units.

2.3.5 Setbacks

No specific setbacks are established herein.

2.3.6 Height

Buildings in Project Area A shall not exceed 40 feet in height.

2.3.7 Open Space

The Agency shall encourage the cooperation of developers in the construction and maintenance of private and semi-public outdoor open spaces (balconies, patios, rooftops) as well as a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping.

2.3.8 Land Coverage

Land coverage shall be determined by the application of standards for density, parking, and open space. Structures shall be located to provide easy access to usable open space, off-street parking, greenways, and public rights-of-way.

2.3.9 Landscaping

Those portions of building sites not containing structures shall be landscaped to complement the buildings and the entire site development. Paved areas shall be treated as part of the landscape design.

2.3.10 Signs

Signs in Project Area A shall be designed and constructed to be complementary elements in the total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in Project Area A and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts. Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the criteria prescribed above.

2.3.11 Review of Architectural and Landscape Plans

The Agency shall review and approve the preliminary and final architectural and landscaping plans, including signs, fences, and walls for all development within Project Area A. The architectural plans and specifications shall be prepared by a registered architect. In evaluating the plans, the Agency shall consider, in addition to compliance with the Standards for Development, the design, location, preservation of views, size, and exterior materials of

buildings, signs, landscaping, and other elements of site development. Particular emphasis will be given to the visual relationship to adjoining development and to the view of the development from public rights-of-way. In the disposition of land, the Agency may establish design criteria for specific parcels to ensure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In considering basic concept and schematic architectural and landscaping plans for major new construction or renovations, the Agency shall be advised by the PAC or appropriate successor Bayview Hunters Point citizens advisory committee, through its community participation process. Development proposals will be evaluated as to the manner in which they achieve the objectives of this Redevelopment Plan.

2.3.12 Off-Site Improvements

The Agency may require a redeveloper or an owner participant, at no expense to the Agency, to install street trees, landscaping, paving, or other improvements on property other than the site that is the subject of the sale, lease, or Owner Participation Agreement.

2.3.13 Variance

In its sole discretion, the Agency may grant a variance in Project Area A from this Redevelopment Plan, where the enforcement would otherwise result in practical difficulties for development creating undue hardship for the property owner and constitute an unreasonable limitation beyond the intent of this Redevelopment Plan. Upon written request for a variance by the owner of the property, which states fully the grounds of the application and the facts pertaining thereto, the Agency may conduct its own further investigation and, in its sole discretion, may grant a variance.

Variations from this Redevelopment Plan shall only be granted because of unique physical constraints or other extraordinary circumstances applicable to the property. The granting of a variance must be in harmony with this Redevelopment Plan, as it may be amended from time to time, and shall not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. In granting a variance, the Agency shall specify the character and extent thereof, and shall also prescribe conditions necessary to secure the goals of this Redevelopment Plan.

2.4 Affordable Housing Production in Project Area A

Many projects and activities have been undertaken in Project Area A since the adoption of the redevelopment plan. The Project Area A has been transformed into a new residential community with supporting educational and recreational uses. Over one thousand, seven hundred (1,700) units of housing has been developed and one hundred twenty-two (122) units of existing housing have been rehabilitated. Over eighty percent (80%) of the new units are affordable to low- and moderate-income households. Although the Agency has accomplished many of its goals in Project Area A, the Agency still has a citywide obligation to create replacement

affordable housing, thus the adoption of SB 2113. In addition, the City and Project Area A have a continuing need for affordable housing.

In accordance with community needs and objectives, a majority of Project Area A has been redeveloped with housing for sale or rental to families of low-to-moderate income. Families and persons displaced from their present residences by redevelopment activities or other public action will be accorded priority in such housing in accordance with established Agency rules and regulations. Project Area A contains two vacant parcels (Site AA3 and Site EE2) which are owned by the Agency and are available for affordable housing development.

The Agency shall implement an Affordable Housing Program. Pursuant to Section 33333.7 of the CRL (SB 2113), the Board of Supervisors amended the redevelopment plan by Ordinance No. 15-05 which became effective on January 21, 2005, to allow the Agency the ability to incur indebtedness exclusively for the purpose of building affordable housing until the earlier of January 1, 2014 or until the Agency's replacement housing obligation under SB 2113 is met.

The Agency may use the funds set aside for low- and moderate-income housing activities as specified in CRL Section 33334.2 to meet, in whole or in part, the replacement housing provisions or the affordable housing production provisions. These funds may be used inside Project Area A, or outside the Project Area A but only if findings of benefit to Project Area A are made as required by CRL Section 33334.2(g).

2.5 Methods of Financing the Redevelopment Plan in Project Area A

2.5.1 General Description of Proposed Financing Method

The Agency is authorized to finance the implementation of this Redevelopment Plan with financial assistance from the City, the State or the federal government, tax increment funds, interest income, Agency bonds, donations, loans from private institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private. The City or any other public agency may expend money to assist the Agency in carrying out this Redevelopment Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

In accordance with CRL, the Agency was authorized to obtain advances, borrow funds and create indebtedness in carrying out this Redevelopment Plan and to pay the principal and interest on such indebtedness from tax increment funds. The amount of taxes allocated to the Agency pursuant to Section 33670 of the CRL was limited to \$15.1 million. This tax increment financing cap has been reached. In addition, the deadline for incurring debt for non-housing redevelopment activities was January 1, 2004. However, the Agency has the ability to incur indebtedness exclusively for the purpose of building affordable housing until the earlier of January 1, 2014 or until the Agency's replacement housing obligation under SB 2113 is met.

2.5.2 Limits on Indebtedness and Tax Increment for Non-Housing Purposes

The Agency shall not pay indebtedness or receive property taxes for non-housing purposes in Project Area A after January 1, 2019.

2.5.3 Extension of Indebtedness and Tax Increment for Housing under Senate Bill (SB) 2113

Notwithstanding the expiration of this Redevelopment Plan with respect to Project Area A, the Agency shall have the ability to receive tax increment for the purpose of repaying the indebtedness incurred to meet its replacement housing obligation under SB 2113 until 2044.

3.0 REDEVELOPMENT PLAN FOR PROJECT AREA B

This Redevelopment Plan amendment adds Project Area B, which includes parcels B1 and B2 as shown on Project Area Boundary Map 2, to the Bayview Hunters Point Redevelopment Project Area. The Agency's Redevelopment Plan for the elimination of blight, increased affordable housing and economic development in Project Area B are set forth below. To the extent that the Agency has delegated land use authority to the Planning Department by a Delegation Agreement then in effect, references below to actions or determinations by the Agency may be undertaken by the Planning Department or Planning Commission.

3.1 Existing Conditions in Project Area B

Project Area B is a mixed residential, industrial and commercial area that has suffered from severe economic decline for many years with the closure of the Hunters Point Naval Shipyard, the shrinking of heavy and light industrial bases, and the lingering effects of long-term environmental pollution. The resulting difficulty of rehabilitating residential and commercial areas have resulted in the prolonged use of obsolete and inadequate structures; nearly vacant and abandoned commercial and industrial buildings; obsolete and inadequate public facilities; and some privately owned, deteriorating dwellings. Project Area B is characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy; deteriorating streets and public utilities of inadequate construction; a general absence of usable open and recreation space; conflicts between industrial and residential land uses and deficient public facilities. The conditions constitute a substandard living environment and have a detrimental effect on the neighborhoods within and surrounding Project Area B.

3.2 Land Uses Permitted in Project Area B

3.2.1 Permitted Land Uses

All real property in the Project Area is hereby made subject to the controls and requirements of this Redevelopment Plan, which incorporates the Planning Code as its land use controls. No real property or real property interest may be developed, rehabilitated, or otherwise changed after the date of the adoption of this Redevelopment Plan, except in conformance with the provisions of this Redevelopment Plan, as amended from time to time, and the Planning Code, as amended from time to time to the extent not contrary to this Redevelopment Plan. The land uses for Project Area B are shown on the Land Use Map, Map # 2. The following land uses are currently permitted:

3.2.2 Residential

The generalized residential areas consists of residential uses and some compatible local serving retail and services. The primary land use is residential units ranging from single family homes to multi-family developments of a moderate scale. Related uses also include local serving businesses, family child care facilities, small professional offices, home occupations, and recreation facilities.

3.2.3 Mixed Use – Neighborhood Commercial

The generalized mixed use areas consists of small and moderate scale retail and commercial operations on the ground floor along the major commercial streets of the area with residential units or office uses on the upper floors. The mixed use area allows on the ground floor local serving businesses, restaurants, financial institutions, small offices, catering establishments, household or business repair, interior decorating shops, graphics reproduction, child care, religious institutions, ATMs, and parking. On the upper floors, land uses may include small scale offices, second floor retail operations, and residential units.

3.2.4 Light Industrial

The generalized light industrial areas consist of businesses and facilities requiring some separation from residential areas do to their generation of truck traffic, noise, and odors. The land uses taking place in these areas are primarily industrial in nature include manufacturing, repair shops, automotive services, warehouses, wholesale showrooms, industrial research laboratories, open storage, transportation and distribution facilities, food production and distribution, graphic design and reproduction, arts facilities, entertainment venues, vocational job training and related commercial operations. Office and retail uses are permitted but primarily as accessory uses to the industrial operations.

3.2.5 Buffer Zones

The generalized buffer zone areas are intended to provide a transition from industrial uses to residential neighborhoods. The land uses in the buffer zone are small scale light industrial activities that created limited external impacts (such as noise, traffic, or odor), commercial operations, arts facilities, vocational training and where appropriate limited accessory residential units.

3.2.6 Public Facility

The generalized public facility areas consist of land other than housing sites or open space, owned by a government agency or other public or semi-public entity and in some form of public or semi-public use. The principal uses in this area include fire station, police stations, public schools, community college facilities, water treatment facilities, sports stadiums, cultural facilities and public transportation facilities.

3.2.7 Stadium/Mall Special Use District

The generalized stadium/mall special use district area consists of a stadium and proposed mall pursuant to Proposition F passed by the voters and codified at Planning Code Section 249.19.

3.2.8 Public Rights-of-Way

The existing street layout is illustrated on the Project Area B Boundary Map, Map #2. Streets and alleys may be widened, narrowed, altered, realigned, abandoned, depressed or closed as necessary for proper redevelopment of the Project Area. Additional public streets, alleys, rights-of-way and easements, including above and below-ground railroad easements and rights of way, may be created in the Project Area as needed for development and circulation. Any modifications must conform to the General Plan and the Planning Code, as amended from time to time in the future, unless amendments to the General Plan or the Planning Code are contrary to the provisions of this Redevelopment Plan.

3.2.9 Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the Planning Code, provided that such use is generally compatible with the developments and uses in Project Area B. The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in Project Area B for uses that do not conform to the provisions of the Planning Code if the improvements are within a portion of Project Area B where, in the determination of the Agency, they would be compatible with the surrounding development and use.

3.3 Standards for Development in Project Area B

In order to achieve the objectives of this Redevelopment Plan in Project Area B, the use and development of land shall be in accordance with the Planning Code and the General Plan. References in this Section 14.0 to the Planning Code and the General Plan, mean the Planning Code and the General Plan, as amended from time to time, to the extent that the amendments are not contrary to the provisions of this Redevelopment Plan.

3.3.1 Delegation Agreement

The Agency may enter into a Delegation Agreement with the Planning Department delegating to the Planning Department the administration of development controls within Project Area B. The Delegation Agreement shall specify the respective roles of the Agency and the Planning Department in reviewing development proposals and otherwise administering the development controls, with the objective of facilitating the development process and furthering the goals of this Redevelopment Plan. The Agency shall retain the right to terminate any Delegation Agreement with the Planning Department and administer the development controls itself. The Agency may also modify the Delegation Agreement, provided that the Planning Department agrees with any such modification.

3.3.2 Type, Size, Height and Use of Buildings

The General Plan and the Planning Code identify the land uses and other development controls authorized in the Project Area. The Planning Commission and the Board of Supervisors may adopt amendments to the General Plan and the Planning Code to better achieve the goals and objectives of this Plan. In the event the General Plan, Planning Code or any other applicable ordinance is amended or supplemented with regard to any land use or development control in Project Area B, the land use provisions and development controls of this Plan shall be automatically modified accordingly without the need for any formal plan amendment process unless those amendments or supplements are contrary to the provisions of this Plan. Prospective property developers should refer directly to the Planning Code for applicable standards, as well as to the remainder of this Redevelopment Plan and Related Plan Documents; provided however that to the extent that the inclusionary housing requirements in Section 315 of the Planning Code are inconsistent with this Redevelopment Plan, this Redevelopment Plan amends and takes precedence over Section 315 of the Planning Code. Thus, developers in Project Area B are required to comply with the inclusionary housing standards in this Redevelopment Plan.

3.3.3 Limitation on the Number of Buildings

The number of buildings within the Project Area B shall not exceed approximately 4,000.

3.3.4 Number of Dwelling Units

The number of dwelling units presently within Project Area B is currently approximately 5,510 and shall be approximately 9,300 under this Redevelopment Plan.

3.3.5 Parking

Parking spaces shall be provided as permitted in the Planning Code. The Agency will encourage joint use of parking spaces as may be permitted under the Planning Code to the extent that such joint use will adequately serve the needs of each user.

3.3.6 Land Coverage

Land coverage shall be determined by the application of the Planning Code for density, parking, and open space.

3.3.7 Signs

Signs in Project Area B shall be designed and constructed in conformance with the Planning Code. In addition, signs shall be complementary to elements in the total environment.

3.3.8 Review of Planning Applications, Architectural and Landscape Plans

In evaluating the plans, the Agency will use the standards set forth in the Planning Code and any applicable approved City design guidelines. Particular emphasis will be given to the

visual relationship to adjoining development and to the view of the development from public rights-of-way.

In the disposition of land, the Agency may establish design criteria for specific parcels to ensure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents. Development proposals will be evaluated as to the manner in which they achieve the objectives of this Redevelopment Plan.

3.3.9 Off-Site Improvements

The Agency may require a land owner, at his/her own expense, to install street trees, landscaping, paving, or other improvements on property other than the site that is the subject of the sale, lease, or owner participation agreement. Such improvements shall be designed in conformity with approved streetscape plans and/or applicable design guidelines.

3.3.10 Variance by Agency

If a development project involves Agency Action, then, in its sole discretion, the Agency may grant a variance from this Redevelopment Plan or the Planning Code where the enforcement would otherwise result in practical difficulties for development creating undue hardship for the property owner and constitute an unreasonable limitation beyond the intent of this Redevelopment Plan. Upon written request for a variance by the owner of the property, which states fully the grounds of the application and the facts pertaining thereto, the Agency may conduct its own further investigation and, in its sole discretion, the Agency may grant a variance.

The Agency will grant a variance from this Redevelopment Plan or Planning Code only because of unique physical constraints or other extraordinary circumstances applicable to the property. The granting of a variance must be in harmony with this Redevelopment Plan and Planning Code, as they may be amended from time to time, and shall not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. In granting a variance, the Agency will specify the character and extent thereof, and also prescribe conditions necessary to secure the goals of this Redevelopment Plan and the Planning Code.

3.3.11 Variance by Planning Department

If a development project is in Project Area B and does not involve Agency Action, then any request for a variance will be reviewed by the Planning Department, in its sole discretion, using the guidelines and procedures established by the Planning Department. The Planning Department's determination to grant or deny a variance is not appealable to the Agency.

3.4 Affordable Housing Production for Project Area B

3.4.1 Affordable Housing Program

The Agency shall implement an Affordable Housing Program and, as feasible, may dedicate citywide affordable housing funds for the production of affordable housing outside of the Project Area if such production is determined to be necessary to effect the elimination of blighting conditions within Project Area B and the implementation of this Redevelopment Plan.

The Affordable Housing Program shall be consistent with the City's Consolidated Housing Plan and the General Plan and will include below market rate apartment development, affordable home ownership project development, supportive housing projects serving high need populations, and Agency programs such as a model block single family rehabilitation program.

3.4.2 Affordable Housing Production Goals

Subdivision (b)(2) of Section 33413 of the Community Redevelopment Law requires that at least 15% of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income. The Agency shall exceed this Community Redevelopment Law requirement by making at least twenty-five percent (25%) of all new and substantially rehabilitated dwelling units developed within Project Area B by public or private entities or persons other than the Agency must be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income, as defined by the California Health and Safety Code. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income shall be available at affordable housing cost to, and occupied by, extremely low- and very low-income households.

In addition, within Project Area B, the maximum income eligibility shall reflect the lower household incomes within the Bayview Hunters Point community and shall therefore be fifty percent (50%) of AMI for rental units and one hundred percent (100%) of AMI for owner occupied units with a goal of achieving an average of eighty percent (80%) of AMI for owner occupied units.

3.4.3 Affordable Housing Participation Policy

To facilitate the Agency's compliance with subdivision (b)(2) of Section 33413 of the Community Redevelopment Law, developers of housing within the Project Area shall comply with the Citywide Inclusionary Housing Ordinance, as described in Sections 315 et seq. of the Planning Code, and as it may be further amended from time to time, except that a) the number of units required under Sections 315.4 of the Planning Code shall be increased to fifteen percent (15%) of all units constructed on the project site; b) the construction of off-site units under Sections 314.4 (e) (1) and 315.5 of the Planning Code shall occur only at a site within the Project Area; c) the payment of an in lieu fee under Sections 314.4 (e) (2) and 315.6 of the Planning

Code shall be made to the Agency instead of the Mayor's Office of Housing; and d) the definition of "affordable to qualifying households" in Section 315.1 (3) (B), with respect to rental units in an affordable housing project, shall mean households whose combined annual gross income for all members does not exceed fifty (50) percent of median income for the San Francisco Metropolitan Statistical Area, as calculated by the United States Department of Housing and Urban Development (HUD) and adjusted only for household size.

3.4.4 Tax Increment Committed To Housing

Over the term of the redevelopment plan, the Agency shall use no less than fifty percent (50%) of the total tax increment funds that the Mayor and Board of Supervisors allocate to the Agency for its redevelopment activities for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of extremely low, very low, low or moderate income. For purposes of this Section, "redevelopment activities" mean the Agency's work program for Project Area B as described in its annual budget but does not include any statutory pass-thru obligations.

In a given year, the Agency shall use no less than the amount required under CRL Section 33334.2, which mandates that not less than 20 percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670(b) shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement.

The Agency may use the funds specified in CRL Section 33334.2 to meet, in whole or in part, the replacement housing provisions or the affordable housing production provisions. These funds may be used inside the Project Area, or outside the Project Area only if findings of benefit to Project Area B are made as required by CRL Section 33334.2(g).

3.4.5 Replacement Housing

In accordance with CRL Section 33334.5, whenever dwelling units housing persons of low or moderate income are destroyed or removed from the low- and moderate-income housing market, as part of the implementation of this Redevelopment Plan, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within Project Area B or within the territorial jurisdiction of the City in accordance with the provisions of CRL Sections 33413 and 33413.5.

3.4.6 Occupancy Preferences

Whenever the Agency provides a subsidy, financial assistance or some other material benefit such as site assembly, site specific capital improvements, or a Plan amendment, that results in low- or moderate- income housing units being developed in the Project Area or elsewhere pursuant to this Plan, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to persons and families of low and

moderate income in the following order of priority, to the extent permitted by law: (1) Agency Certificate of Preference Holders; (2) Rent burdened or assisted housing residents, defined as persons paying more than 50% of their income for housing, or persons residing in public housing or Project-Based Section 8 housing; (3) San Francisco Residents and (4) Members of the general public. Any residency preference authorized under this Section shall be permitted only to the extent that such preference: (a) does not have the purpose or effect of delaying or otherwise denying access to a housing development or unit based on race, color, ethnic origin, gender, religion, disability, age, or other protected characteristic of any member of an applicant household; and (b) is not based on how long an applicant has resided or worked in the area.

3.5 Economic Development Program for Project Area B

3.5.1 Proposed Economic Development Programs

The Agency may develop the following economic programs within each of the Economic Development Activity Nodes in conjunction with and with the assistance of the PAC:

- Façade improvement program
- Brownfield clean assistance
- Assistance with the development of key catalyst commercial sites
- Provision of small business improvement assistance
- Assistance with marketing and promotional activities for local business groups
- Creating local business retention programs
- Development of cultural facilities
- Rehabilitation of historic structures
- Planning for innovative parking strategies in the Third Street corridor
- Enforce Agency's and/or City's local hiring and equal opportunity programs, where appropriate

3.5.2 Economic Development Activity Nodes

The Agency shall encourage the promotion of policies and land use decisions that provide job-training, employment and business opportunities to local residents with a focus on economic development efforts within the seven Economic Development Activity Nodes of Project Area B: Town Center, Health Center, South Basin, Oakinba, Candlestick Point and a portion of the Hunters Point Shoreline and Northern Gateway Activity Nodes. The Economic Development Activity Nodes are shown on Map 3, the Activity Nodes Map. The Agency may implement Activity Node Development Programs for all or part of each Activity Node. The Agency may also pursue economic development efforts outside of Project Area B where these efforts are determined to be necessary to effect the elimination of blighting conditions within the

Project. The design of each Economic Development Activity Node will facilitate and support the Agency's efforts under its Affordable Housing Program.

The Agency's economic development efforts will focus on the following Activity Nodes as illustratively described below:

Northern Gateway

- Promote mixed-use, transit oriented development on Third Street, including local shopping, entertainment venues and housing units, where appropriate.
- Develop industrial and large-scale commercial space on properties not adjacent to Third Street.
- Encourage the development of major business and employment development centers.
- Maintain and expand industry to increase the job base and support the development of entrepreneurial opportunities.
- Encourage clean industry and facilities to improve the quality of life for Project Area residents and workers.

Town Center

- Promote appropriately scaled, mixed-use, transit oriented development on Third Street.
- Assist the retention of existing buildings and facades where feasible and appropriate.
- Encourage the growth of commercial retail, including but not limited to restaurants, boutique shops, arts, theaters, museums, a conference center, cultural and entertainment uses that contribute to development of a cultural destination.
- Promote infill development in residential neighborhoods, as appropriate.
- Create community service spaces centered around Third Street and Oakdale Avenue.
- Promote the enhancement of transit hubs, including Muni and CalTrain, to bring people to Bayview Hunters Point and to provide residents with improved connections to employment.
- Develop community destinations and gathering places – including plazas and locations for festivals, fairs, a farmer's market and community events.

Health Center

- Assist the development of mixed-use, transit oriented projects on Third Street with ground floor commercial retail space.
- Enhance public amenities designed to serve an aging population.

- Promote commercial activities focused on medical, medical related and supportive services.
- Encourage the renovation of the Southeast Health Center.
- Construct community destinations and gathering places – including plazas.
- Develop housing for seniors including assisted-living facilities.
- Develop an commercial office area, with medical and other types of office uses bounding the Southeast Health Center with buffer zones between adjacent residential and industrial uses.

South Basin

- Promote transit-oriented development adjacent to Third Street, with residential units, including affordable housing units, in appropriate locations.
- Encourage the development of industrial and large-scale commercial space on properties zoned for light industrial uses.
- Create buffer land use zones between residential and industrial uses to minimize potential adverse environmental health impacts and other land use conflicts.
- Promote locally owned businesses and local entrepreneurs.
- Promote retail growth focused on neighborhood-serving businesses that meet the basic shopping needs of the community.
- An eco-industrial park in the southeast portion of the district, with defined truck routes linking the Shipyard and the freeway.
- Protect historic residential neighborhoods, with a range of new infill housing and transit-oriented mixed-use development focused around light rail stations.
- Renovate Housing Authority projects

Oakinba

- Create a vibrant commercial center with limited larger-scale, city-serving commercial businesses along Bayshore Boulevard.
- Ensure the compatibility of larger-scale commercial and light industrial uses with nearby residential neighborhoods.
- Develop job-training, employment and business opportunities to local residents.
- Promote economic development that fosters clean industry and commercial facilities to protect and improve the quality of life for area residents and workers.
- Maintain and expand industry within the area to increase the job base and support the development of entrepreneurial opportunities.

Hunters Point Shoreline

- Promote new housing on available infill development sites where appropriate.
- Assist with the renovation of Housing Authority projects such that the housing fits in architecturally with other residential development in the community.
- Emphasis on encouraging artists and artisans, such as those of African or Pan African influence.
- Improve access to water recreation along the India Basin shoreline and enhance public access to the waterfront from the hillside housing.
- Assist with the redesign of Innes Avenue to improve pedestrian safety and enhance the neighborhood commercial area.
- Conduct specific land use planning for the remaining survey area.

Candlestick Point

- Assist with the development of a new San Francisco 49ers football stadium and commercial project consistent with Propositions D and F that San Francisco voters approved on June 3, 1997.
- Create community and regional destinations and gathering places – including a restored and redeveloped Yosemite Slough on Candlestick Point State Recreation Area land.

3.6 Community Enhancements Program for Project Area B

3.6.1 Community Enhancement Program

The Agency may adopt and implement a community enhancements program, in conjunction with its affordable housing and economic development programs, that will promote the full revitalization of the Project and that will involve the Agency and as appropriate, other City, regional and state agencies in its implementation.

3.6.2 Proposed Enhancement Programs

The following community enhancements programs are suggested under this Redevelopment Plan:

- Streetscape plans for Third Street, Evans-Innes Avenue, Oakdale Avenue or other major roadways in Project Area B, including traffic calming where needed.
- Green Streets Program to provide for the landscaping and lighting of local streets;
- Façade Improvement Program in concert with the streetscape plans to enhance key catalyst areas along the major roadways;

- Development of “way finding” programs such as local signage and gateway elements;
- Development of public parks and recreational facilities;
- Preservation of historic structures; and
- Open Space Framework Plan.

3.6.3 Open Space

The generalized open space area consist of a system of neighborhood parks, plazas, regional parks, recreational facilities, and habitat preservation areas. The Agency will work with City agencies toward the construction of a comprehensive and integrated system of inviting and well-lighted “Green Streets” to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping. The Agency may assist in the purchase of land and the development of new public parks or the enlargement and/or enhancement of existing public facilities within Project Area B. The Agency encourages the cooperation of developers in the construction and maintenance of private and semi-public outdoor open spaces (plazas, balconies, patios, courtyards, rooftops).

3.7 Methods of Financing the Redevelopment Plan in Project Area B

3.7.1 General Description of Proposed Financing Method

The Agency is authorized to finance the implementation of this Redevelopment Plan with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Redevelopment Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

3.7.2 Tax Increment Financing

All taxes levied upon taxable property within Project Area B each year, by or for the benefit of the State of California, the City, any district or any other public corporation (sometimes called “Taxing Agencies”) after the Effective Date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the Taxing Agencies upon the total sum of the assessed value of the taxable property in Project Area B as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agencies, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective Taxing Agencies as taxes by or for the Taxing Agencies on all other property are paid. For the purpose of allocating taxes levied by or for any Taxing Agency or agencies which does not include the territory of the Project Area B as of the Effective Date of such ordinance but to which such territory is annexed or otherwise included after such Effective Date, the assessment roll of the County of San Francisco last equalized on the Effective Date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area B on the Effective Date.

Except as provided in CRL Section 33670(e) or in Section 33492.15, that portion of levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in Project Area B exceeds the total assessed value of taxable property in Project Area B as shown by the last equalized assessment roll referred to herein, all of the taxes levied and collected upon the taxable property in Project Area B shall be paid into the funds of the respective Taxing Agencies. When the loans, advances or indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in Project Area B shall be paid into the funds of the respective Taxing Agencies as taxes on all other property are paid.

The Agency irrevocably pledges the portion of taxes mentioned above and hereby for the payment of the principal and interest on the advance of monies, or making of loans or the incurring of an indebtedness (whether funded, refunded, assumed or otherwise), to finance or refinance the implementation of this Redevelopment Plan in whole or in part, including but not limited to direct and indirect expenses. The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Redevelopment Plan.

3.7.3 Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the implementation of this Redevelopment Plan. Neither the members of the Agency Commission nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

For Project Area B, the amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to CRL Section 33670, which can be outstanding at one time, shall not exceed \$400,000,000, except by amendment of this Redevelopment Plan.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such

bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

3.7.4 Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part its activities in Project Area B beyond twenty (20) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment unless amended following applicable provisions of the Community Redevelopment Law, except that the Agency may incur loans, advances or indebtedness beyond twenty (20) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency's replacement housing or inclusionary housing requirements as set forth in CRL Sections 33413 and 33413.5. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by CRL Section 33333.2.

3.7.5 Time Limit for Receipt of Tax Increment Funds

The Agency shall not pay indebtedness or receive property taxes pursuant to CRL Section 33670 from Project Area B after forty-five (45) years from the Effective Date of this Redevelopment Plan.

3.7.6 Other Loans, Grants and Miscellaneous Financing Sources

Any other loans, grants, guarantees or financial assistance from the federal government, the State, the City or any other public or private source will be used if available.

4.0 GENERAL POLICIES APPLICABLE TO THE PROJECT AREA

In order to eliminate existing blight in the Project Area, to prevent its reoccurrence and to accomplish the goals of this Redevelopment Plan, the Agency may implement the following policies listed in this Section, as said policies may be amended from time to time. In addition, the Agency may adopt additional policies, from time to time, in its sole discretion, as are desirable and necessary to accomplish the goals of this Redevelopment Plan.

4.1 Relocation of Displaced Persons, Businesses and Others in Project Area

4.1.1 Assistance in Finding other Locations

The Agency shall, pursuant to a Relocation Plan and Method of Relocation, assist or cause to be assisted all eligible persons (including individuals and families), business concerns and others, if any, displaced from Project Area B by redevelopment activities undertaken or assisted by the Agency in finding other locations and facilities, and, where possible, shall relocate businesses to a location of similar size within Project Area B. In order to implement this Redevelopment Plan with a minimum of hardship to eligible persons, business concerns and others, if any, displaced by the implementation of this Redevelopment Plan, the Agency shall assist such persons, business concerns and others in finding new locations in accordance with Community Redevelopment Law, California Relocation Assistance Law and other applicable law.

4.1.2 Relocation Payments

The Agency shall make or cause to be made relocation payments to persons (including individuals and families), business concerns and others displaced by implementation of this Redevelopment Plan as may be required by law. The Agency shall make such relocation payments pursuant to the California Relocation Assistance Law (Government Code §§ 7260 *et seq.*), Agency rules and regulations adopted pursuant thereto, and, as may be applicable in the event that the Agency uses federal funding to implement this Redevelopment Plan, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may make such other payments as it determines to be appropriate and for which funds are available.

4.1.3 Business Tenant Preference

The Agency shall extend reasonable preferences to persons who are engaged in business within the Project to participate in the redevelopment of the Project, or to reenter into business within the redeveloped Project, if they otherwise meet the requirements of this Redevelopment Plan. In order to extend reasonable preferences to businesses to reenter into business within the

redeveloped Project, the Agency has promulgated rules for the Business Tenant Re-Entry Preference Program within the redeveloped Project.

4.2 Nondiscrimination and Equal Opportunity

4.2.1 Nondiscrimination in Implementation

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, gender identity, sexual orientation, age, marital or domestic partner status, national origin or ancestry, or disability including HIV/AIDS status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to an Owner Participation Agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses.

4.2.2 Employment and Contracting Opportunities in Implementation

The Agency, after consultation with the PAC, will adopt and implement programs, for implementation in Project Area B, that meet or exceed City policies regarding workforce development, contracting opportunities, and equal opportunity, particularly for economically-disadvantaged Bayview Hunters Point residents and businesses.

For those projects that require Agency Action, the Agency shall require the developer to comply with the Agency's equal opportunity and local hiring policies, including: the Small Business Enterprise Program, Workforce Program, Nondiscrimination and Equal Benefits policies, Minimum Compensation and Healthcare Accountability policies and the Agency's Prevailing Wage Policy, where applicable, as such policies are amended or succeeded from time to time.

4.3 Owner Participation Agreements

4.3.1 Participation by Property Owners

Owners of real property in the Project may participate in the redevelopment of the Project by new development or rehabilitation in accordance with the standards for development or the standards for rehabilitation, which will be set forth in the OPA Rules.

The Agency may require, as a condition to participate in redevelopment in the Project Area, that each participant may enter into a binding written Owner Participation Agreement with the Agency by which the property will be developed, maintained or rehabilitated for use in conformity with this Redevelopment Plan, the Planning Code, the OPA Rules, declaration of restrictions, if any, and applicable design guidelines promulgated by the Agency.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition, and use of existing improvements; the reduction of the total number of individual parcels in the Project; the elimination of certain land uses; the realignment of streets; the construction of new public facilities and improvements; and the ability of owners to finance acquisition, rehabilitation, and/or redevelopment in accordance with this Redevelopment Plan, the Declaration of Restrictions and in accordance with such controls as necessary to ensure that redevelopment is carried out pursuant to the Standards for Development.

4.3.2 OPA Rules

Property owners shall be given a reasonable opportunity to participate in redevelopment. The Agency has adopted, after a public hearing, rules governing participation by property owners, which are subject to amendment from time to time. These rules were adopted pursuant to the CRL in order to implement the provisions of this Redevelopment Plan regarding participation by property owners. These rules incorporate the procedures to encourage, permit and govern the participation by property owners within the boundaries of the Project to the maximum extent consistent with the objectives of this Redevelopment Plan.

4.4 Enforcement, Amendments and Severability of Redevelopment Plan

4.4.1 Actions by the City

The City shall aid and cooperate with the Agency in carrying out this Redevelopment Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Redevelopment Plan and the other applicable Plan Documents, including preventing the recurrence or spread of conditions causing blight in Project Area B. The City shall comply with the provisions of the Community Redevelopment Law that generally entitle the Agency to all of the property tax revenues realized from growth in property values since the inception of this Redevelopment Plan.

4.4.2 Administration and Enforcement

Except as otherwise specified in the Delegation Agreement to be adopted by the Agency, the administration and enforcement of this Redevelopment Plan, including the preparation and execution of any documents implementing this Redevelopment Plan, shall be performed by the Agency.

The provisions of this Redevelopment Plan or other documents entered into pursuant to this Redevelopment Plan may also be enforced by legal action instituted by the Agency and/or City, pursuant to a Delegation Agreement, to seek appropriate remedy. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Redevelopment Plan.

4.4.3 Procedures for Plan Amendment

This Redevelopment Plan may be amended by means of the procedure established in CRL Sections 33450-33458 or by any other procedure hereafter established by law.

4.4.4 Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Redevelopment Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Redevelopment Plan.

Attachment A - Legal Description Project Area A.

The Boundaries of Project Area A are indicated on the Boundary Map (Map # 1), and are more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of Mendell Street with a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Innes Avenue; running thence southeasterly along the parallel line so drawn to the northwesterly line of Lane Street; thence northeasterly along the northwesterly line of Lane Street to its intersection with a line drawn parallel with and perpendicularly distant 100 feet southwesterly from the southwesterly line of Galvez Avenue; thence northwesterly along the last parallel line to the southeasterly line of Mendell Street; thence northeasterly along the southeasterly line of Mendell Street to a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Galvez Avenue; thence southeasterly along the last parallel line to the northwesterly line of Keith Street to its intersection with the southwesterly line of Fairfax Avenue; thence southeasterly along the southwesterly line of Fairfax Avenue produced southeasterly to its intersection with the southeasterly line of Keith Street; thence northeasterly along the southeasterly line of Keith Street produced northeasterly to its intersection with the northeasterly line of Fairfax Avenue, thence along the northeasterly line of Fairfax Avenue the following courses and distances: southeasterly 300.836 feet; southeasterly along an arc of a curve to the right tangent to the preceding course, with a radius of 175.534 feet, a central angle of 32' 20' 31", a distance of 99.084 feet; southeasterly tangent to the preceding curve 34.487 feet; at a right angle southwesterly 9 feet; and southeasterly on the arc of a curve to the right, whose tangent deflects 90' 00' 00" to the left from the preceding course, with a radius of 221 feet, a central angle of 3' 07' 20", a distance of 12.043 feet to the southwesterly line of Fairfax Avenue; thence deflecting 144' 32' 9" to the right from the tangent to the preceding curve and running northwesterly along the southwesterly line of Fairfax Avenue 2.671 feet, thence continuing along the southwesterly line of Fairfax Avenue the following courses and distances: northwesterly along an arc of a curve to the left, tangent to the preceding course, with a radius of 100 feet, a central angle of 25' 50' 32". A distance of 45.103 feet; northwesterly along an arc of a reverse curve to the right, with a radius of 100 feet, a central angle of 25' 50' 32", a distance of 45.103 feet-. And northwesterly tangent to the preceding curve 73.988 feet to a point on the southwesterly line of Fairfax Avenue distant thereon 265.220 feet southeasterly from the southeasterly line of Keith Street; thence leaving the southwesterly line of Fairfax Avenue south 62' 19' 13" west 43.370 feet; thence north 26' 38' 51" west 8.730 feet; thence north 81' 55' 51" west 127.710 feet; thence south 53' 19' 54" west 28.400 feet; thence south 10' 40' 51" east 83.580 feet; thence south 12' 00' 13" west 64.610 feet; thence south 25' west 44.690 feet; thence south 31' 41' 18" west 69.610 feet, thence south 9' 40' 46" west 39.050 feet; thence south 10' 04' 18" east 55.080 feet; thence south 22' 34' 00" west 56.800 feet to the northeasterly line of Hudson Avenue; thence southeasterly along the northeasterly line of Hudson Avenue 76.020 feet, thence at a right angle southwesterly 180 feet; thence at a right angle southeasterly 207.573 feet; thence deflecting 70' 43' 48" to the right and running southerly 98.255 feet to a point on the former northwesterly line of Jennings Street, distant thereon 7.250 feet northeasterly from the northeasterly line of Innes Avenue; thence southwesterly along the former northwesterly line of Jennings Street 47.250 feet to the center line of Innes Avenue; thence northwesterly along the center line of Innes Avenue 95.281 feet-, thence southeasterly along an arc of a curve to the right, whose tangent deflects 145' 42' 16" to

the left from the preceding course, with a radius of 828 feet, a central angle of 14' 13' 16", a distance of 205.514 feet; thence southeasterly tangent to the preceding curve a distance of 160.232 feet; thence continuing southeasterly along an arc of a curve to the left, tangent to the preceding course, with a radius of 122 feet, a central angle of 48' 31' 00", a distance of 103.307 feet; thence southeasterly tangent to the preceding curve a distance of 440 feet to the center line of Middle Point Road, formerly Ingalls Street; thence northeasterly along the center line of Middle Point Road to a point perpendicularly distant 100 feet southwesterly from southwesterly from the southwesterly line of Innes Avenue; thence southeasterly parallel with the last line of Innes Avenue to a point perpendicularly distant 225 feet northwesterly from the northwesterly line of Hawes Street; thence northeasterly parallel with the northwesterly line of Hawes Street 100 to the southwesterly line of Innes Avenue; thence southeasterly along the southwesterly line of Innes Avenue 289 feet to the southeasterly line of Hawes Street; thence at a right angle southwesterly along the southeasterly line of Hawes Street 100 feet; thence at right angle northwesterly to the center line of Hawes Street; thence southwesterly along the southwesterly extension of the center line of Hawes Street to a point distant thereon 442.823 feet northeasterly from the former northeasterly line of Newcomb Avenue; thence southeasterly along an arc of a curve concave southwesterly, having a radius of 74.50 feet (a radial line to the curve at last mentioned point bears North 25' 43' 29" east), through a central angle of S' 25' 50", a distance of 10.962 feet; thence south 27' 47' 39" west 171.95 feet; thence south 27' 20' 36" east 290.700 feet; thence south 54' 28' 21" east 371.245 *fm* to the center line of former Griffith Street, thence southwesterly along the last center line to the center line of former Newcomb Avenue; thence northwesterly along the center line of Newcomb Avenue to a point distant thereon 225 feet southeasterly from the former southeasterly line of Hawes Street; thence southwesterly parallel with the southeasterly line of Hawes Street to the northeasterly line of Lot 12, in Block 284, as the lot and block are shown on that certain map entitled, "Map of the Property of the South San Francisco Homestead and R.R. Association", filed April 15, 1867, in Book 2 'A' and "B" of Maps, at page 39, in the office of the Recorder of the City and County of San Francisco, State of California; thence southeasterly along the northeasterly line of Lot 12 to the southeasterly line of the lot; thence southwesterly along the last southeasterly line and its southwesterly extension to the southwesterly line of Oakdale Avenue; thence northwesterly along the last line of Oakdale Avenue to a point distant thereon 75 feet northwesterly from the northwesterly line of Ingalls Street; thence southwesterly at a right angle to the southwesterly line of Oakdale Avenue 30 feet; thence at a right angle northwesterly 25 feet; thence at a right angle southwesterly 70 feet to a point perpendicularly distant 100 feet northeasterly from the northeasterly line of Palou Avenue, thence northwesterly parallel with the northeasterly line of Palou Avenue to the southeasterly line of Jennings Street; thence at a right angle southwesterly along the southeasterly line of Jennings Street, 100 feet to the northeasterly line of Palou Avenue; thence northwesterly along the northeasterly line of Palou Avenue 89 feet, more or less, to a point distant thereon 25 feet northwesterly from the northwesterly line of Jennings Street; thence at a right angle northeasterly 100 feet; thence northwesterly parallel with the northeasterly line of Palou Avenue to a point perpendicularly distant 225 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the last line of Keith Street to the southwesterly line of Oakdale Avenue; thence northwesterly along the southwesterly line of Oakdale Avenue to a point distant thereon 150 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the last line of Keith Street to the northeasterly line of Oakdale Avenue; thence at a right angle northwesterly along the last line of Oakdale Avenue to a point distant thereon 112.50

feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the southeasterly line of Keith Street to a point perpendicularly distant 100 feet southwesterly from the southwesterly line of Newcomb Avenue; thence northwesterly parallel with the southwesterly line of Newcomb Avenue to a point perpendicular distant 75 feet southeasterly from the southeasterly line of Keith Street, thence northeasterly parallel with the southeasterly line of Keith Street to the southwesterly line of Newcomb Avenue; thence northwesterly along the southwesterly line of Newcomb Avenue and its northwesterly extension to its intersection with the northwesterly line of Keith Street; thence northeasterly along the last line of Keith Street to a point distant thereon 100 feet southwesterly from the former southwesterly line of McKinnon Avenue; thence northwesterly parallel with the last line of McKinnon Avenue to a point perpendicularly distant 200 feet southeasterly from the southeasterly line of Lane Street-, thence northeasterly parallel with the southeasterly line of Lane Street to the southwesterly line of McKinnon Avenue; thence northwesterly along the last line of McKinnon Avenue and its northwesterly extension to its intersection with the northwesterly line of Lane Street thence northeasterly along the last line of Lane Street to its intersection with the southwesterly line of La Salle Avenue; thence northwesterly along the last line of La Salle Avenue and its northwesterly extension to its intersection with the northwesterly line of Mendell Street, thence northeasterly along the last line of Mendell Street to the point of beginning.

Attachment B- Legal Description Project Area B.

The Boundaries of Project Area B are indicated on the Boundary Map (Map 1), and are more particularly described as follows:

Parcel One

Beginning at the point of intersection of the northerly line of Cesar Chavez Street with the northeasterly line of San Bruno Avenue, said point being the southwest corner of Assessor's Block 4279; Thence southwesterly to the northeast corner of Assessor's Block 5509; Thence southerly along the easterly line of Assessor's Block 5509 to the most southerly corner of Assessor's Block 5509; Thence southerly to the most easterly corner of Assessor's Block 5510, said corner being on the westerly line of Bay Shore Boulevard; Thence southerly along the westerly line of Bay Shore Boulevard to the northerly line of Eve Street; Thence southerly to the intersection of the southerly line of Eve Street with the westerly line of Bay Shore Boulevard; Thence southerly along the westerly line of Bay Shore Boulevard to the northeast corner of lot 47, Assessor's Block 5533; Thence westerly along the northerly line of said lot 47 to the northwest corner of said lot 47, also being the most northerly corner of lot 48, Assessor's Block 5533; Thence southwesterly along the northwesterly line of said lot 48 to an angle point therein; Thence southwesterly along the northwesterly line of said lot 48 to the southwest corner of said lot 48; Thence southeasterly along the southwesterly line of said lot 48 to the northwesterly line of Bay Shore Boulevard; Thence southwesterly along the northwesterly line of Bay Shore Boulevard and its southwesterly prolongation to the intersection of the northwesterly line of Bay Shore Boulevard with the southwesterly line of Costa Street; Thence northwesterly along the southwesterly line of Costa Street to the northwest corner of lot 1, Assessor's Block 5573; Thence southwesterly along the northwesterly line of lot 1 and lot 5, Assessor's Block 5573 to the southwest corner of said lot 5; Thence southeasterly along the southwesterly line of said lot 5 to the northwesterly line of Bay Shore Boulevard; Thence southwesterly along the northwesterly line of Bay Shore Boulevard and its southwesterly prolongation to the intersection of the northwesterly line of Bay Shore Boulevard with the southwesterly line of Faith Street; Thence northwesterly along the southwesterly line of Faith Street to the northwest corner of lot 1, Assessor's Block 5576; Thence southwesterly along the northwesterly line of said lot 1 to the northeasterly line of Oakdale Avenue; Thence southeasterly along the northeasterly line of Oakdale Avenue to the northwesterly line of Bay Shore Boulevard; Thence southwesterly to the intersection of the northwesterly line of Bay Shore Boulevard with the southwesterly line of Oakdale Avenue; Thence northwesterly along the southwesterly line of Oakdale Avenue to the northwest corner of lot 1, Assessor's Block 5596; Thence southwesterly along the northwesterly line of said lot 1 to the southwest corner of said lot 1, also being the northwest corner of lot 43, Assessor's Block 5596; Thence southerly along the westerly line of said lot 43 to the intersection of the northwesterly and northeasterly lines of Cosgrove Street; Thence southwesterly along the northwesterly line of Cosgrove Street to the southwesterly line of Cosgrove Street; Thence southeasterly along the southwesterly line of Cosgrove Street to the northwesterly line of lot 53, Assessor's Block 5596; Thence southwesterly along the northwesterly line of lots 53, 54, 12, 14, 13, 15, 17D, 17B, 41, and 38, Assessor's Block 5596 to the northerly line of Cortland Avenue; Thence easterly along the northerly line of Cortland Avenue to the westerly line of Bay Shore Boulevard; Thence southerly along the westerly line of Bay Shore Boulevard and its southerly prolongation to the southwesterly prolongation of the

southeasterly line of Industrial Street; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of Industrial Street to the southwesterly line of Shafter Avenue; Thence southeasterly along the southwesterly line of Shafter Avenue to the southwesterly prolongation of the northwesterly line of lot 1, Assessor's Block 5348; Thence northeasterly along said southwesterly prolongation to the northeasterly line of Shafter Avenue; Thence southeasterly along the northeasterly line of Shafter Avenue to the northwesterly line of Selby Street; Then northeasterly along the northwesterly line of Selby Street to the northwesterly prolongation of the southwesterly line of lot 26, Assessor's Block 5347; Thence southeasterly along said northwesterly prolongation and along the southwesterly line of lots 26 through 31 and 46 through 48, Assessor's Block 5347 to the most southerly corner of said lot 48; Thence northeasterly along the southeasterly line of said lot 48 to the southwesterly line of Revere Avenue; Thence southeasterly along the southwesterly line of Revere Avenue to the southwesterly prolongation of the northwesterly line of Rankin Street; Thence northeasterly along said southwesterly prolongation and along the northwesterly line of Rankin Street to the northeasterly line of lot 2, Assessor's Block 5334; Thence northwesterly along the northeasterly line of lots 2 through 23, 51 and 50 to the southeasterly line of Selby Street; Thence northeasterly along the southeasterly line of Selby Street to the northeasterly line of Palou Avenue; Thence southeasterly along the northeasterly line of Palou Avenue to the northwesterly line of Rankin Street; Thence northeasterly along the northwesterly line of Rankin Street to the most easterly corner of lot 2, Assessor's Block 5318; Thence southeasterly at a right angle to the northwesterly line of Rankin Street to the southeasterly line of Rankin Street; Thence southwesterly along the southeasterly line of Rankin Street to the southwesterly line of lot 49, Assessor's Block 5319; Thence southeasterly along the southwesterly line of said lot 49 to the southeasterly line of said lot 49; Thence northeasterly along the southeasterly line of said lot 49 to the southwesterly line of lot 27, Assessor's Block 5319; Thence southeasterly along the southwesterly line of lots 27 through 47 and 1, Assessor's Block 5319 to the northwesterly line of Quint Street; Thence southeasterly to the intersection of the southeasterly line of Quint Street with the northeasterly line of Drummond Alley; Thence southeasterly along the northeasterly line of Drummond Alley and its southeasterly prolongation to the southeasterly line of Dunshee Street; Thence southwesterly along the southeasterly line of Dunshee Street and its southwesterly prolongation to the southwesterly line of Palou Avenue; Thence southeasterly along the southwesterly line Palou Avenue to the northwesterly line of Phelps Street; Thence southwesterly along the northwesterly line of Phelps Street and its southwesterly prolongation to the southwesterly line of Quesada Avenue; Thence southeasterly along the southwesterly line of Quesada Avenue to the southeasterly line of Quesada Avenue; Thence northeasterly along the southeasterly line of Quesada Avenue to the northeasterly line of Quesada Avenue, also being the southwesterly line of Assessor's Block 5328; Thence southeasterly along the southwesterly line of Assessor's Block 5328 to the northwesterly line of Newhall Street; Thence southwesterly along the northwesterly line of Newhall Street to the northwesterly prolongation of the southwesterly line of Quesada Avenue; Thence southeasterly along said northwesterly prolongation and along the southwesterly line of Quesada Avenue to the northwesterly line of lot 1, Assessor's Block 5338; Thence southwesterly along the northwesterly line of lots 1, 2, 53 and 5 to the northeasterly line of Revere Avenue; Thence southwesterly at a right angle to the northeasterly line of Revere Avenue to the southwesterly line of Revere Avenue; Thence southeasterly along the southwesterly line of Revere Avenue to the northwesterly line of lot 33, Assessor's Block 5343; Thence southwesterly along the northwesterly line of said lot 33 to the

northeasterly line of Bay View Street; Thence southwesterly to the intersection of the southwesterly line of Bay View Street with the southeasterly line of Latona Street; Thence southeasterly along the southwesterly line of Bay View Street to the northwesterly line of lot 29, Assessor's Block 5358; Thence southwesterly along the northwesterly line of lots 29, 3, and 4, Assessor's Block 5358 to the southwesterly line of said lot 4; Thence southeasterly along the southwesterly line of said lot 4 to the northwesterly line of lot 5A, Assessor's Block 5358; Thence southwesterly along the northwesterly line of lot 5A and lot 27 to the northeasterly line of lot 8, all in Assessor's Block 5358; Thence northwesterly along the northeasterly line of said lot 8 to the northwesterly line of said lot 8; Thence southwesterly along the northwesterly line of lots 8 and 9, Assessor's Block 5358 to the southwesterly line of said lot 9; Thence southeasterly along the southwesterly line of said lot 9 to the northwesterly line of lot 11A, Assessor's Block 5358; Thence southwesterly along the northwesterly line of said lot 11A to the southwesterly line of said lot 11A; Thence southeasterly along the southwesterly line of said lot 11A to the northwesterly line of lot 12, Assessor's Block 5358; Thence southwesterly along the northwesterly line of said lot 12 to the northeasterly line of lot 13, Assessor's Block 5358; Thence northwesterly along the northeasterly line of said lot 13 to the northwesterly line of said lot 13; Thence southwesterly along the northwesterly line of said lot 13 to the southwesterly line of said lot 13; Thence southeasterly along the southwesterly line of said lot 13 to the northwesterly line of lot 14, Assessor's Block 5358; Thence southwesterly along the northwesterly line of said lot 14 to the northeasterly line of lot 15, Assessor's Block 5358; Thence northwesterly along the northeasterly line of said lot 15 to the southeasterly line of Latona Street; Thence southwesterly along the southeasterly line of Latona Street to the northeasterly line of Thornton Avenue; Thence southwesterly at a right angle to the northeasterly line of Thornton Avenue to the southwesterly line of Thornton Avenue; Thence northwesterly along the southwesterly line of Thornton Avenue to the southeasterly line of Lucy Street; Thence southwesterly along the southeasterly line of Lucy Street to the northeasterly line of Williams Avenue; Thence northwesterly along the northeasterly line of Williams Avenue to the northwesterly line of Reddy Street; Thence northeasterly along the northwesterly line of Reddy Street to the southwesterly line of Thornton Avenue; Thence northwesterly along the southwesterly line of Thornton Avenue to the southeasterly line of Diana Street; Thence southwesterly along the southeasterly line of Diana Street to the northeasterly line of Williams Avenue; Thence southwesterly at a right angle to the northeasterly line of Williams Avenue to the southwesterly line of Williams Avenue; Thence southeasterly along the southwesterly line of Williams Avenue to the westerly line of lot 4, Assessor's Block 5415; Thence southerly along the westerly line of said lot 4 to the southwesterly line of said lot 4; Thence southeasterly along the southwesterly line of said lot 4 to the westerly line of lot 1, Assessor's Block 5415; Thence southerly along the westerly line of said lot 1 to the northwesterly line of Mendell Street; Thence southwesterly along the northwesterly line of Mendell Street and its southwesterly prolongation to the westerly line of lot 5, Assessor's Block 5415; Thence southerly along the westerly line of said lot 5 to the southeasterly prolongation of the northeasterly line of Egbert Avenue; Thence northwesterly along said southeasterly prolongation and along the northeasterly line of Egbert Avenue to the southeasterly line of Newhall Street; Thence northeasterly along the southeasterly line of Newhall Street and its northeasterly prolongation to the southeasterly prolongation of the northeasterly line of Carroll Avenue; Thence northwesterly along said southeasterly prolongation and along the northeasterly line of Carroll Avenue to an angle point therein; Thence southwesterly to the northwest corner of Assessor's Block 5434B; Thence

southwesterly along the northwesterly line of Assessor's Block 5434B to the northeasterly line of Egbert Avenue; Thence southwesterly to the most northerly corner of Assessor's Block 5431A; Thence southwesterly along the northwesterly line of Assessor's Block 5431A to the northeasterly line of Fitzgerald Avenue; Thence northwesterly along the northeasterly line of Fitzgerald Avenue to the easterly line of Bay Shore Boulevard; Thence westerly at a right angle to the easterly line of Bay Shore Boulevard to the westerly line of Bay Shore Boulevard; Thence southerly along the westerly line of Bay Shore Boulevard to the southwesterly line of Paul Avenue; Thence southeasterly along the southwesterly line of Paul Avenue to the northwesterly line of lot 53, Assessor's Block 5461; Thence southwesterly along the northwesterly line of lots 53, 3 through 9, 51, 52, 14 through 24, all Assessor's Block 5461 to the northeasterly line of Salinas Avenue; Thence southwesterly to the intersection of the southwesterly line of Salinas Avenue with the southeasterly line of Keith Street; Thence southwesterly along the southeasterly line of Keith Street to the northeasterly line of Jamestown Avenue; Thence southwesterly to the intersection of the southwesterly line of Jamestown Avenue with the southeasterly line of Keith Street; Thence southeasterly along the southwesterly line of Jamestown Avenue to the northwesterly line of Third Street; Thence southwesterly along the northwesterly line of Third Street to the northeast corner of lot 1, Assessor's Block 5470; Thence westerly along the northerly line of lots 1 and 2, Assessor's Block 5470 to the northeasterly line of Key Avenue; Thence westerly to the intersection of the southwesterly line of Key Avenue with the southeasterly line of Keith Street; Thence southwesterly along the southeasterly line of Keith Street to the northeasterly line of Le Conte Avenue; Thence northwesterly to the intersection of the northwesterly line of Keith Street with the northeasterly line of Le Conte Avenue; Thence southwesterly to the intersection of the southwesterly line of Le Conte Avenue with the northwesterly line of Keith Street; Thence northwesterly along the southwesterly line of Le Conte Avenue and its northwesterly prolongation to the northerly prolongation of the easterly line of Bay Shore Boulevard; Thence southerly along said northerly prolongation and along the easterly line of Bay Shore Boulevard to the northwesterly line of Keith Street; Thence southerly to the intersection of the easterly line of Bay Shore Boulevard with the southeasterly line of Keith Street; Thence southerly along the easterly line of Bay Shore Boulevard to the southwesterly prolongation of the northwesterly line of Third Street; Thence easterly to the northwesterly prolongation of the northeasterly line of Meade Avenue; Thence southeasterly along said northwesterly prolongation and along the northeasterly line of Meade Avenue to the southeasterly line of lot 17, Assessor's Block 5016; Thence northeasterly along the southeasterly line of lot 17, 8, 18, and 10, all Assessor's Block 5016 to the northeasterly line of said lot 10; Thence northwesterly along the northeasterly line of said lot 10 to the southeasterly line of lot 10A, Assessor's Block 5016; Thence northeasterly along the southeasterly line of lots 10A, 11B and 11, all Assessor's Block 5016 to the southwesterly line of Le Conte Avenue; Thence northeasterly at a right angle to the southwesterly line of Le Conte Avenue to the northeasterly line of Le Conte Avenue; Thence northwesterly along the northeasterly line of Le Conte Avenue to the southeasterly line of lot 24, Assessor's Block 4995; Thence northeasterly along the southeasterly line of said lot 24 to the southwesterly line of lot 25, Assessor's Block 4995; Thence southeasterly along the southwesterly line of said lot 25 to the southeasterly line of said lot 25; Thence northeasterly along the southeasterly line of lots 25 through 28 and lot 15, all Assessor's Block 4995 to the southwesterly line of Key Avenue; Thence southeasterly along the southwesterly line of Key Avenue to the southwesterly prolongation of the southeasterly line of lot 3, Assessor's Block

4994; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of said lot 3 to an angle point therein; Thence southeasterly along said southeasterly line of said lot 3 to the northwesterly line of Jennings Street; Thence northeasterly along the northwesterly line of Jennings Street to the southwesterly line of Jamestown Avenue; Thence southeasterly to the intersection of the southwesterly line of Jamestown Avenue with the southeasterly line of Jennings Street; Thence southeasterly along the southwesterly line of Jamestown Avenue to the most northerly corner of lot 277, Assessor's Block 4991; Thence southwesterly and southeasterly along the northwesterly and southwesterly lines of said lot 277 to the most southerly corner of said lot 277; Thence southeasterly along the southwesterly line of lot 276, Assessor's Block 4991 to the northwesterly line of lot 6, Assessor's Block 4977; Thence southwesterly along the northwesterly line of said lot 6 to the southwesterly line of said lot 6; Thence southeasterly along the southwesterly line of said lot 6 and lot 8, Assessor's Block 4977 to the southeasterly line of said lot 8; Thence northeasterly along the southeasterly line of said lot 8 to the southwesterly line of lot 8, Assessor's Block 5023; Thence southeasterly along the southwesterly line of said lot 8 to the northwesterly line of Harney Way; Thence northeasterly along the northwesterly line of Harney Way to the southwesterly line of Jamestown Avenue; Thence southeasterly along the southwesterly line of Jamestown Avenue to the most easterly corner of lot 10, Assessor's Block 5023; Thence southwesterly along the southeasterly line of said lot 10 to the mean low-tide line of the San Francisco Bay Shoreline; Thence easterly, northwesterly, northeasterly, northwesterly, northeasterly and southeasterly meandering along said mean low-tide line to the point of intersection with the southeasterly line of Assessor's Block 4825; Thence northeasterly along the southeasterly line of Assessor's Blocks 4825, 4814 and 4805 and along the southeasterly line of Fitch Street to the northeasterly line of Palou Avenue; Thence northwesterly along the northeasterly line of Palou Avenue to the southeasterly line of Griffith Street; Thence northeasterly along the southeasterly line of Griffith Street to an angle point therein, said point being on the southeasterly prolongation of the southwesterly line of Oakdale Avenue; Thence northwesterly along the southeasterly line of Griffith Street to an angle point therein, said point being on the former centerline of Griffith Street; Thence northeasterly along the current southeasterly line of Griffith Street (formerly the centerline of Griffith Street) to the southeasterly prolongation of the southwesterly line of Navy Road; Thence northwesterly along said southeasterly prolongation and along the southwesterly line of Navy Road to the most northerly corner of lot 43, Assessor's Block 4700; Thence southwesterly along the northwesterly line of said lot 43 to an angle point therein; Thence southeasterly along said northwesterly line of said lot 43 to an angle point therein; Thence southwesterly along said northwesterly line of said lot 43 and its southwesterly prolongation to the southwesterly line of Oakdale Avenue; Thence northwesterly along the southwesterly line of Oakdale Avenue to the northwesterly line of Assessor's Block 4734; Thence southwesterly along the northwesterly line of Assessor's Block 4734 and its southwesterly prolongation to the southwesterly line of Palou Avenue; Thence southeasterly along the southwesterly line of Palou Avenue to the northwesterly line of Hawes Street; Thence southwesterly along the northwesterly line of Hawes Street to the northeasterly line of Shafter Avenue; Thence northwesterly along the northeasterly line of Shafter Avenue to its intersection with the southeasterly line of Ingalls Street; Thence northwesterly to the intersection of the northeasterly line of Shafter Avenue with the northwesterly line of Ingalls Street; Thence southwesterly to the intersection of the northwesterly line of Ingalls Street with the southwesterly line of Shafter Avenue; Thence southwesterly along the northwesterly line of Ingalls Street to the northeasterly

line of Thomas Avenue; Thence northwesterly along the northeasterly line of Thomas Avenue to the southeasterly line of Jennings Street; Thence northwesterly to the intersection of the northeasterly line of Thomas Avenue with the northwesterly line of Jennings Street; Thence southwesterly to the intersection of the northwesterly line of Jennings Street with the southwesterly line of Thomas Avenue; Thence southwesterly along the northwesterly line of Jennings Street to the northeasterly line of Underwood Avenue; Thence southwesterly to the intersection of the northwesterly line of Jennings Street with the southwesterly line of Underwood Avenue; Thence northwesterly along the southwesterly line of Underwood Avenue to the southeasterly line of Keith Street; Thence northwesterly to the intersection of the southwesterly line of Underwood Avenue with the northwesterly line of Keith Street; Thence northwesterly along the southwesterly line of Underwood Avenue to the southwesterly prolongation of the southeasterly line of lot 8, Assessor's Block 5361; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of lot 8 and lot 25, Assessor's Block 5361 to the southwesterly line of Thomas Avenue; Thence northwesterly along the southwesterly line of Thomas Avenue to the southeasterly line of Lane Street; Thence northwesterly to the intersection of the southwesterly line of Thomas Avenue with the northwesterly line of Lane Street; Thence northwesterly along the southwesterly line of Thomas Avenue to the northwesterly line of lot 1, Assessor's Block 5362; Thence northeasterly at a right angle to the southwesterly line of Thomas Avenue to the northeasterly line of Thomas Avenue; Thence northwesterly along the northeasterly line of Thomas Avenue to the southeasterly line of lot 4, Assessor's Block 5359; Thence northeasterly along the southeasterly line of lots 4, 4A and 4B, all Assessor's Block 5359 to the northeasterly line of said lot 4B; Thence northwesterly along the northeasterly line of said lot 4B to the southeasterly line of lot 6, Assessor's Block 5359; Thence northeasterly along the southeasterly line of said lot 6 to the southwesterly line of Shafter Avenue; Thence northwesterly along the southwesterly line of Shafter Avenue to the southwesterly prolongation of the southeasterly line of lot 7, Assessor's Block 5342; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of lot 7, 8 and 9A, Assessor's Block 5342 to the northeasterly line of said lot 9A; Thence northwesterly along the northeasterly line of said lot 9A to the southeasterly line of lot 10, Assessor's Block 5342; Thence northeasterly along the southeasterly line of said lot 10 to the southwesterly line of Revere Avenue; Thence northwesterly along the southwesterly line of Revere Avenue to the southwesterly prolongation of the southeasterly line of lot 7, Assessor's Block 5339; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of lot 7, 7A, 8, 9, 10 and 11, all Assessor's Block 5339 to the southwesterly line of Quesada Avenue; Thence northeasterly to the most southerly corner of lot 28, Assessor's Block 5326, said corner being on the northeasterly line of Quesada Avenue; Thence northeasterly along the southeasterly line of said lot 28 to the northeasterly line of said lot 28; Thence northwesterly along the northeasterly line of said lot 28 to the southeasterly line of lot 11, Assessor's Block 5326; Thence northeasterly along the southeasterly line of lots 11 and 12, Assessor's Block 5326 to the southwesterly line of Palou Avenue; Thence southeasterly along the southwesterly line of Palou Avenue to the northwesterly line of Lane Street; Thence southeasterly to the intersection of the southwesterly line of Palou Avenue with the southeasterly line of Lane Street; Thence northeasterly along the southeasterly line of Lane Street to the northeasterly line of Newcomb Avenue; Thence southeasterly along the northeasterly line of Newcomb Avenue to the southeasterly line of lot 13, Assessor's Block 5308; Thence northeasterly along the southeasterly line of lots 13 and 13C, Assessor's Block 5308 to the northeasterly line of said lot 13C; Thence

northwesterly along the northeasterly line of said lot 13C to the southeasterly line of Lane Street; Thence northwesterly to the most easterly corner of lot 2, Assessor's Block 5307, said corner being on the northwesterly line of Lane Street; Thence northwesterly along the northeasterly line of lot 2 through lot 17C, Assessor's Block 5307 to the southeasterly line of Mendell Street; Thence northeasterly along the southeasterly line of Mendell Street to the southwesterly line of La Salle Avenue; Thence northwesterly to the intersection of the southwesterly line of La Salle Avenue with the northwesterly line of Mendell Street; Thence northeasterly along the northwesterly line of Mendell Street to the most easterly corner of lot 22, Assessor's Block 5259; Thence southeasterly to the most westerly corner of lot 15, Assessor's Block 5258, said corner being on the southeasterly line of Mendell Street; Thence southeasterly along the southwesterly line of lot 15, Assessor's Block 5258 to the southeasterly line of said lot 15; Thence northeasterly along the southeasterly line of said lot 15 to the southwesterly line of Hudson Avenue; Thence northeasterly to the most southerly corner of lot 11, Assessor's Block 5255, said corner being on the northeasterly line of Hudson Avenue; Thence northeasterly along the southeasterly line of lots 11, 11C, 11B and 11A, all Assessor's Block 5255 to the northeasterly line of said lot 11A; Thence northwesterly along the northeasterly line of said lot 11A to the southeasterly line of Mendell Street; Thence northwesterly to the most easterly corner of lot 2, Assessor's Block 5254, said corner being on the northwesterly line of Mendell Street; Thence northwesterly along the northeasterly line of lots 2 and 4, Assessor's Block 5254 to the northwesterly line of said lot 4; Thence southwesterly along the northwesterly line of said lot 4 to the northeasterly line of Hudson Avenue; Thence southwesterly to the most northerly corner lot 1A, Assessor's Block 5259, said corner being on the southwesterly line of Hudson Avenue; Thence southwesterly along the northwesterly line of lots 1A and 3, Assessor's Block 5259 to the northeasterly line of Innes Avenue; Thence northwesterly along the northeasterly line of Innes Avenue to the most southerly corner of lot 9B, Assessor's Block 5259; Thence northeasterly along the southeasterly line of lots 9B, 9A and 9C, Assessor's Block 5259 to the southwesterly line of lot 9D, Assessor's Block 5259; Thence southeasterly along the southwesterly line of said lot 9D to the southeasterly line of said lot 9D; Thence northeasterly along the southeasterly line of lots 9D, 10, 11, 23 and 24, all Assessor's Block 5259 to the southwesterly line of Hudson Avenue; Thence northeasterly at a right angle to the southwesterly line of Hudson Avenue to the northeasterly line of Hudson Avenue; Thence northwesterly along the northeasterly line of Hudson Avenue to the southeasterly line of Newhall Street; Thence southwesterly along the southeasterly line of Newhall Street to the southeasterly line of Third Street; Thence southwesterly along the southeasterly line of Third Street to the southwesterly line of Kirkwood Avenue; Thence northwesterly along the southwesterly line of Kirkwood Avenue to the southwesterly prolongation of the southeasterly line of lot 7, Assessor's Block 5279; Thence northeasterly along said southwesterly prolongation and along the southeasterly line of said lot 7 to the northeasterly line of said lot 7; Thence northwesterly along the northeasterly line of lots 7 through 12, 52, and 15 through 27, all Assessor's Block 5279 to the southeasterly line of Phelps Street; Thence northwesterly at a right angle to the southeasterly line of Phelps Street to the northwesterly line of Phelps Street; Thence northeasterly along the northwesterly line of Phelps Street to the northwesterly prolongation of the southwesterly line of lot 11, Assessor's Block 5235; Thence southeasterly along said northwesterly prolongation and along the southwesterly line of said lot 11 and its southeasterly prolongation to the southeasterly line of Third Street; Thence northeasterly along the southeasterly line of Third Street to the southwesterly line of Burke Avenue; Thence

northeasterly to the intersection of the northeasterly line of Burke Avenue with the easterly line of Third Street; Thence northerly along the easterly line of Third Street to the northwest corner of Assessor's Block 4502A; Thence easterly along the northerly line of Assessor's Block 4502A to its intersection with the mean low-tide line of the San Francisco Bay Shoreline; Thence northerly, westerly, northerly, southeasterly and easterly meandering along said mean low-tide line to its intersection with the easterly line of Illinois Street; Thence northerly along the easterly line of Illinois Street to the southerly line of Marin Street; Thence easterly along the southerly line of Marin Street to the easterly line of Marin Street; Thence northerly along the easterly line of Marin Street to the southeast corner of Assessor's Block 4358; Thence northerly along the easterly line of Assessor's Block 4358 to an angle point therein; Thence easterly along said easterly line of Assessor's Block 4358 to an angle point therein; Thence northerly along said easterly line of Assessor's Block 4358 to the southerly line of Cesar Chavez Street; Thence northerly at a right angle to the southerly line of Cesar Chavez Street to the northerly line of Cesar Chavez Street; Thence westerly along the northerly line of Cesar Chavez Street to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PARCEL: Beginning at the point of intersection of the southeasterly prolongation of the southwesterly line of Oakdale Avenue with the northeasterly prolongation of the northwesterly line of Industrial Street: Thence southwesterly along said northeasterly prolongation and along the northwesterly line of Industrial Street and its southwesterly prolongation to its intersection with the southerly prolongation of the easterly line of Barneveld Avenue; Thence northerly and northeasterly along said southerly prolongation and along the easterly and southeasterly lines of Barneveld Avenue and its northeasterly prolongation to its point of intersection with the northwesterly prolongation of the southwesterly line of Oakdale Avenue; Thence southeasterly along said northwesterly prolongation and along the southwesterly line of Oakdale Avenue and its southeasterly prolongation to the point of beginning.

Parcel Two

All that real property in the City and County of San Francisco, State of California and described as follows:

Beginning at the point of intersection of the southeasterly line of Earl Street with the northeasterly line of Innes Avenue; Thence northwesterly along said northeasterly line of Innes Avenue to the southeasterly line of Hawes Street; Thence northeasterly along said line of Hawes Street to its intersection with the westerly line of Hunters Point Boulevard; Thence northerly along said line of Hunters Point Boulevard to its intersection with the northeasterly line of Hudson Avenue; Thence northwesterly along said line of Hudson Avenue and along the most northeasterly line of Assessor's Block 4647a to the southeasterly line of Assessor's Block 4624; Thence northeasterly along said southeasterly line of Assessor's Block 4624 to the easterly line of Assessor's Block 4624; Thence northerly along said easterly line to the northeasterly line of Assessor's Block 4624; Thence northwesterly along said northeasterly line to the easterly line of Middle Point Road; Thence continuing northwesterly along the northwesterly prolongation of the northeasterly line of Assessor's Block 4624 to the westerly line of Middle Point Road; Thence continuing northwesterly along the northeasterly line of Lot 9 in Assessor's Block 4624 to an angle point in said Lot 9; Thence northwesterly, westerly, southwesterly and southerly (20

Courses) along the northwesterly line of said Lot 9 to the northeasterly line of Lot 71, Assessor's Block 4700; Thence northwesterly along the northeasterly line of said Lot 71 to the northwesterly line of said Lot 71; Thence southwesterly along the northwesterly line of said Lot 71 to the southwesterly line of said Lot 71; Thence southerly and southeasterly (4 Courses) along the southwesterly line of said Lot 71 to the northwesterly line of Harbor Road; Thence southeasterly along the northeasterly line of Harbor Road to the northwesterly line of Ingalls Street; Thence northeasterly along the northwesterly line of Ingalls Street to the northwesterly prolongation of the southwesterly line of Assessor's Block 4652; Thence southeasterly along said northwesterly prolongation and along the southwesterly line of Assessor's Block 4652 to the southeasterly line of Assessor's Block 4652; Thence northeasterly along the southeasterly line of Assessor's Block 4652 to the southwesterly line of Innes Avenue; Thence southeasterly along the southwesterly line of Innes Avenue to the northwesterly line of Hawes Street; Thence southwesterly, southeasterly and southwesterly (3 Courses) along the northwesterly line of Hawes Street to the most northerly Corner of Lot 39, Assessor's Block 4700; Thence southwesterly along the northwesterly line of said Lot 39 and its southwesterly prolongation to the most northerly Corner of Lot 40, Assessor's Block 4700; Thence southwesterly along the northwesterly line of said Lot 40 to the most easterly Corner of said Lot 40; Thence southwesterly to the northwest Corner of Lot 41, Assessor's Block 4700; Thence southwesterly along the northwesterly line of said Lot 41 and its southwesterly prolongation to the most southerly Corner of Lot 79, Assessor's Block 4700; Thence northwesterly and northerly along the southerly line of said Lot 79 to the southeasterly line of Ingalls Street; Thence southwesterly along the southeasterly line of Ingalls Street to the southwesterly line of Assessor's Block 4700; Thence southeasterly along the southwesterly line of Assessor's Block 4700 (3 Courses) to the most westerly Corner of Lot 52, Assessor's Block 4700; Thence southeasterly along the southwesterly line of said Lot 52 to an angle point Therein; Thence northeasterly along the southwesterly line of said Lot 52 to an angle point Therein; Thence southeasterly along the southwesterly line of said Lot 52 to the southeasterly line of said Lot 52; Thence northeasterly along the southeasterly line of said Lot 52 to the southwesterly line of Kirkwood Avenue; Thence southeasterly along the southwesterly line of Kirkwood Avenue to the northwesterly line of Earl Street; Thence southwesterly (5 Courses) along the northwesterly line of Earl Street to the northwesterly line of Assessor's Block 4591b; Thence southwesterly along the northwesterly line of Assessor's Block 4591b to the southwesterly line of Assessor's Block 4591b; Thence southeasterly along the southwesterly line of Assessor's Block 4591b to the southeasterly line of Assessor's Block 4591b; Thence northeasterly along the southeasterly line of Assessor's Block 4591b and along the southeasterly line of Donahue Street to an angle point in the southeasterly Boundary line of the "Inchon Village" Condominium Project (17 Cm 112-130); Thence northwesterly along said southeasterly Boundary line to the southeasterly line of Assessor's Block 4591b; Thence northeasterly along the southeasterly line of Assessor's Block 4591b and its northeasterly prolongation to the southwesterly Boundary line of the "Morgan Heights" Condominium Project (29 Cm 94-101); Thence northeasterly along the southeasterly Boundary line of said "Morgan Heights" Condominium Project to the northeasterly Boundary line of said "Morgan Heights" Condominium Project; Thence northwesterly along said northeasterly Boundary line to the southeasterly line of Earl Street; Thence northeasterly along said southeasterly line of Earl Street to the point of beginning.

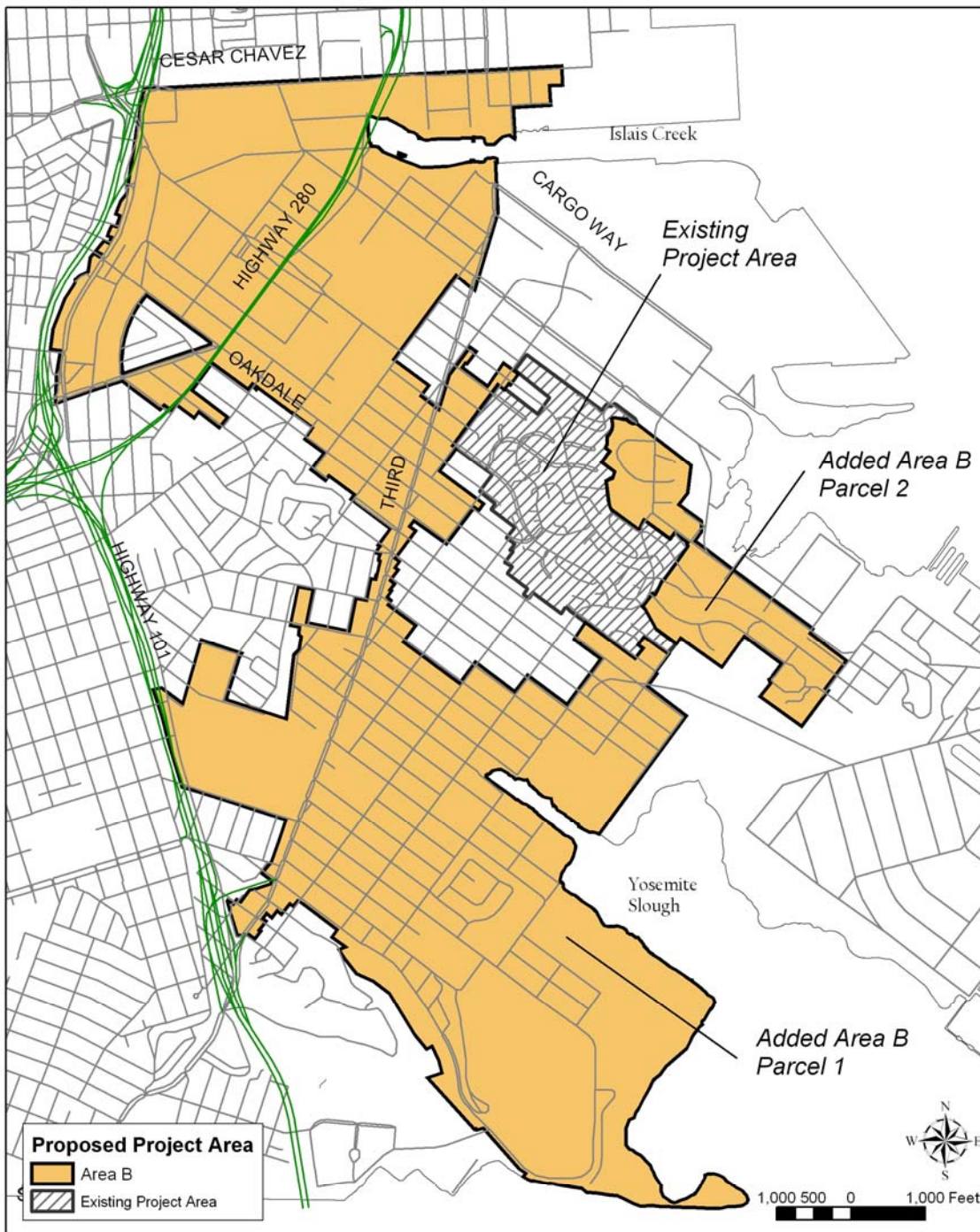
MAP 1.



SFR **Area A Project Boundary**

Hunters Point Redevelopment Project
San Francisco Redevelopment Agency

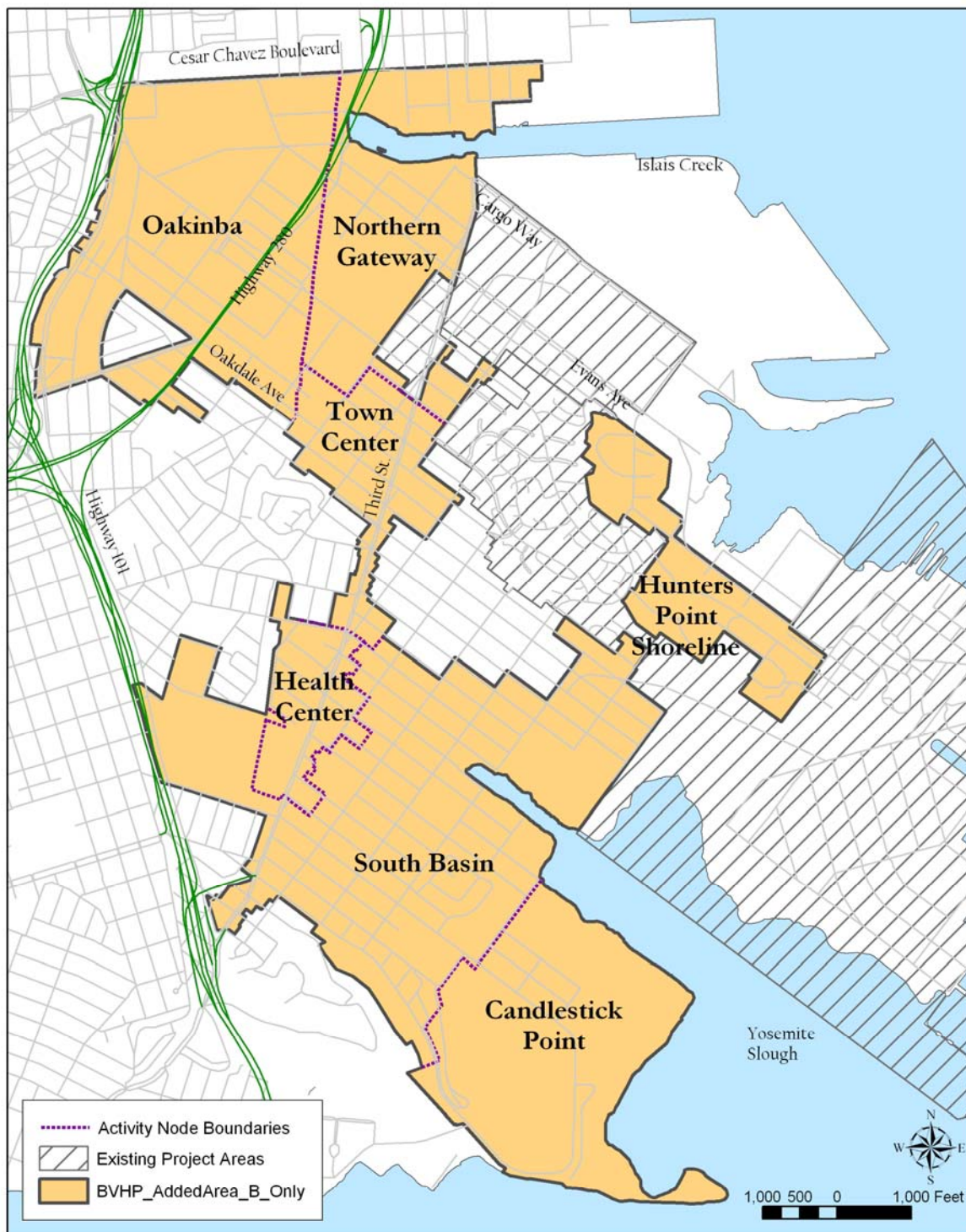
MAP 2.



Added Area Boundary Map
Area B

Hunters Point Redevelopment Plan Amendment
San Francisco Redevelopment Agency

MAP 3.



Area B Activity Nodes

Hunters Point Redevelopment Plan Amendment
San Francisco Redevelopment Agency

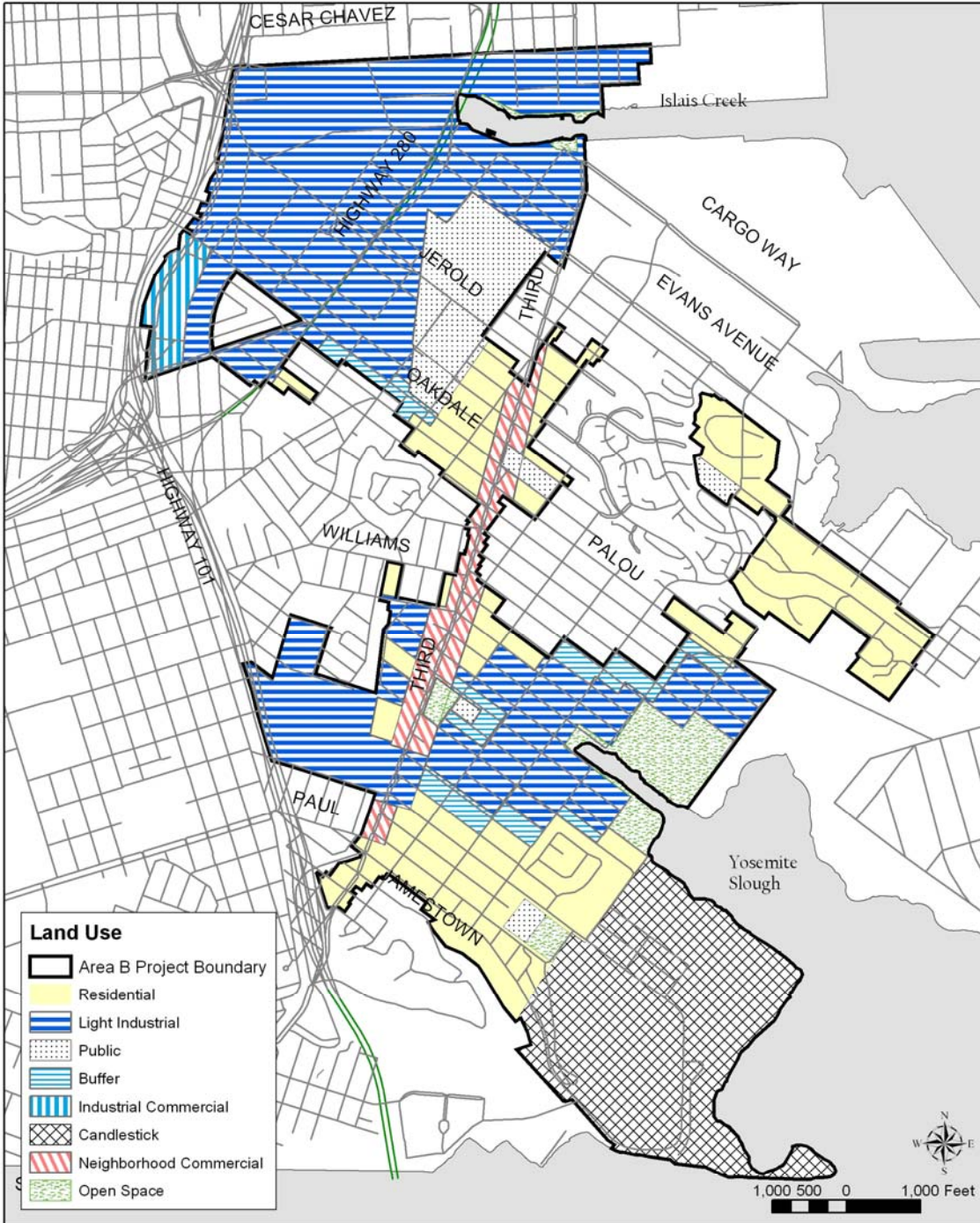
MAP 4.



SFR Area A Land Use Map

Hunters Point Redevelopment Project
San Francisco Redevelopment Agency

MAP 5.



Area B Land Use Map

Hunters Point Redevelopment Plan Amendment
San Francisco Redevelopment Agency

Appendix C:
Photographic Documentation

Appendix C

Hunters Point Redevelopment Plan Amendment

PHOTOGRAPHIC DOCUMENTATION

Prepared by
San Francisco Redevelopment Agency
Seifel Consulting Inc.
3D Visions

Introduction

Appendix C provides photographs that illustrate existing conditions within the boundaries of the area proposed to be added to the Hunters Point Redevelopment Project Area.¹ The photographs, taken by Seifel Consulting and 3D Visions in 2003 through 2006, are representative of the blighting conditions observed during that time.² Figure C-1 indicates the approximate location of the photographs and the photographs are presented on the pages following the map.

Conditions Illustrated in the Photographs

The photographs illustrate a wide variety of conditions present in the area. Many of the photographs document adverse conditions that may be used to support a finding that the area is blighted and in need of redevelopment. Conditions illustrated in the photographs include, but are not limited to:

Dilapidated and Deteriorated Buildings (CRL Section 33031(a)(1))

A significant number of older buildings in the proposed added area are dilapidated or extensively deteriorated. Deficiencies shown in the photographs include sagging and rusted siding, deteriorated walls and roofing materials, fire damage, informal and substandard construction, mold and water damage, peeling paint, and missing gutters and downspouts. In some serious cases structural problems are indicated by cracked or damaged walls or alignment problems. Buildings with these conditions are considered to be unsafe and hazardous to occupants.

Vacant and Underutilized Lots (CRL Section 33031(a)(2), 33031(b)(2))

The photographs document the presence of vacant and underutilized buildings and lots. Many vacant and underutilized lots contain illegally dumped garbage, inoperable equipment and a significant amount of trash accumulation.

Vacant and Abandoned Buildings (CRL Section 33031(a)(2), 33031(b)(2))

Vacant and abandoned buildings are prominent in the Added Area. Abandoned, apparently abandoned, or boarded up buildings are likely to be unsafe and unhealthy for occupancy. Vacant and abandoned buildings are often evidence of economic indicators of distressed buildings or lots.

Evidence of Crime (CRL Section 33031(b)(5))

The photographs show evidence of crime that has occurred in the Added Area, including illegal dumping and vandalism.

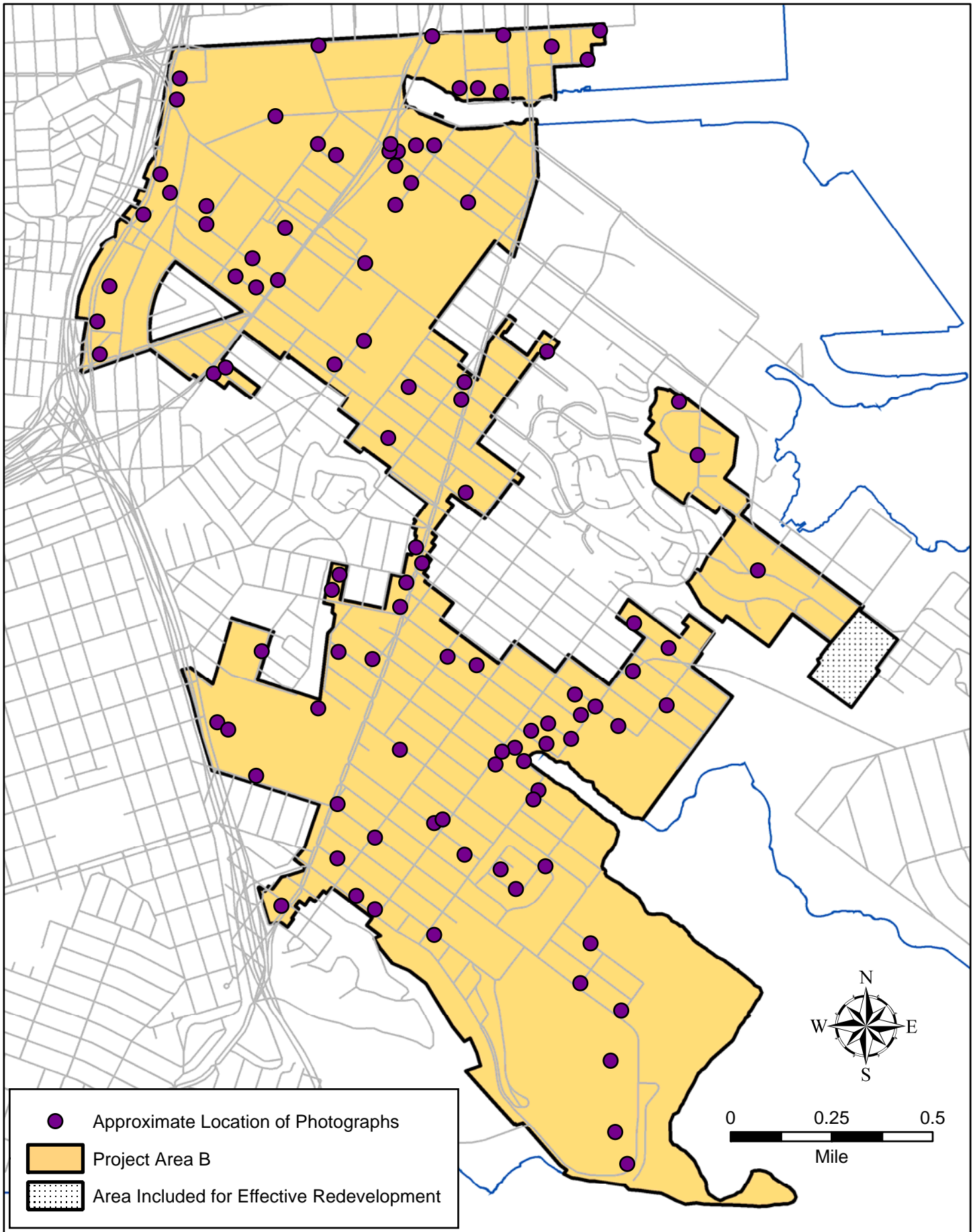
Inadequate Public Improvements (CRL Section 33031(a)(2), 33030(c)³)

Photographs in the appendix also show a number of public improvement deficiencies. These include damaged and substandard curbs, missing or deteriorated sidewalks, deteriorated pavement surfaces, large areas of standing water, and abandoned, inoperable railroad tracks. These conditions may contribute to blight and can inhibit the proper use of buildings or lots.

¹ The conditions identified in the captions for the photographs are based upon an exterior field inspection. The photographs are representative of conditions that are obvious and may be, to one degree or another, hazardous, potentially hazardous, unsafe or unhealthy. In some cases, confirmation of the actual extent of such conditions in specific buildings would necessitate an interior inspection that was not performed. The descriptions contained in the captions have been reviewed and approved for accuracy by the staff of the Redevelopment Agency and John B. Dykstra & Associates (Agency Consultant).

² During December 2005 to January 2006, Seifel Consulting reviewed each photograph and determined through field surveys conducted during this time period that these conditions are still present.

³ The existence of inadequate public improvements is no longer a stand alone blight factor. However, CRL Section 33030(c) allows the existence of public improvements, parking facilities or utilities to be considered when it can be demonstrated that they contribute to blight.



SI **RA** **FIGURE C-1**
Photograph Location Map

Hunters Point Redevelopment Project
Source: SFRA, U.S. Census 2000.



Photograph: 3D Visions

Evans Avenue between Selby Street and Toland Street: Homeless encampment, illegal dumping, trash and litter below railroad bridge.



Photograph: 3D Visions

5144 3rd Street: Improper use of public sidewalk, graffiti covered wall.



Photograph: 3D Visions

Napoleon Street between Evans Avenue and Jerrold Avenue: Vehicles parked on sidewalk, despite no-parking sign.



Photograph: 3D Visions

NW corner of McKinnon and Upton: Open storage.



Photograph: 3D Visions

1890 Evans Avenue: State-owned property with dilapidated building and inoperable vehicles.



Photograph: 3D Visions

1430 Van Dyke Avenue: Dilapidated garage, potential residential occupancy.



Photograph: 3D Visions

1301 Cesar Chavez Street: Used for Muni repairs. Open storage of parts, litter, trash and graffiti. Security fence with razor wire.



Photograph: 3D Visions

Rankin Street at Evans Avenue: Abandoned railroad, public street used for industrial activity, dumping, deteriorated public improvements.



Photograph: 3D Visions

Yosemite Avenue between Hawes Street and Ingalls Street: Vandalized, abandoned vehicles, illegal dumping.



Photograph: 3D Visions

1773 McKinnon Avenue: Dilapidated building: general alignment problems, peeling paint, deteriorated siding/windows/doors.



Photograph: 3D Visions

1801 Evans Avenue: Dilapidated metal clad building with extensive deferred maintenance, deteriorated walls and doors, water damage.



Photograph: 3D Visions

Rankin Street at Evans Avenue: Abandoned railroad, scrap metal encroaching upon street right-of-way. Site is adjacent to Scenic Highway.



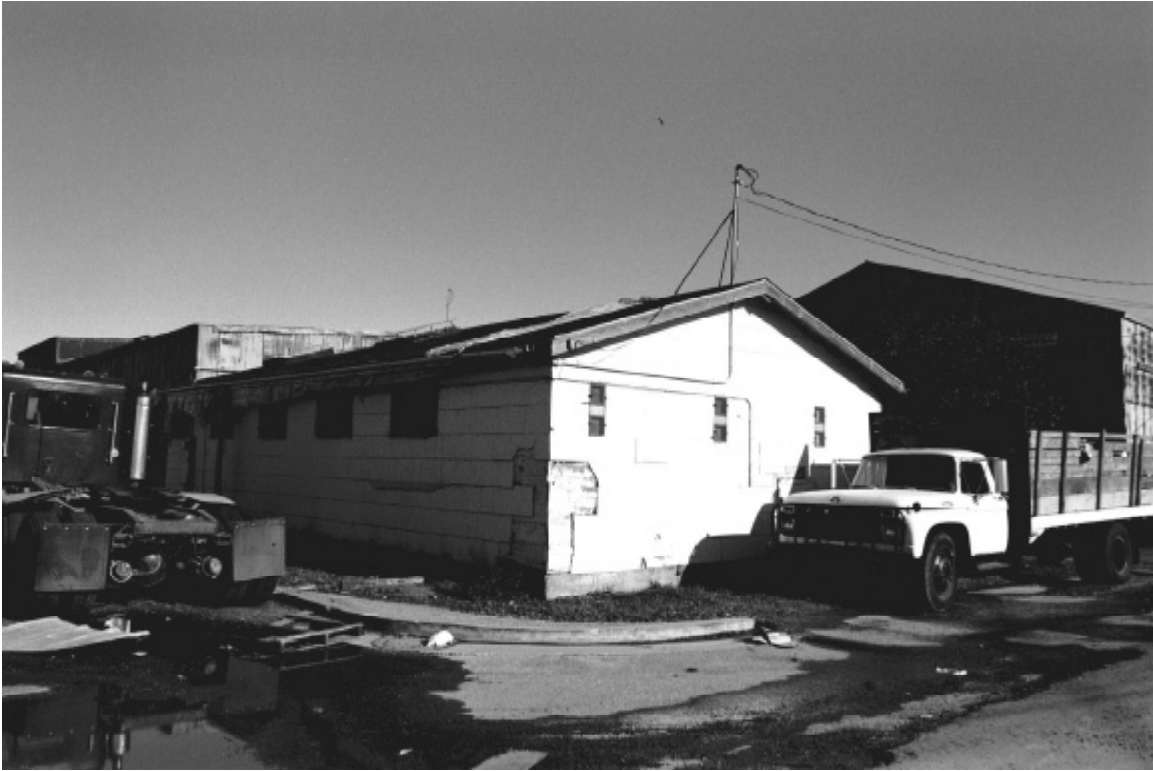
Photograph: 3D Visions

1855 Evans Avenue: Metal scrap yard, with scrap and trash outside of property fence.



Photograph: 3D Visions

1126 Ingerson Avenue: Vehicles parked on public sidewalk, inhibiting pedestrian circulation.



Photograph: 3D Visions

1296 Armstrong Avenue: Missing siding, substandard foundation, vehicles parked on sidewalk.



Photograph: 3D Visions

1295 Armstrong Avenue & 1225 Yosemite Avenue: Dilapidated building. Substandard construction, deteriorated roof, deteriorated siding and trim.



Photograph: 3D Visions

1212 Underwood Avenue: Deteriorated siding and trim, deteriorated windows, general alignment problems.



Photograph: 3D Visions

1300-18 Egbert Avenue: Vehicles parked on sidewalk, inoperable vehicles.



Photograph: 3D Visions

Davidson Avenue between Rankin Street and Selby Street: Presence of homeless, abandoned and inoperable vehicles, illegal dumping.



Photograph: 3D Visions

2 Rankin Street: Unsafe dilapidated building, broken windows, vacant and abandoned building, graffiti, serious crack in wall.



Photograph: 3D Visions

McKinnon Avenue between Upton Street and Barneveld Avenue: Inoperable vehicles on trailer illegally parked in the street.



Photograph: 3D Visions

Selby Street between Quesada Avenue and Revere Avenue: State-owned property under I-280, overgrown, trash, and dumping.



Photograph: 3D Visions

McKinnon Avenue between Selby Street and Toland Street: Presence of homeless, litter and trash in street.



Photograph: 3D Visions

Galvez Avenue at Toland Street: Abandoned and inoperable vehicle lacking windows and doors, filled with trash.



Photograph: 3D Visions

Kirkwood Avenue at Selby Street: Produce distribution building with potential residential occupancy in the back, next to dumpster.



Photograph: 3D Visions

2050 Galvez Avenue: Inadequate parking at loading dock, potentially impeding circulation.



Southwest corner, Third Street and Le Conte Avenue: Extensively deteriorated motel, apparently used for long term residence. Deteriorated signage, trash accumulation, unsafe sidewalk and curb.



Southwest corner, Third Street and Le Conte Avenue: Extensively deteriorated motel. [Detail of building above]



2626 Newhall Street at end of Lydia Street: Trash accumulation, deteriorated sidewalks, overgrown landscaping encroaching on sidewalk.



1030 Jamestown Avenue: Dilapidated residence, deferred maintenance, and deteriorated painting.



South side of Armstrong Avenue between Mendell and Third Streets: Dilapidated building, extensively deteriorated, sagging and rusted siding, lack of sidewalk, graffiti.



5800 Third Street (Rear), east of CalTrain tracks: Large, underutilized building, inoperable railroad car, graffiti.



320 Paul Avenue: Vacant, unreinforced masonry building, cracks in concrete, deteriorating roof.



1485 Bayshore Blvd (Rear): Extensively deteriorated building, deferred maintenance, holes in wood siding, deteriorated paint, mold and water damage.



2340 Lane Street: External plumbing, deteriorated fence.



1485 Bayshore Blvd (Rear): Extensively deteriorated concrete wall, chipped paint, deteriorated windows.



CalTrain track at Williams Avenue: Large area of vacant, overgrown land over and adjacent to CalTrain tunnel.



331 Thornton Avenue (Rear): Unsafe dilapidated shed, missing and deteriorated siding materials.



2105 Keith Street: Dilapidated building (on the right), deteriorated siding and trim, peeling paint, boarded window, trash accumulation and outside storage.



5286 Third Street: Vacant, boarded up, extensively deteriorated building, deteriorated siding and signage.



5210-16 Third Street: Dilapidated structure, deteriorated and sagging walls, roof and overhang deferred maintenance, deteriorated paint, boarded windows, missing gutters and downspouts.



1552 Palou Avenue: Dilapidated residence, deteriorated siding and trim, peeling, chipped and fading paint, deteriorated and missing roofing materials, water damage, unreinforced masonry chimney, poorly maintained landscaping, missing gutters and downspouts.



Northeast corner of Quint Street and Evans Avenue: Partially reinforced masonry building, deteriorated masonry, alignment problems, boarded-up windows, lack of sidewalk, deteriorated pavement.



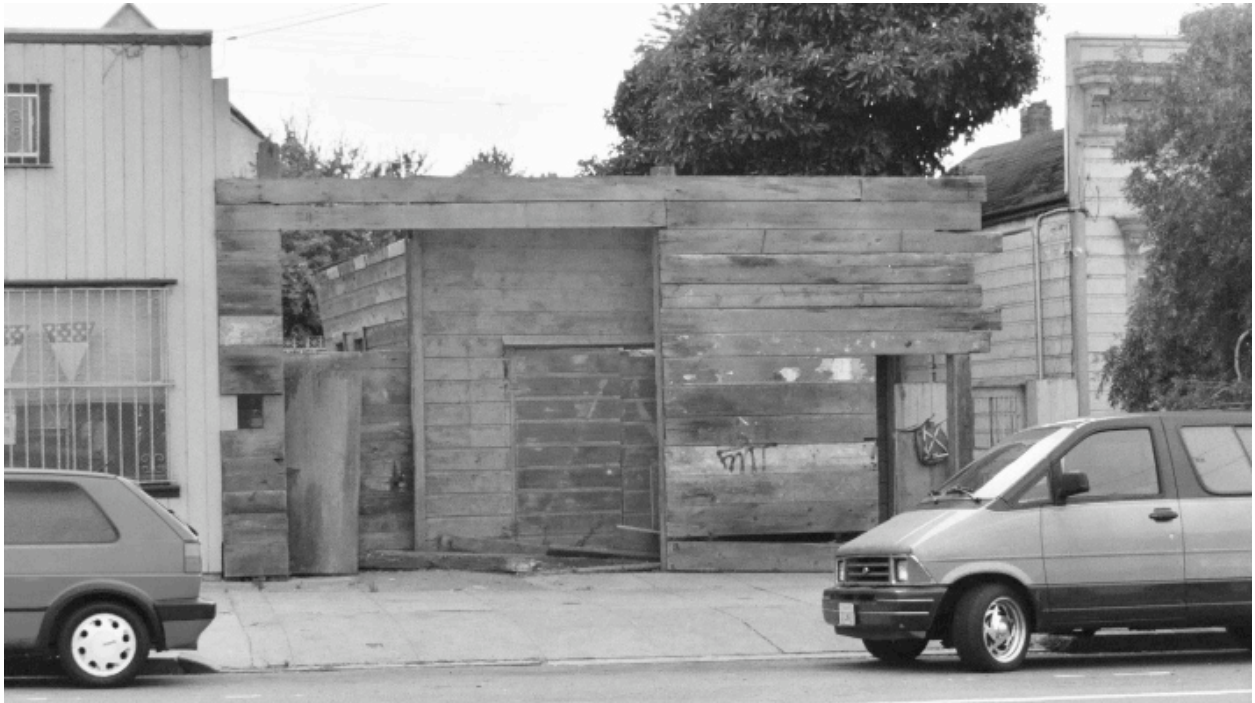
Northeast corner of Quint Street and Evans Avenue: Large, unsafe crack where masonry wall meets building foundation, deteriorated masonry, mold. [Detail of building in photograph above]



Southwest corner of Marin and Tennessee Streets: MUNI bus storage lot, evidence of vandalism and graffiti on buses stored in lot.



1398 Marin Street (Rear): Deteriorated building, peeling paint, deferred maintenance, deteriorated pavement, poorly maintained landscaping.



1947 Oakdale Avenue: Dilapidated structure, informal and substandard construction, deferred maintenance, extensively deteriorated wood panels, graffiti.



1963 Oakdale Avenue: Dilapidated roof, sagging and deteriorated gutters, missing downspouts.



North side of McKinnon Avenue, west of Quint Street: Abandoned railroad tracks, illegal dumping, accumulated trash, poorly maintained landscaping.



North side of Jerrold Avenue, between Rankin Street and Southern Pacific Rail Line: Illegal dumping, accumulated trash, poorly maintained landscaping.



Newcomb Avenue, between Selby and Toland Streets: Large areas of standing water, deteriorated pavement, lack of sidewalks, accumulated debris.



Southeast corner of Selby Street and McKinnon Avenue: Homeless encampment along side of road, discarded refuse and litter, lack of sidewalk.



Northeast corner of Evans Avenue and Selby Street: Missing sidewalk, accumulated trash, and overgrown landscaping.



Corner of Cesar Chavez Street and Tennessee Street: Open storage.



Northeast corner, Bayshore Boulevard and Industrial Street: Large, vacant and underutilized lot, cracked and deteriorated concrete pavement.



East side of Bayshore Boulevard at Cortland Avenue: Extensively deteriorated vacant structure on site of former Goodman's Lumber, deteriorated and warped siding, boarded doors, deteriorated gutters.



East side of Bayshore Boulevard at Cortland Avenue: Large, vacant deteriorated building formerly Goodman's Lumber, deteriorated signage and siding, broken windows, boarded windows and doors, deferred maintenance, sagging overhang, graffiti, cracks and holes in sidewalk.



401 Bayshore Boulevard: Large vacant deteriorated building formerly Whole Earth Access, large vacant parking lot, deferred maintenance, temporary siding, peeling paint, deteriorated overhang.



235 Bayshore Boulevard: Dilapidated structure, sagging and partially missing siding, extensively deteriorated and rusted roof, missing gutters on small structure, deteriorated windows.



Northeast corner, Marin Street and Bayshore Boulevard: Extensively deteriorated structure, alignment problems, deteriorated signage, sagging and deteriorated roof, missing gutters; deteriorating pavement.



2380 Jerrold Avenue: Deteriorated, rusted corrugated steel building, graffiti on siding, lacks proper roofing, deteriorated painting.



2380 Jerrold Avenue: Deteriorated, rusted corrugated steel siding. [Detail of building in above photograph]



14 Cameron Way (Alice Griffith): Dilapidated residence, broken window, deferred maintenance and faulty wiring.



78 Nichols Road (Alice Griffith): Faulty wiring.



994-998 Gilman Street: Extensively deteriorated building; deteriorated siding, paint and windows; faulty wiring. Former commercial storefronts apparently being used as residences.



Donahue Street at Gilman Avenue, towards the northeast: Underutilized lot. Deteriorated barriers.



Earl Street at Gilman Avenue, toward the northeast: Unpaved public street and unpaved parking lot used for 49ers games at Candlestick Park. Deteriorated barrier, trash accumulation.



East side of Candlestick Park: Uneven, deteriorated pavement, standing water.



Northeast side of Candlestick Park: Deteriorated stadium, mold on upper deck, rusted light towers, cracked and uneven pavement.



Hunters Point Expressway, east side of Candlestick Park: Lack of sidewalk, uneven, deteriorated pavement and deteriorated fence.



1218 Egbert Avenue: Dilapidated building, informal and substandard construction, deferred maintenance, large hole in front façade, deteriorated siding, large cracks in retaining wall, deteriorated sidewalk.



Northeast corner, Gilman Avenue and Jennings Street: Water damage and mold underneath bay window, chipped paint, cracks in stucco.



Southside of Carroll Avenue between Keith Street and Jennings Street: Abandoned and inoperable railroad, missing sidewalk.



Armstrong Avenue at Ingalls Street, to the Southeast: Deteriorated, uneven pavement over abandoned railroad tracks.



Armstrong Avenue near Hawes Street, to the Southeast: Abandoned trailers, dumping, unpaved street.



1304 Egbert Avenue: Dilapidated garage, informal construction, deferred maintenance, deteriorated siding, accumulated trash and storage on sidewalk.



Van Dyke Avenue between Hawes and Ingalls Streets: Defunct, inoperable railroad tracks, trash accumulation.



Van Dyke Avenue and Hawes Street: Illegal dumping, severe trash accumulation



Yosemite Avenue: Unpaved street, illegal dumping, trash accumulation.



Yosemite Avenue: Unpaved street, trash accumulation, illegal dumping, graffiti.



1370 Wallace Street: Informally constructed and poorly maintained rusted fence, lack of sidewalk in front of residence.



1230 Underwood Avenue: Dilapidated metal-clad building, deteriorated, rusted siding and roof, graffiti, lack of sidewalk and gutters, uneven and unpaved city street, inoperable vehicles, trash.



Northeast corner, Crisp Road and Revere Avenue: Lack of sidewalk, trash accumulation, deteriorated pavement, poorly maintained landscaping.



Southwest corner, Thomas Avenue and Hawes Street: Remaining shell of vacant, fire damaged residence, substandard construction, deteriorated painting, incomplete siding, missing gutters, graffiti, and cracked sidewalk.



Southeast corner, Van Dyke Avenue and Hawes Street:
Significant trash accumulation, illegal dumping, partially
constructed and deteriorated wall.



Wallace Avenue between Ingalls Street and Hawes Street: Unpaved street, trash accumulation, informal and substandard construction of fences, graffiti.



100 Evans: Site of former PG&E storage tank. Area of potential contamination.



Southeast corner, Evans Avenue and Jennings Street: Site of former PG&E storage tanks. Standing water. Area of potential contamination.



Southeast corner, Mendell Street and Hudson Avenue: Deteriorated, cracked retaining wall.



70-80 Northridge Road: Deteriorated building, partially vacant, boarded-up windows, trash accumulation on roof, dry rot on window frame.



840 Innes Avenue: Extensively deteriorated building, faded and peeling paint, deferred maintenance, graffiti, dilapidated signage, missing gutters and downspouts, mold, cracks in front façade, poorly maintained sidewalk, faulty wiring.



2901 Hawes Street: Inoperable vehicles, deteriorated siding, cracks in concrete retaining wall, informal and substandard construction, deteriorated gutters.



2901 Hawes Street: Retaining wall with large, unsafe crack, cracked and deteriorated sidewalk, informal and substandard fencing. [Detail of wall and sidewalk in photograph above]



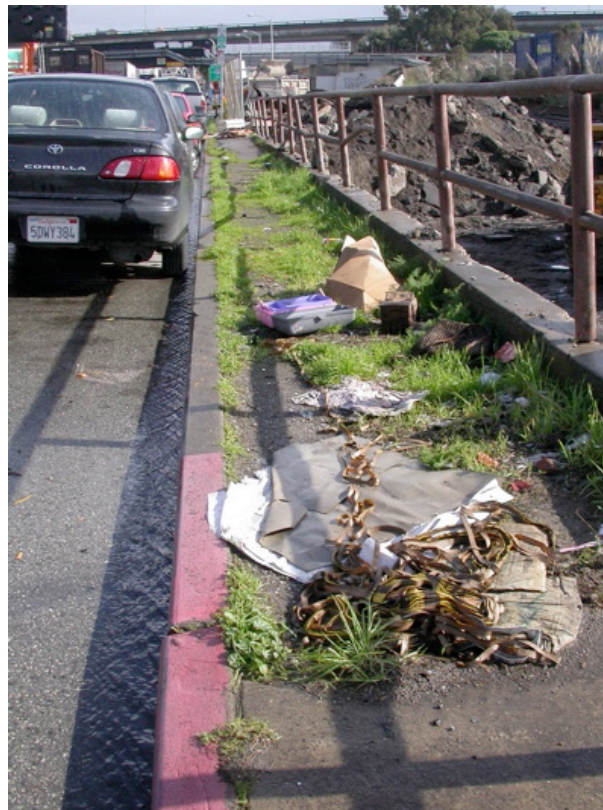
5250 3rd Street: Vacant dilapidated residence, broken windows, boarded windows, missing gutters and downspouts, deferred maintenance, overgrown landscaping.



Back of 3rd Street on Newhall Street: Dilapidated structures, substandard construction, unsound egress, deferred maintenance, missing gutters, deteriorated windows.



Back of 3rd Street on Newhall Street: Dilapidated structures, substandard construction, and broken window. [Detail of building in above photograph]



Southside of Cesar Chavez Street, east of Evans Avenue: Missing and deteriorated sidewalk, trash accumulation.



Corner of Cesar Chavez Street and Indiana Street: Informal construction, overgrown landscaping, deteriorated signage, graffiti.



End of Cesar Chavez Street, past Michigan Street: Illegal dumping, significant trash accumulation.



888 Marin Street: Standing water indicating potential inadequate drainage, cracked pavement on delivery ramp.



Illinois Street between Cesar Chavez Street and Marin Street: Graffiti, deteriorated cement, weeds encroaching on sidewalk.



Third Street at Gilman Street: Informal construction of fence.



Southside of Thomas Avenue between Hawes Street and Griffith Street: Inoperable railroad tracks, and vacant and underutilized lot, standing water, and illegal tire dumping.



Corner of Revere Avenue and Griffith Street: Illegal tire dumping.



1040-1050 Palou Avenue (Hunters Point SFHA Development): Boarded windows, apparently vacant residence, leaning railing.



Rear of 1040-1050 Palou Avenue (Hunters Point SFHA Development): Boarded windows, apparently vacant residence.



1114 - 1124 Palou Avenue (Hunters Point SFHA Development): Fire damage, boarded windows, apparently vacant residence.



4522 Third Street: Vacant retail building and deteriorated signage.



4522 Third Street (detail of building as above): Vacant commercial building, broken window, and graffiti.

Appendix D:
Field Survey and Guidelines

San Francisco Redevelopment Agency

EXISTING CONDITIONS SURVEY FORMS & GUIDELINES

5 July 2002

Contents:

- Existing Conditions Survey Forms¹
 - (1) Page One: Building Conditions Survey Form
(Deficient or Deteriorated Buildings)
 - (2) Page Two: Adverse Physical and Economic Conditions Form
(Field Observations)
- Existing Conditions Forms Guidelines

Prepared by
John B. Dykstra & Associates
for the
San Francisco Redevelopment Agency

¹ Note: These "paper forms" are supplied only to facilitate reference to the Guidelines. In Bayview-Hunters Point electronic recording will be substituted for the paper forms.

BUILDING CONDITIONS SURVEY
(Page One: Deficient or Deteriorated Buildings)

Surveyor (1) _____ Date (2) _____ Photo Op. (3) *Data Discrepancy Gap (4) (Give Line Item #):

BUILDING IDENTIFICATION

Address (a) _____ APN (b) _____ Zoning (c) _____ Other ID (5) _____
 Lot: Size (d) _____ (s.f.) Vacant (6) Underutilized (7) Irregular (e) Number of Buildings: (8) _____
 Building: Size (f) _____ (s.f.) Year Built (g) _____ Type (9) _____ Vacant (10) Partially Vacant (11)
 Type of Occupancy: Ground Floor (12) _____ Upper Floors (13) _____

PRIMARY BUILDING CONDITION INDICATORS

Hazardous Unreinforced Masonry (14) General Dilapidation (15) Apparent Abandonment (16)
Evidence of Structural Failure **Evidence of Structural Weakness**
 Serious Cracking in Foundation/Walls (17) Missing or Substandard Foundation (22)
 Sagging Roofs, Walls, or Floors (18) Substandard Construction (23)
 General Alignment Problems (19) Other (Describe) (24)
 Subsidence (20) Extensive Deterioration (25)
 Other (Describe) (21) Fire or Earthquake Damage (26)

SECONDARY BUILDING CONDITION INDICATORS

Partially Reinforced Masonry (27) Extensive Deferred Maintenance (34) Deteriorated Roofing/Eves/etc. (41)
 Sagging Porches/Additions (28) Peeling or Faded Paint (35) Excessive Layers of Roofing (42)
 Faulty Plumbing Systems (29) Cracked/Poorly Repaired Stucco (36) Missing/Rusted Gutters (43)
 Faulty Electrical Wiring (30) Deteriorated Windows/Doors (37) Missing/Rusted Down Spouts (44)
 Unsafe Chimneys (31) Deteriorated Siding/Trim (38) Dry Rot or Termite Damage (45)
 Deteriorated Masonry Walls (32) Broken Windows (39) Mold/Mildew/Water Damage (46)
 Informal Construction (33) Other (Describe) (40)

BUILDING CONDITION CONCLUSIONS

General Condition: Select one on a scale of 1 (worst condition) to 5 (best condition)

- | | |
|---|--|
| 1. Very Extensive Physical Deficiencies <input type="checkbox"/> | 4. Relatively Few Physical Deficiencies <input type="checkbox"/> |
| 2. Extensive Physical Deficiencies <input type="checkbox"/> | 5. Very Good to Excellent Condition <input type="checkbox"/> |
| 3. Generally Good Condition, Some Deficiencies <input type="checkbox"/> | |

Unsafe or Unhealthy? Unsafe Unhealthy

San Francisco Redevelopment Agency
**EXISTING CONDITIONS FORMS
GUIDELINES**

Introductory Notes:

- These Guidelines pertain to two forms: (1) the Building Conditions Survey (Deficient or Deteriorated Buildings) and, (2) Adverse Physical and Economic Conditions (Field Observations) which make up the standard Existing Conditions Survey forms adopted by the Redevelopment Agency.
- Individual line items have been assigned letters or numbers. Letters (a through i) refer to items that will be filled in prior to the commencement of the field survey. Numbers (1 through 78) refer to items that are the responsibility of the evaluators (i.e. field surveyors).
- Only "major" buildings are to be evaluated. Typically this excludes sheds, residential garages, and other small structures. A form should be completed for each major building even if they are on the same parcel.

BUILDING CONDITIONS SURVEY FORM

Top Line

- Line items (1) Surveyor, and (2) Date are to be filled in by Surveyor.
- Line item (3) Photo Op. should be checked by Surveyor if the subject building is sufficiently blighted to warrant a photograph.
- Line item (4) pertains primarily to the Building Identification section and should be used to identify line items that need to be filled in.

Building Identification

- Building identification line items (a) Address, (b) APN (Assessor's Parcel Number), (c) Zoning, (d) Lot Size, (f) Building Size, and (g) Year Built are routine factual items that will be filled in prior to the commencement of the field survey. The address of the property should be, if at all possible, confirmed in the field to insure that the evaluator is addressing the correct building.
- Line item (e) Irregular, refers to irregular lots and will be filled in the office by examining a parcel map.

San Francisco Redevelopment Agency
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- Line item (e) Irregular, refers to irregular lots and will be filled in the office by examining a parcel map.

- Line item (5) Other ID, refers in general to buildings that have established identities (for example: Transbay Terminal, South San Francisco Opera House, etc.)
- Lot Vacancy (6), Lot Underutilization (7), Number of Buildings (8), Type (9), Building Vacancy (10), Partial Building Vacancy (11), are all field observations. Type refers to type of construction and may have been previously filled in from data base sources and should be confirmed in the field.
- Type of Occupancy (12) and (13) refers to land use classifications (such as retail, office, residential, automotive service etc.) as opposed to specific occupants (A-1 Market, Big-O Tires, etc.)

Primary Building Condition Indicators

This section is designed to identify serious problems that, by themselves, or in combination with other factors, support conclusions that (1), a building has "extensive to very extensive physical deficiencies" or (2), is actually "unsafe or unhealthy" or both.

- **Hazardous Unreinforced Masonry (14):** This includes buildings identified by the City as "Unreinforced Masonry Buildings" (URM's), buildings that are URM's but have not been identified by the City, and buildings of mixed construction type that have potentially hazardous unreinforced masonry walls. All such buildings are likely to be dangerous in the event of a major earthquake.
- **General Dilapidation (15):** In general such buildings exhibit a wide range of serious defects and a total lack of maintenance. Such buildings are likely to be "unsafe or unhealthy."
- **Apparent Abandonment (16):** Care must be used in identifying buildings as "abandoned." In some cases buildings that may appear to unoccupied may actually be used for storage or other purposes. In addition, buildings that are boarded up may be temporarily boarded up (for renovation, for example).
- **Evidence of Structural Failure (17), (18), (19) (20) and (21):** Buildings placed in this category should have serious structural problems. Such problems may be the result of inadequate design, substandard construction, substandard foundations, poor maintenance, adverse soils conditions, dry rot or termite damage, shaking during an earthquake, other problems, or a combination of such conditions.
- **Evidence of Structural Weakness (22), (23) and (24):** These buildings have less serious structural problems than those identified under "Evidence of Structural Failure." Such buildings include wood frame buildings (often older residences) with weak cripple walls, or substandard wood, brick, stone, brick or concrete foundations. Other evidence of structural weakness includes sagging walls, dry rot or termite damage, or alignment problems.
- **Extensive Deterioration (25):** Quite often "Extensive Deterioration" involves a relative large number of factors such as deteriorated roofing, peeling paint, broken windows, missing or rusted roof drainage systems, deteriorated window or door frames, dry rot or termite damage, cracked stucco, deferred maintenance, etc.

- **Fire or Earthquake Damage (26):** This category includes buildings damaged by fire that have not been repaired, buildings damaged by the Loma Prieta Earthquake that are awaiting demolition, repair, or retrofitting, as well as buildings knocked out of alignment by earthquakes.

Secondary Building Condition Indicators

This section identifies a number of conditions that may contribute significantly to blight in an individual building. If a relatively large number of such factors are present, it may be possible to support a conclusion that (1), a building has "extensive to very extensive physical deficiencies" or (2), is actually "unsafe or unhealthy" or both.

- **Partially Reinforced Masonry (27):** This category refers to buildings that have been retrofitted to comply with minimum City standards for the reinforcement of unreinforced masonry buildings. Although such reinforcement varies from building to building, it often involves bracing the parapets and tying the roof and individual floors to the walls. Although many such buildings have performed well during recent earthquakes, a number may still sustain damage during a major seismic event. "Partially Reinforced Masonry" is in contrast to more comprehensive and expensive retrofitting techniques often involving extensive steel and reinforced concrete bracing such as has been used for many buildings in San Francisco including San Francisco's City Hall and the historic Hyde Street Cable Car power plant.
- **Sagging Porches/Additions (28):** This category includes front porches and back stairways attached to residential buildings. Deficiencies include missing steps and handrails. Also included under this category are "lean to" additions and carports. Often these structures are informally constructed and poorly maintained. Some may be unsafe.
- **Faulty Plumbing Systems (29):** Plumbing deficiencies generally are difficult to detect without an interior inspection. However, in some older structures plumbing has been placed outside of the building where it may be evaluated.
- **Faulty Electrical Wiring (30):** Wiring deficiencies are also difficult to detect without an interior inspection. Citing haphazard telephone wiring and TV cable connections as major deficiencies should be avoided. However, household electrical cord is some times used to serve exterior lighting and should be noted.
- **Unsafe Chimneys (31):** Potentially unsafe conditions in chimneys include eroded mortar, cracks, and loose bricks. Leaning or earthquake damaged chimneys are potentially hazardous and should be noted.
- **Deteriorated Masonry Walls (32):** Masonry walls include stone, brick, and concrete block. Poorly fired "soft" bricks and erosion of mortar seriously weakens many older brick walls and makes them susceptible to structural stability problems and failure during major seismic events. Cracks in walls and other evidence of deterioration, if present, should be noted.

- **Informal Construction (33):** Informal or possibly substandard construction should be noted.
- **Extensive Deferred Maintenance (34):** As used here "deferred maintenance" refers to conditions that are the result of long-term neglect that has led to the deterioration of the physical condition of a building. The term may apply to a single condition that is extensive or a combination of conditions ("cumulative deferred maintenance").
- **Peeling or Faded Paint (35):** This condition should be relatively extensive. In evaluating this category consideration should be given also to paint that has been applied over poorly prepared or deteriorated surfaces.
- **Cracked/Poorly Repaired Stucco (36):** This category includes existing cracks in stucco and/or poorly repaired stucco which may indicate previous cracks, subsurface sheathing problems (such as dry rot), or earthquake damage.
- **Deteriorated Windows/Doors (37):** This category includes such conditions as damaged, deteriorated, or dry rotted window and door frames. The category also includes damaged, deteriorated or delaminated (plywood) wood doors or dented or damaged metal doors (for example, residential garage doors or industrial roll-up doors).
- **Deteriorated Siding/Trim (38):** This category pertains mainly to damaged, deteriorated, dry rotted, or poorly repaired wood siding and trim. However, deteriorated or sagging plastic or dented or damaged metal siding and trim may also be identified.
- **Broken Windows (39):** Cracked or broken windows should be noted.
- **Other (40):** Any other secondary indicators of blight should be described.
- **Deteriorated Roofing/Eaves/etc (41):** Includes rafters and overhangs. Deteriorated roofing pertains to a wide range of roofing materials including wood shingles (damaged, dry rotted, etc.), metal (rusted corrugated metal, for example), tar and gravel (deteriorated), composition shingle (deteriorated), etc. Signs of leakage (water stains, for example) often provide evidence of past or present problems.
- **Excessive Layers of Roofing (42):** Multiple layers of roofing should be identified.
- **Missing/Rusted Gutters (43):** Often missing, rusted, or clogged gutters contribute to other adverse physical conditions (such as mold or deterioration of walls). These conditions should be noted.
- **Missing/Rusted Down Spouts (44):** Missing, rusted, or clogged down spouts often contribute to damage in wood walls (mold, paint deterioration, and dry rot) and older brick walls (mold and mortar erosion). These conditions should be noted.
- **Dry Rot or Termite Damage (45):** Evidence of dry rot and/or termite damage should be noted.
- **Mold/Mildew/Water Damage (46):** Extensive mold, mildew, and water damage (staining or dry rot, for example) may be an indicator of potentially unhealthy conditions. It should be noted.

Building Conditions Conclusions (General Condition and Unsafe or Unhealthy)

This section of the form provides a framework for recording the conclusions of the surveyor regarding the overall condition or each major building. The conclusions of the evaluator are to be recorded in two ways: (1) by rating each building on a scale of 1 (worst condition) to 5 (best condition) using, in general, the standards set forth in Table 1, Building Conditions Assessment, presented on the following page and (2), by making a judgement as to whether a building is unsafe or unhealthy, or both (see Exhibit A, attached, for a list of applicable factors).

Conclusions reached by the evaluator in this section must be based upon accurate field observations. Conditions leading to these conclusions must be supported by evidence documented in the sections titled "Primary Building Condition Indicators" and "Secondary Building Condition Indicators."

ADVERSE PHYSICAL AND ECONOMIC CONDITIONS FORM

Adverse Physical Conditions (Other Than Building Conditions)

- **Factors that Inhibit Proper Use of Buildings or Lots (47), (48), (49), (50) and (51):** These factors include substandard design (buildings primarily but lots in some cases), inadequate size given present standards and market conditions (both buildings and lots), lack of parking (in appropriate locations), or other similar factors (Describe).
- **Substandard Lots (h) and (j):** Lots of inadequate size or irregular configuration given current standards and market conditions should be noted.
- **Incompatible Uses that Prevent Economic Development (51):** Includes residences and other uses adversely impacted by uses that produce noise, vibration, dust, heavy truck movements, etc. Such conflicts should be described.

Adverse Economic Conditions

- **Depreciated Values/Impaired Investments (52), (53), (54) and (55):** Evidence of impaired investments includes poorly maintained and deteriorated buildings, excessive vacancies, poor soils conditions that contribute to subsidence, and the presence of hazardous materials. The correction of these deficiencies, which is likely to be costly, is also likely to be necessary to ensure an adequate return on investment.
- **Residential Overcrowding/Problem Businesses (56), (57), (58) and (59):** These two categories identify uses that often contribute to health, safety, and welfare problems. Observed evidence of residential overcrowding includes large or multiple families living in small homes or apartments and garages and other small structures

EXISTING CONDITIONS FORMS
GUIDELINES

Table 1
Building Conditions Assessment

Standards Used in Assessing Building Conditions	
Specific Standard:	The provisions of the California Community Redevelopment Law pertaining to blight.
General Standard:	The relative cost of correcting building deficiencies, code compliance problems, and seismic safety problems to a degree sufficient to ensure a relatively long-term physical and economic life (i.e., 20-40 years)

Building Condition Rating	General Condition	Likely Cost of Correcting Deficiencies
1	Very extensive physical/structural deficiencies (often dilapidated)	Very High
2	Extensive physical/structural deficiencies	High
3	General good condition, some deficiencies present	Significant
4	Relatively few deficiencies present	Low-to-moderate
5	Generally excellent condition	Minor-to-low

EXISTING CONDITIONS FORMS
GUIDELINES

Exhibit A
Relevant Provisions of the Health and Safety Code¹

- (a) Inadequate sanitation...
 - (13) General dilapidation or improper maintenance.

- (b) Structural hazards...
 - (1) Deteriorated or inadequate foundations.
 - (2) Defective or deteriorated flooring or floor supports.
 - (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - (6) Members of ceilings, roof, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - (8) Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

- (g) Faulty weather protection...
 - (1) Deteriorated, crumbling, or loose plaster.
 - (2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
 - (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weather due to lack of paint or other approved protective coating.
 - (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

- (j) Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

- (n) All buildings or portions there occupied for living, sleeping, or dining purposes that were not designed or intended to be used for those occupancies.

1

[Note: This exhibit has been prepared to assist in a determination if specific buildings may be considered to be "unsafe" or "unhealthy." Provisions requiring an interior inspection, the expert opinions of building, health, or fire inspectors, or complex interpretations of regulations have not been included. All provisions have been extracted from Section 17920.3 of the California Health and Safety Code]

converted to living spaces. Observed evidence of problem businesses includes the presence of liquor stores, mini-marts and grocery stores that sell liquor, adult bookstores, adult theaters, and/or massage parlors.

- **Economic Indicators of Distressed Buildings or Lots (60), (61) and (62):** Indicators of distressed buildings or lots include high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots.
- **Crime or Public Safety Problems (63), (64), (65), (66) and (67):** Evidence that can be used for this category includes the presence of vandalized buildings, vandalized or abandoned vehicles, burglar bars, graffiti, or homeless. Evidence of homeless can include the presence of individual homeless, homeless encampments, vehicles used as sleeping quarters, bedding in doorways, shopping carts and boxes used to transport and store salvage items and personal possessions, and the use of doorways and streets as bathrooms.

Adverse Environmental Conditions

- **Poorly Maintained Landscaping (68):** This category includes poorly maintained or missing landscaping in an area where such landscaping is appropriate.
- **Inoperable or Unlicensed Vehicles (69):** Abandoned, inoperable, or substantial fragments of automobiles or trucks (for example, stripped vehicles) should be included under this category.
- **Other Adverse Conditions (70):** Other blighting adverse conditions should be described.
- **Debris, Litter, Trash, Garbage (71):** This category includes accumulations of debris (including construction debris), litter, trash, garbage, used household appliances, or related undesirable materials. Inadequate containment of garbage in cans or debris boxes awaiting collection should be noted also.
- **Vehicles Parked on Lawn/Yard (72):** Operable or inoperable vehicles parked off driveways on lawns or yards should be noted.
- **Poor Drainage/Standing Water (73):** Poor drainage on properties leading to ponding during rainstorms should be noted.
- **Deteriorated Signage (74):** Deteriorated or abandoned signage should be noted.
- **Abandoned Rail Lines (75):** Abandoned railroad spur tracks in locations adjacent to the property being evaluated should be noted.
- **Noise/Vibration/Fumes (76):** Noise, vibration from active rail lines, truck movements, or industrial processing, if serious, should be noted. Any fumes or offensive odors should be noted also.
- **Deteriorated Public Improvements (77):** Deteriorated public improvements in locations adjacent to the property being evaluated should be noted. Such improvements include missing or broken curbs, gutters, sidewalks, street lights, etc. Deteriorated pavement surfaces or clogged street drains should be noted also.
- **Listing Information (78):** If listed, fill in appropriate information.

Appendix E:
San Francisco Housing Authority Building Conditions

San Francisco Housing Authority Building Conditions

The conditions of the San Francisco Housing Authority (SFHA) buildings below are drawn from the comprehensive physical needs and management assessment performed by SFHA's consultant DLR Group (with Edward J. Gee and Associates and Ron Atkileski and Associates) in 1991, which was subsequently updated in June 2002. Conditions are listed below by property:

Hunters View

- Landscaped Areas: All of the landscaping needs to be reseeded and replanted.
- Paved Walks/Surfaces: Sections of concrete curbing are damaged and need to be removed and replaced.
- Playground Equipment: Equipment near the day care center needs to be replaced due to fire damage.
- Steps/Ramps: All of the steps and ramps have some damage and need to be repaired.
- Basketball Backstop: Broken backstops and hoops need to be replaced.
- Site Furniture: Broken bench near basketball court needs to be replaced.
- Fencing: Torn and missing chain link fencing needs to be replaced.
- Retaining Walls: Broken and cracked areas need to be repaired.
- Pole Mounted Lighting: Replace or repair pole mounted lighting. Tenants have expressed concern that some fixtures have been disconnected and no longer provide intended security.
- Underground Electrical Distribution: Per maintenance personnel, the underground electrical service is in poor condition and needs to be replaced.
- Water Lines: Portions of the water lines are corroding and need to be replaced.
- Sanitary Lines: Various areas of the sanitary lines are cracking and need to be replaced.
- Walls: Dry rotted and damaged siding is present and needs to be replaced. Cracks and deterioration are present in the stucco siding and need to be repaired and resealed.
- Roof Drainage – Exterior: Some of the downspouts have portions missing and others are rusted through. Damaged downspouts need to be replaced.
- Windows: Broken windows need to be replaced. Some sashes and frames need to be replaced.
- Exterior Stairs: Cracked concrete stairs need to be replaced.
- Building Mounted Exterior Site Lights: Replace broken lens and bulbs on some of the building lights.
- Hot and Cold Water Distribution: Galvanized water lines are rusted and need to be replaced.
- Branch Panel: Inadequate mains and building electrical service needs to be replaced. Service must be upgraded to meet current needs.
- Power Wiring: Replace old power wiring to meet current needs.
- Wall Surfaces: In approximately half of the units, the wall surface has sustained levels of damage. The wall surface needs to be repaired and painted. Several units need ceramic tile replaced in the bathroom.
- Ceiling Surfaces: Several units have evidence of water damage and holes. These ceiling surfaces need to be repaired and painted.
- Wood Floors: Fifteen units need to have hardwood floors refinished.

- Resilient Flooring: Five units have resilient flooring that needs replacement. Many others need to have asbestos tile abated and replaced with resilient flooring.
- Doors and Frames: About half of the units have doors that need to be repaired or replaced due to damage.
- Vinyl Asbestos Tile: Approximately half of the units have some level of asbestos tile to be abated.
- Interior Stairways: The interior stairways in two units are structurally unsound and need to be replaced.
- Casework: The casework in approximately half of the units is in some level of disrepair. The ease work needs to be repaired or replaced.
- Toilet Accessories: Approximately half of the units have toilet accessories that are broken or inadequate. These need to be replaced.
- Plumbing Fixtures: Approximately 30 percent of the units have some kind of repair or replacement needed for plumbing fixtures.
- Hot Water Heater: The hot water heater in one building is inadequate and needs replaced.
- Window Shade Devices: The window shading devices for eight units are missing or broken and need replaced.
- Electrical Panel and Wiring: The electrical panel and wiring need to be replaced to meet current needs.
- Refrigerator: Many refrigerators are old and inefficient and need replaced to meet current needs.
- Range/Hood: The range and hood in several units are old or broken and need repair or replacement.
- Smoke/Fire Detectors: smoke/fire detectors are missing in some buildings.

Alice Griffith

- Landscaped Areas: All grass areas are eroded and need to be reseeded and old rotted trees need to be replaced.
- Irrigation System: The irrigation system is in disrepair and approximately 75 percent needs to be replaced.
- Paved Walk Surfaces: Deterioration and severe cracking exist requiring removal of the concrete to the base source. Major settlement has occurred, which requires replacement of the sub-base structure, base and surface.
- Curbing: Approximately 50 percent of the concrete curbing is cracked and needs to be replaced.
- Playground Areas and Equipment: The playground areas need to be replaced to meet the current needs. The playground equipment is broken and vandalized. All of the playground equipment needs to be replaced.
- Steps/Ramps: Approximately 90 percent of the concrete stairs are chipped and needs to be repaired and scaled.
- Fencing: All of the chain link fencing is rusted and has lost its integrity. It all needs to be replaced.
- Retaining Walls: The retaining walls are chipped and need to be patched and sealed.
- Walls: The wood siding is falling off. Weather damage is occurring to structure beneath. It needs to be replaced. The plaster walls have cracks and holes requiring patch work. Sections of plaster are missing and exposing underlying structure.

- Lead Based Paint: Lead based paint was found throughout and needs to be abated.
- Windows: Glass is broken and frames are dilapidated. The windows need to be replaced.
- Doors: The metal doors are dented and damaged and need to be replaced. The wood doors are damaged and need to be replaced.
- Exterior Covered Areas: The wood canopies are completely dilapidated, causing weather damage to underlying structure. The wood canopies need to be replaced.
- Exterior Stairs: The concrete stairs are old and have cracks that require patch work.
- Building Mounted Exterior Site Lights: The exterior lights are old and need replacement to meet current needs.
- Decks With Railing: The wood decks and railings are dilapidated and require replacement.
- Hot and Cold Water Distribution: The galvanized water piping needs to be replaced to meet the current needs.
- Switchgear: The switchgear is substandard and has frequent overloads. It needs to be replaced to meet current needs.
- Branch Panel: The branch panel is substandard and has constant overloads. It needs to be replaced to meet current needs.
- Power Wiring: The power wiring is substandard and has constant overloads. It needs to be replaced to meet current needs.
- Asbestos Pipe Insulation: Asbestos pipe insulation needs to be abated.
- Wall Surface: Approximately 20 percent of GWB walls have holes and cracks that require repair and paint. The ceramic tile needs to be replaced due to disrepair.
- Ceiling Surfaces: Approximately half of ceilings need cracks patched, repaired, and painted.
- Flooring: Tiles are lifting off in certain areas of the resilient flooring. Many units have asbestos tile that needs to be abated and replaced with resilient flooring.
- Interior Stairways: The wood treads on stairs are worn and require refurbishing.
- Casework: The counter tops, drawers, and doors need to be replaced due to wear and tear.
- Toilet Accessories: Toilet accessories need to be replaced due to old age and missing parts.
- Plumbing Fixtures: Most units need showers installed. Old fixtures need to be upgraded to meet current needs.
- Hydronic Radiation: The hydronic radiators are old and do not work. All radiators need to be replaced.
- Window Shade Devices: Most units need new window shading due to tears and broken hangers.
- Range/Hood: The range and hoods are old and require replacement to meet current needs.
- Interior Window Security Bars: Two units have interior security bars that do not have a breakaway mechanism. These need to be replaced.

Hunters Point

- Landscaped Areas: The landscaped areas are worn and show a lack of regular maintenance. Approximately 80 percent of the areas need to be reseeded.
- Paved Vehicle/Walk Surfaces: Minor cracks in asphalt and concrete need sealed and repaired.
- Curbing: Remove and replace damaged sections of concrete curbing.

- Fencing: The chain link fence is damaged beyond repair and needs full replacement. Most of the wood fence has deteriorated beyond repair, with 80 percent requiring replacement.
- Lighting: Pole mounted lighting has broken bulbs and covers and needs to be replaced.
- Water Lines: The water lines have reached the end of their useful life and need to be replaced to meet current needs.
- Gas Lines: The gas lines have reached the end of their useful life and need to be replaced to meet current needs.
- Sanitary Lines: The sanitary lines have reached the end of their useful life and need to be replaced to meet current needs.
- Walls: Several units have damage to the wall and ceiling surfaces and require holes and cracks to be patched and repainted. Some of the wood siding on the buildings has cracks in it or is warped. The paint is beginning to peel. A few of the buildings have some dry rot in the wood. One building has more serious fire damage and vandalism damage. In most cases, the stucco is experiencing minor to major cracking. Walls need to be repaired, patched and painted.
- Roof Drainage – Exterior: Roofs are experiencing deterioration including grass growing in them and smashed/broken sections. Broken or deteriorated sections need to be fixed or replaced.
- Windows: Isolated cases of broken windows and frames, which require replacement. One building has windows blown out due to fire damage. Windows need to be replaced.
- Doors and Frames: Doors are misaligned and require new hardware. Many doors and frames require complete replacement. One building has a fire escape door that is pushed in, and therefore needs to be replaced.
- Exterior Covered Areas: Some canopies are experiencing dry rot and will start to fail. Replace damaged wood needs to be replaced and resealed.
- Exterior Stairs: The wood stairs are in sound condition but need to be resealed and repainted.
- Fire Escape: One building has a fire escape with broken elements, including the ladder. The fire escape needs to be replaced.
- Building Mounted Exterior Side Lights: All of the buildings contain a mix of old and new lights. The older lights need to be replaced and upgraded.
- Decks With Railing: The wooden decks and railings are experiencing dry rot and need to be resealed and repainted.
- Branch Panels: The branch panels at Hunters Point East are outdated and need to be replaced to meet current needs.
- Power Wiring: The wiring at Hunters Point East is outdated and needs to be replaced to meet current needs.
- Wood Floors: Replace worn and damaged hardwood flooring in several units.
- Resilient Flooring: Eight units and the Community Center have resilient flooring that is damaged and needs to be replaced. There is also asbestos tile to be abated and replaced with resilient flooring.
- Casework: Several units have casework that is damaged beyond repair and needs replacement.
- Plumbing Fixtures: Several units have plumbing fixtures that need to be repaired or replaced.
- Local HVAC: Wall mounted gas fired furnace in the laundry at the Community Center does not work properly, so it needs to be replaced with a new unit.
- Window Shade Devices: Four units have window shading devices that are in disrepair and need to be replaced.

- Lighting Fixtures: Several units have lighting fixtures that are inoperable and need to be replaced.
- Range/Hood: The range in several units has reached the end of its useful life and some burners no longer function properly. Ranges and hoods need replaced.

Westbrook Apartments

- Landscaped Areas: All grass areas need to be reseeded.
- Paved Walks/Surfaces: Paved walk areas contain many cracks and settling is evident. The cement walkways need to be repaired and sealed.
- Steps/Ramps: 20 percent of steps and ramps need to be resealed due to cracking.
- Fencing: Approximately 50 percent of the chain link fencing needs to be replaced. Many areas are damaged or missing. All of the wood fencing needs to be replaced due to dry rot, general age and abuse.
- Retaining Walls: The cement retaining walls have areas that are cracked. Approximately 30 percent need to be resealed. The landscaping retaining wall has dry rot.
- Water Lines: All of the water lines need to be replaced to meet current needs.
- Gas Lines: All of the gas lines need to be replaced to meet current needs.
- Sanitary Lines: All of the sanitary lines need to be replaced to meet current needs.
- Slab on Grade: The slab on grade in five buildings show signs of cracking and needs to be sealed.
- Vertical Structure: A portion of 20 percent of the structure of one building was burned and needs to be replaced.
- Plaster Walls: The plaster walls in six buildings show signs of cracking and needs to be sealed. One building shows separation between floors. The walls should be waterproofed.
- Roof Drainage – Exterior: The roof drainage of two buildings is in need of repair.
- Windows: Windows in two buildings need to be replaced.
- Exterior Stairs: The exterior concrete stairs are cracked and chipped. Approximately 10 percent need to be repaired.
- Patios: The patios in five buildings are cracked and need to be replaced.
- Gas Distribution: The gas distribution in eight buildings needs to be replaced.
- Hot and Cold Water Distribution: The galvanized hot and cold water distribution in seven buildings needs to be replaced.
- Sanitary Distribution: The cast iron sanitary distribution in eight buildings needs to be replaced.
- Branch Panels: The branch panels in seven buildings needs to be replaced.
- Interior Window Security Bars: Interior window security bars do not have breakaway hardware.
- Power Wiring: The power wiring in seven buildings needs to be replaced.
- Wall Surface: The GWB wall surfaces in two buildings have many holes in the surface caused by burn marks and punches through the surface. These surfaces need to be replaced.
- Carpet: The carpet in the management office is torn and stained, and approximately 10 percent needs to be repaired.
- Resilient Flooring: Flooring in three builds is chipped, old, stained or water damaged and requires replacement.
- Doors and Frames: There are broken doors throughout the units that need to be replaced.

- Interior Stairways: One stairway in building is weak and needs to be replaced. The entire staircase in another building is structurally unsound and needs to be replaced.
- Casework: The casework in the kitchen in several units is broken and needs repaired.
- Toilet Accessories: All of the toilet accessories in one building are missing and need to be replaced. Several units have broken or missing accessories that require replacement.
- Local HVAC: Both furnaces at the maintenance office need to be replaced to meet current needs.
- Window Shade Devices: Six of the pull down shades in one building are missing and need to be replaced.
- Smoke/Fire Detectors: Smoke detectors are missing in a few units.

Appendix F:
Tax Increment Projections

Appendix Table F-1
Summary of Tax Increment Projections
Hunters Point Redevelopment Plan Amendment

Summary of Assumptions	
Growth Assumptions	
2005/06 Secured Assessed Value:*	\$1,015,994,592
2005/06 State Board Assessed Value:*	\$2,992,596
2005/06 Unsecured Assessed Value:*	<u>\$146,241,457</u>
2005/06 Total Assessed Value:*	\$1,165,228,645
2005/06 Unitary Payments:	\$0
*FY 2005/06 assessed values per the Section 33328 Report.	
Annual Inflationary Adjustment: 2% of Secured AV	
Reassessed Property Assessments: 1% of Secured AV	
Development Per Absorption Analysis	
Annual Growth in State Board Assessed Value:	0.0%
Annual Growth in Unsecured Assessed Value:	0.0%
Annual Growth in Unitary Payments:	0.0%
Tax Increment Generation	
Property Tax Rate:	1.0%
County Property Tax Admin Fee:	0.0%
Pass-Through Payments and Housing Set-Aside are calculated based on Incremental Tax Revenues.	
Housing Set-Aside: 20% of Incremental Tax Revenue	
Sponsoring Community	
City receives pass-through	
City's Unadjusted Levy Within Project Area:	90.02%
Agency Administration Cost	
Percent of Incremental Tax Revenue:	15.0%
Present Value Discount Rate	
Present value discounted to 2005/06 at:	5.5%

Tax Increment Projections From 2006/07 Through End of Project		
	Nominal Dollars	Constant 2005/06 Dollars
County Distribution of Basic Incremental Taxes		
Incremental Tax Revenues	\$1,310,365,596	\$293,028,542
Less: County Property Tax Admin Fee	<u>0</u>	<u>0</u>
Tax Revenues Remitted to Agency	1,310,365,596	293,028,542
TI Available to Agency After Obligations		
Tax Revenues Remitted to Agency	1,310,365,596	293,028,542
Less: Pass-Throughs to Taxing Entities	<u>277,983,808</u>	<u>61,283,116</u>
TI Available to Agency After Obligations	1,032,381,788	231,745,425
Projected Use of TI Funds		
Agency Administration	196,554,839	43,954,281
20% Housing Set-Aside	262,073,119	58,605,708
TI Available for Redevelopment Programs	<u>573,753,829</u>	<u>129,185,436</u>
Total TI Funds Used by Agency	1,032,381,788	231,745,425
<i>Subtotal, TI for Housing & Projects</i>	<i>835,826,948</i>	<i>187,791,144</i>

Appendix Table F-2A
Tax Increment Projections
Hunters Point Redevelopment Plan Amendment
In Nominal Dollars (Future Value)

Year (N)	Fiscal Year	County Distribution of Basic Incremental Taxes			Agency Obligations		20% Housing Set-Aside		Net Tax Increment Available for Redevelopment Programs	
		Incremental Tax Revenues*	County Admin Fee	Net Taxes Remitted to Agency	Pass- Through Payments	Agency Admin Expenses	(6) Annual	(7) Cumulative	(8) Annual	(9) Cumulative
0	2005/ 06									
1	2006/ 07	0	0	0	0	0	0	0	0	0
2	2007/ 08	1,695,100	0	1,695,100	339,020	254,265	339,020	339,020	762,795	762,795
3	2008/ 09	2,537,424	0	2,537,424	507,485	380,614	507,485	846,505	1,141,841	1,904,636
4	2009/ 10	3,414,750	0	3,414,750	682,950	512,213	682,950	1,529,455	1,536,638	3,441,274
5	2010/ 11	4,328,325	0	4,328,325	865,665	649,249	865,665	2,395,120	1,947,746	5,389,020
6	2011/ 12	5,279,433	0	5,279,433	1,055,887	791,915	1,055,887	3,451,007	2,375,745	7,764,765
7	2012/ 13	7,874,118	0	7,874,118	1,574,824	1,181,118	1,574,824	5,025,830	3,543,353	11,308,118
8	2013/ 14	8,869,990	0	8,869,990	1,773,998	1,330,498	1,773,998	6,799,828	3,991,495	15,299,614
9	2014/ 15	9,938,578	0	9,938,578	1,987,716	1,490,787	1,987,716	8,787,544	4,472,360	19,771,974
10	2015/ 16	11,049,178	0	11,049,178	2,209,836	1,657,377	2,209,836	10,997,380	4,972,130	24,744,104
11	2016/ 17	12,203,249	0	12,203,249	2,440,650	1,830,487	2,440,650	13,438,029	5,491,462	30,235,566
12	2017/ 18	13,402,298	0	13,402,298	2,700,198	2,010,345	2,680,460	16,118,489	6,011,296	36,246,862
13	2018/ 19	14,647,881	0	14,647,881	2,969,821	2,197,182	2,929,576	19,048,065	6,551,301	42,798,164
14	2019/ 20	15,941,607	0	15,941,607	3,249,870	2,391,241	3,188,321	22,236,387	7,112,175	49,910,338
15	2020/ 21	17,285,134	0	17,285,134	3,540,702	2,592,770	3,457,027	25,693,413	7,694,635	57,604,974
16	2021/ 22	18,680,176	0	18,680,176	3,842,689	2,802,026	3,736,035	29,429,449	8,299,426	65,904,399
17	2022/ 23	20,128,503	0	20,128,503	4,156,214	3,019,275	4,025,701	33,455,149	8,927,313	74,831,713
18	2023/ 24	21,631,943	0	21,631,943	4,481,673	3,244,791	4,326,389	37,781,538	9,579,090	84,410,803
19	2024/ 25	23,192,381	0	23,192,381	4,819,474	3,478,857	4,638,476	42,420,014	10,255,574	94,666,377
20	2025/ 26	24,747,871	0	24,747,871	5,157,260	3,712,181	4,949,574	47,369,588	10,928,856	105,595,232
21	2026/ 27	25,841,012	0	25,841,012	5,402,514	3,876,152	5,168,202	52,537,791	11,394,144	116,989,377
22	2027/ 28	26,978,294	0	26,978,294	5,648,839	4,046,744	5,395,659	57,933,449	11,887,052	128,876,429
23	2028/ 29	28,150,839	0	28,150,839	5,902,801	4,222,626	5,630,168	63,563,617	12,395,244	141,271,673
24	2029/ 30	29,359,728	0	29,359,728	6,164,636	4,403,959	5,871,946	69,435,563	12,919,187	154,190,860
25	2030/ 31	30,606,076	0	30,606,076	6,434,585	4,590,911	6,121,215	75,556,778	13,459,365	167,650,224
26	2031/ 32	31,891,028	0	31,891,028	6,712,895	4,783,654	6,378,206	81,934,984	14,016,274	181,666,498
27	2032/ 33	33,215,769	0	33,215,769	6,999,823	4,982,365	6,643,154	88,578,138	14,590,428	196,256,926
28	2033/ 34	34,581,517	0	34,581,517	7,295,632	5,187,228	6,916,303	95,494,441	15,182,354	211,439,279
29	2034/ 35	35,989,526	0	35,989,526	7,600,596	5,398,429	7,197,905	102,692,346	15,792,596	227,231,875
30	2035/ 36	37,441,091	0	37,441,091	7,914,994	5,616,164	7,488,218	110,180,564	16,421,715	243,653,591
31	2036/ 37	38,867,754	0	38,867,754	8,225,156	5,830,163	7,773,551	117,954,115	17,038,884	260,692,474
32	2037/ 38	40,338,585	0	40,338,585	8,560,034	6,050,788	8,067,717	126,021,832	17,660,046	278,352,520
33	2038/ 39	41,853,541	0	41,853,541	8,904,958	6,278,031	8,370,708	134,392,540	18,299,843	296,652,363
34	2039/ 40	43,413,945	0	43,413,945	9,260,230	6,512,092	8,682,789	143,075,329	18,958,834	315,611,197
35	2040/ 41	45,021,162	0	45,021,162	9,626,160	6,753,174	9,004,232	152,079,562	19,637,595	335,248,792
36	2041/ 42	46,676,595	0	46,676,595	10,003,068	7,001,489	9,335,319	161,414,881	20,336,719	355,585,511
37	2042/ 43	48,381,691	0	48,381,691	10,391,284	7,257,254	9,676,338	171,091,219	21,056,816	376,642,327
38	2043/ 44	50,137,941	0	50,137,941	10,791,145	7,520,691	10,027,588	181,118,807	21,798,516	398,440,843
39	2044/ 45	51,946,877	0	51,946,877	11,203,003	7,792,032	10,389,375	191,508,182	22,562,467	421,003,310
40	2045/ 46	53,810,082	0	53,810,082	11,627,216	8,071,512	10,762,016	202,270,199	23,349,337	444,352,647
41	2046/ 47	55,729,183	0	55,729,183	12,064,156	8,359,377	11,145,837	213,416,035	24,159,813	468,512,460
42	2047/ 48	57,705,856	0	57,705,856	12,514,204	8,655,878	11,541,171	224,957,207	24,994,603	493,507,063
43	2048/ 49	59,741,831	0	59,741,831	12,977,753	8,961,275	11,948,366	236,905,573	25,854,437	519,361,500
44	2049/ 50	61,838,884	0	61,838,884	13,455,209	9,275,833	12,367,777	249,273,349	26,740,066	546,101,566
45	2050/ 51	63,998,849	0	63,998,849	13,946,988	9,599,827	12,799,770	262,073,119	27,652,263	573,753,829
TOTAL		1,310,365,596	0	1,310,365,596	277,983,808	196,554,839	262,073,119		573,753,829	
Cumulative										
To: 2015/ 16		54,986,898	0	54,986,898	10,997,380	8,248,035	10,997,380		24,744,104	
To: 2025/ 26		236,847,941	0	236,847,941	48,355,929	35,527,191	47,369,588		105,595,232	
To: 2035/ 36		550,902,822	0	550,902,822	114,433,243	82,635,423	110,180,564		243,653,591	
To: 2050/ 51		1,310,365,596	0	1,310,365,596	277,983,808	196,554,839	262,073,119		573,753,829	

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

Assumptions:

County Admin Fee as a % of Incremental Tax Revenues: 0%

Pass-Through Payments and Housing Set-Aside are calculated based on Incremental Tax Revenues.

Agency Admin as a % of Incremental Tax Revenue: 15%

TI for Housing Programs as a % of Incremental Tax Revenues: 20%

Appendix Table F-2B
Tax Increment Projections
Hunters Point Redevelopment Plan Amendment
In Constant 2005/06 Dollars (Present Value)

Year (N)	Fiscal Year	County Distribution of Basic Incremental Taxes			Agency Obligations		20% Housing Set-Aside		Net Tax Increment Available for Redevelopment Programs	
		(1) Incremental Tax Revenues*	(2) County Admin Fee	(3) Net Taxes Remitted to Agency	(4) Pass- Through Payments	(5) Agency Admin Expenses	(6) Annual	(7) Cumulative	(8) Annual	(9) Cumulative
		0	2005/ 06							
1	2006/ 07	0	0	0	0	0	0	0	0	
2	2007/ 08	1,522,967	0	1,522,967	304,593	228,445	304,593	304,593	685,335	685,335
3	2008/ 09	2,160,905	0	2,160,905	432,181	324,136	432,181	736,774	972,407	1,657,742
4	2009/ 10	2,756,444	0	2,756,444	551,289	413,467	551,289	1,288,063	1,240,400	2,898,142
5	2010/ 11	3,311,750	0	3,311,750	662,350	496,763	662,350	1,950,413	1,490,288	4,388,430
6	2011/ 12	3,828,887	0	3,828,887	765,777	574,333	765,777	2,716,191	1,722,999	6,111,429
7	2012/ 13	5,412,959	0	5,412,959	1,082,592	811,944	1,082,592	3,798,782	2,435,831	8,547,260
8	2013/ 14	5,779,675	0	5,779,675	1,155,935	866,951	1,155,935	4,954,717	2,600,854	11,148,114
9	2014/ 15	6,138,357	0	6,138,357	1,227,671	920,754	1,227,671	6,182,389	2,762,261	13,910,375
10	2015/ 16	6,468,527	0	6,468,527	1,293,705	970,279	1,293,705	7,476,094	2,910,837	16,821,212
11	2016/ 17	6,771,711	0	6,771,711	1,354,342	1,015,757	1,354,342	8,830,436	3,047,270	19,868,482
12	2017/ 18	7,049,361	0	7,049,361	1,420,254	1,057,404	1,409,872	10,240,309	3,161,831	23,030,312
13	2018/ 19	7,302,858	0	7,302,858	1,480,636	1,095,429	1,460,572	11,700,880	3,266,221	26,296,534
14	2019/ 20	7,533,515	0	7,533,515	1,535,789	1,130,027	1,506,703	13,207,583	3,360,996	29,657,530
15	2020/ 21	7,742,583	0	7,742,583	1,585,997	1,161,387	1,548,517	14,756,100	3,446,681	33,104,211
16	2021/ 22	7,931,249	0	7,931,249	1,631,533	1,189,687	1,586,250	16,342,349	3,523,779	36,627,990
17	2022/ 23	8,100,646	0	8,100,646	1,672,654	1,215,097	1,620,129	17,962,479	3,592,766	40,220,756
18	2023/ 24	8,251,849	0	8,251,849	1,709,605	1,237,777	1,650,370	19,612,848	3,654,096	43,874,853
19	2024/ 25	8,385,879	0	8,385,879	1,742,621	1,257,882	1,677,176	21,290,024	3,708,201	47,583,054
20	2025/ 26	8,481,812	0	8,481,812	1,767,543	1,272,272	1,696,362	22,986,387	3,745,635	51,328,689
21	2026/ 27	8,394,752	0	8,394,752	1,755,069	1,259,213	1,678,950	24,665,337	3,701,520	55,030,209
22	2027/ 28	8,307,309	0	8,307,309	1,739,422	1,246,096	1,661,462	26,326,799	3,660,328	58,690,537
23	2028/ 29	8,216,460	0	8,216,460	1,722,866	1,232,469	1,643,292	27,970,091	3,617,833	62,308,370
24	2029/ 30	8,122,561	0	8,122,561	1,705,487	1,218,384	1,624,512	29,594,603	3,574,178	65,882,548
25	2030/ 31	8,025,945	0	8,025,945	1,687,365	1,203,892	1,605,189	31,199,792	3,529,499	69,412,047
26	2031/ 32	7,926,922	0	7,926,922	1,668,576	1,189,038	1,585,384	32,785,177	3,483,924	72,895,970
27	2032/ 33	7,825,785	0	7,825,785	1,649,190	1,173,868	1,565,157	34,350,334	3,437,570	76,333,541
28	2033/ 34	7,722,807	0	7,722,807	1,629,274	1,158,421	1,544,561	35,894,895	3,390,551	79,724,091
29	2034/ 35	7,618,243	0	7,618,243	1,608,890	1,142,736	1,523,649	37,418,543	3,342,968	83,067,059
30	2035/ 36	7,512,331	0	7,512,331	1,588,096	1,126,850	1,502,466	38,921,010	3,294,919	86,361,978
31	2036/ 37	7,392,021	0	7,392,021	1,564,292	1,108,803	1,478,404	40,399,414	3,240,521	89,602,500
32	2037/ 38	7,271,800	0	7,271,800	1,543,110	1,090,770	1,454,360	41,853,774	3,183,561	92,786,060
33	2038/ 39	7,151,564	0	7,151,564	1,521,601	1,072,735	1,430,313	43,284,087	3,126,916	95,912,976
34	2039/ 40	7,031,462	0	7,031,462	1,499,817	1,054,719	1,406,292	44,690,379	3,070,634	98,983,610
35	2040/ 41	6,911,632	0	6,911,632	1,477,805	1,036,745	1,382,326	46,072,706	3,014,756	101,998,366
36	2041/ 42	6,792,202	0	6,792,202	1,455,609	1,018,830	1,358,440	47,431,146	2,959,323	104,957,689
37	2042/ 43	6,673,291	0	6,673,291	1,433,271	1,000,994	1,334,658	48,765,804	2,904,368	107,862,057
38	2043/ 44	6,555,005	0	6,555,005	1,410,828	983,251	1,311,001	50,076,805	2,849,925	110,711,982
39	2044/ 45	6,437,445	0	6,437,445	1,388,317	965,617	1,287,489	51,364,294	2,796,023	113,508,005
40	2045/ 46	6,320,701	0	6,320,701	1,365,769	948,105	1,264,140	52,628,434	2,742,686	116,250,691
41	2046/ 47	6,204,858	0	6,204,858	1,343,217	930,729	1,240,972	53,869,406	2,689,941	118,940,632
42	2047/ 48	6,089,990	0	6,089,990	1,320,687	913,499	1,217,998	55,087,404	2,637,807	121,578,439
43	2048/ 49	5,976,168	0	5,976,168	1,298,206	896,425	1,195,234	56,282,637	2,586,302	124,164,741
44	2049/ 50	5,863,453	0	5,863,453	1,275,799	879,518	1,172,691	57,455,328	2,535,445	126,700,186
45	2050/ 51	5,751,902	0	5,751,902	1,253,487	862,785	1,150,380	58,605,708	2,485,250	129,185,436
TOTAL		293,028,542	0	293,028,542	61,283,116	43,954,281	58,605,708		129,185,436	
Cumulative										
	To: 2015/ 16	37,380,470	0	37,380,470	7,476,094	5,607,071	7,476,094		16,821,212	
	To: 2025/ 26	114,931,934	0	114,931,934	23,377,068	17,239,790	22,986,387		51,328,689	
	To: 2035/ 36	194,605,048	0	194,605,048	40,131,303	29,190,757	38,921,010		86,361,978	
	To: 2050/ 51	293,028,542	0	293,028,542	61,283,116	43,954,281	58,605,708		129,185,436	

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

Assumptions:
Present value discounted to 2005/06 at: 5.5%

**Appendix Table F-3A
Tax Revenues**

**Hunters Point Redevelopment Plan Amendment
In Nominal Dollars (Future Value)**

Year (N)	Fiscal Year	First & Second Payments to Agency			Supplemental Payments		Total Basic Tax Revenues			
		(1) Secured, State Board, Unsecurd AV	(2) Increase in AV Over Base	(3) First & Second Payments	(4) Supplemental Secured Assesments	(5) Supplemental Secured Payments	(6) First & Second Payments	(7) Supplemental Secured Payments	(8) Unitary Payments	(9) Incremental Tax Revenues
0	2005/ 06	1,165,228,645								
1	2006/ 07	1,195,708,483	30,479,838	0	58,177,692	0	0	0	0	0
2	2007/ 08	1,274,815,664	109,587,019	1,095,870	59,923,023	599,230	1,095,870	599,230	0	1,695,100
3	2008/ 09	1,357,250,319	192,021,674	1,920,217	61,720,714	617,207	1,920,217	617,207	0	2,537,424
4	2009/ 10	1,443,131,358	277,902,713	2,779,027	63,572,335	635,723	2,779,027	635,723	0	3,414,750
5	2010/ 11	1,532,581,639	367,352,994	3,673,530	65,479,505	654,795	3,673,530	654,795	0	4,328,325
6	2011/ 12	1,625,728,096	460,499,451	4,604,995	67,443,890	674,439	4,604,995	674,439	0	5,279,433
7	2012/ 13	1,722,701,867	557,473,222	5,574,732	229,938,595	2,299,386	5,574,732	2,299,386	0	7,874,118
8	2013/ 14	1,984,109,819	818,881,174	8,188,812	68,117,802	681,178	8,188,812	681,178	0	8,869,990
9	2014/ 15	2,088,925,136	923,696,491	9,236,965	70,161,336	701,613	9,236,965	701,613	0	9,938,578
10	2015/ 16	2,197,880,293	1,032,651,648	10,326,516	72,266,176	722,662	10,326,516	722,662	0	11,049,178
11	2016/ 17	2,311,119,394	1,145,890,749	11,458,907	74,434,161	744,342	11,458,907	744,342	0	12,203,249
12	2017/ 18	2,428,791,262	1,263,562,617	12,635,626	76,667,186	766,672	12,635,626	766,672	0	13,402,298
13	2018/ 19	2,551,049,593	1,385,820,948	13,858,209	78,967,202	789,672	13,858,209	789,672	0	14,647,881
14	2019/ 20	2,678,053,105	1,512,824,460	15,128,245	81,336,218	813,362	15,128,245	813,362	0	15,941,607
15	2020/ 21	2,809,965,704	1,644,737,059	16,447,371	83,776,304	837,763	16,447,371	837,763	0	17,285,134
16	2021/ 22	2,946,956,641	1,781,727,996	17,817,280	86,289,593	862,896	17,817,280	862,896	0	18,680,176
17	2022/ 23	3,089,200,686	1,923,972,041	19,239,720	88,878,281	888,783	19,239,720	888,783	0	20,128,503
18	2023/ 24	3,236,878,300	2,071,649,655	20,716,497	91,544,630	915,446	20,716,497	915,446	0	21,631,943
19	2024/ 25	3,390,175,815	2,224,947,170	22,249,472	94,290,969	942,910	22,249,472	942,910	0	23,192,381
20	2025/ 26	3,549,285,618	2,384,056,973	23,840,570	90,730,124	907,301	23,840,570	907,301	0	24,747,871
21	2026/ 27	3,708,016,773	2,542,788,128	25,427,881	41,313,105	413,131	25,427,881	413,131	0	25,841,012
22	2027/ 28	3,820,505,533	2,655,276,888	26,552,769	42,552,498	425,525	26,552,769	425,525	0	26,978,294
23	2028/ 29	3,936,483,461	2,771,254,816	27,712,548	43,829,073	438,291	27,712,548	438,291	0	28,150,839
24	2029/ 30	4,056,057,523	2,890,828,878	28,908,289	45,143,946	451,439	28,908,289	451,439	0	29,359,728
25	2030/ 31	4,179,337,938	3,014,109,293	30,141,093	46,498,264	464,983	30,141,093	464,983	0	30,606,076
26	2031/ 32	4,306,438,279	3,141,209,634	31,412,096	47,893,212	478,932	31,412,096	478,932	0	31,891,028
27	2032/ 33	4,437,475,576	3,272,246,931	32,722,469	49,330,008	493,300	32,722,469	493,300	0	33,215,769
28	2033/ 34	4,572,570,414	3,407,341,769	34,073,418	50,809,908	508,099	34,073,418	508,099	0	34,581,517
29	2034/ 35	4,711,847,050	3,546,618,405	35,466,184	52,334,206	523,342	35,466,184	523,342	0	35,989,526
30	2035/ 36	4,855,433,516	3,690,204,871	36,902,049	53,904,232	539,042	36,902,049	539,042	0	37,441,091
31	2036/ 37	5,003,461,737	3,838,233,092	38,382,331	48,542,277	485,423	38,382,331	485,423	0	38,867,754
32	2037/ 38	5,149,088,567	3,983,859,922	39,838,599	49,998,545	499,985	39,838,599	499,985	0	40,338,585
33	2038/ 39	5,299,084,203	4,133,855,558	41,338,556	51,498,501	514,985	41,338,556	514,985	0	41,853,541
34	2039/ 40	5,453,579,707	4,288,351,062	42,883,511	53,043,457	530,435	42,883,511	530,435	0	43,413,945
35	2040/ 41	5,612,710,077	4,447,481,432	44,474,814	54,634,760	546,348	44,474,814	546,348	0	45,021,162
36	2041/ 42	5,776,614,357	4,611,385,712	46,113,857	56,273,803	562,738	46,113,857	562,738	0	46,676,595
37	2042/ 43	5,945,435,767	4,780,207,122	47,802,071	57,962,017	579,620	47,802,071	579,620	0	48,381,691
38	2043/ 44	6,119,321,818	4,954,093,173	49,540,932	59,700,878	597,009	49,540,932	597,009	0	50,137,941
39	2044/ 45	6,298,424,451	5,133,195,806	51,331,958	61,491,904	614,919	51,331,958	614,919	0	51,946,877
40	2045/ 46	6,482,900,163	5,317,671,518	53,176,715	63,336,661	633,367	53,176,715	633,367	0	53,810,082
41	2046/ 47	6,672,910,146	5,507,681,501	55,076,815	65,236,761	652,368	55,076,815	652,368	0	55,729,183
42	2047/ 48	6,868,620,429	5,703,391,784	57,033,918	67,193,864	671,939	57,033,918	671,939	0	57,705,856
43	2048/ 49	7,070,202,020	5,904,973,375	59,049,734	69,209,680	692,097	59,049,734	692,097	0	59,741,831
44	2049/ 50	7,277,831,059	6,112,602,414	61,126,024	71,285,970	712,860	61,126,024	712,860	0	61,838,884
45	2050/ 51	7,491,688,969	6,326,460,324	63,264,603	73,424,549	734,245	63,264,603	734,245	0	63,998,849
TOTAL				1,280,545,795		29,819,801	1,280,545,795	29,819,801	0	1,310,365,596
Cumulative										
To: 2015/ 16				47,400,664		7,586,234	47,400,664	7,586,234	0	54,986,898
To: 2025/ 26				220,792,561		16,055,380	220,792,561	16,055,380	0	236,847,941
To: 2035/ 36				530,111,357		20,791,465	530,111,357	20,791,465	0	550,902,822
To: 2050/ 51				1,280,545,795		29,819,801	1,280,545,795	29,819,801	0	1,310,365,596

Notes:
 First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
 Supplemental Secured Assessments include reassessed property and new development.
 Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
 Unitary payments are estimated to escalate at an annual rate of: 0%
 FY 2005/06 assessed values per the Section 33328 Report.

**Appendix Table F-3B
Growth in Assessed Value
Hunters Point Redevelopment Plan Amendment
In Nominal Dollars (Future Value)**

Year (N)	Fiscal Year	Growth in Secured Assessed Value						Total Secured, State Board and Unsecured AV			
		(1) Secured AV	(2) Inflationary Adjustments	(3) Reassessed Property Assessments	(4) New Development Assessments	Growth Rates		(7) Secured AV	(8) State Board	(9) Unsecured AV	(10) Secured, State Board, Unsecured AV
						(5) Annual	(6) Average Annual				
0	2005/ 06	1,015,994,592	20,319,892	10,159,946	0			1,015,994,592	2,992,596	146,241,457	1,165,228,645
1	2006/ 07	1,046,474,430	20,929,489	10,464,744	47,712,948	3.00%	3.00%	1,046,474,430	2,992,596	146,241,457	1,195,708,483
2	2007/ 08	1,125,581,611	22,511,632	11,255,816	48,667,207	7.56%	5.26%	1,125,581,611	2,992,596	146,241,457	1,274,815,664
3	2008/ 09	1,208,016,266	24,160,325	12,080,163	49,640,551	7.32%	5.94%	1,208,016,266	2,992,596	146,241,457	1,357,250,319
4	2009/ 10	1,293,897,305	25,877,946	12,938,973	50,633,362	7.11%	6.23%	1,293,897,305	2,992,596	146,241,457	1,443,131,358
5	2010/ 11	1,383,347,586	27,666,952	13,833,476	51,646,029	6.91%	6.37%	1,383,347,586	2,992,596	146,241,457	1,532,581,639
6	2011/ 12	1,476,494,043	29,529,881	14,764,940	52,678,950	6.73%	6.43%	1,476,494,043	2,992,596	146,241,457	1,625,728,096
7	2012/ 13	1,573,467,814	31,469,356	15,734,678	214,203,917	6.57%	6.45%	1,573,467,814	2,992,596	146,241,457	1,722,701,867
8	2013/ 14	1,834,875,766	36,697,515	18,348,758	49,769,044	16.61%	7.67%	1,834,875,766	2,992,596	146,241,457	1,984,109,819
9	2014/ 15	1,939,691,083	38,793,822	19,396,911	50,764,425	5.71%	7.45%	1,939,691,083	2,992,596	146,241,457	2,088,925,136
10	2015/ 16	2,048,646,240	40,972,925	20,486,462	51,779,714	5.62%	7.26%	2,048,646,240	2,992,596	146,241,457	2,197,880,293
11	2016/ 17	2,161,885,341	43,237,707	21,618,853	52,815,308	5.53%	7.11%	2,161,885,341	2,992,596	146,241,457	2,311,119,394
12	2017/ 18	2,279,557,209	45,591,144	22,795,572	53,871,614	5.44%	6.97%	2,279,557,209	2,992,596	146,241,457	2,428,791,262
13	2018/ 19	2,401,815,540	48,036,311	24,018,155	54,949,046	5.36%	6.84%	2,401,815,540	2,992,596	146,241,457	2,551,049,593
14	2019/ 20	2,528,819,052	50,576,381	25,288,191	56,048,027	5.29%	6.73%	2,528,819,052	2,992,596	146,241,457	2,678,053,105
15	2020/ 21	2,660,731,651	53,214,633	26,607,317	57,168,988	5.22%	6.63%	2,660,731,651	2,992,596	146,241,457	2,809,965,704
16	2021/ 22	2,797,722,588	55,954,452	27,977,226	58,312,368	5.15%	6.54%	2,797,722,588	2,992,596	146,241,457	2,946,956,641
17	2022/ 23	2,939,966,633	58,799,333	29,399,666	59,478,615	5.08%	6.45%	2,939,966,633	2,992,596	146,241,457	3,089,200,686
18	2023/ 24	3,087,644,247	61,752,885	30,876,442	60,668,187	5.02%	6.37%	3,087,644,247	2,992,596	146,241,457	3,236,878,300
19	2024/ 25	3,240,941,762	64,818,835	32,409,418	61,881,551	4.96%	6.30%	3,240,941,762	2,992,596	146,241,457	3,390,175,815
20	2025/ 26	3,400,051,565	68,001,031	34,000,516	56,729,608	4.91%	6.23%	3,400,051,565	2,992,596	146,241,457	3,549,285,618
21	2026/ 27	3,558,782,720	71,175,654	35,587,827	5,725,278	4.67%	6.15%	3,558,782,720	2,992,596	146,241,457	3,708,016,773
22	2027/ 28	3,671,271,480	73,425,430	36,712,715	5,839,784	3.16%	6.01%	3,671,271,480	2,992,596	146,241,457	3,820,505,533
23	2028/ 29	3,787,249,408	75,744,988	37,872,494	5,956,579	3.16%	5.89%	3,787,249,408	2,992,596	146,241,457	3,936,483,461
24	2029/ 30	3,906,823,470	78,136,469	39,068,235	6,075,711	3.16%	5.77%	3,906,823,470	2,992,596	146,241,457	4,056,057,523
25	2030/ 31	4,030,103,885	80,602,078	40,301,039	6,197,225	3.16%	5.67%	4,030,103,885	2,992,596	146,241,457	4,179,337,938
26	2031/ 32	4,157,204,226	83,144,085	41,572,042	6,321,170	3.15%	5.57%	4,157,204,226	2,992,596	146,241,457	4,306,438,279
27	2032/ 33	4,288,241,523	85,764,830	42,882,415	6,447,593	3.15%	5.48%	4,288,241,523	2,992,596	146,241,457	4,437,475,576
28	2033/ 34	4,423,336,361	88,466,727	44,233,364	6,576,545	3.15%	5.39%	4,423,336,361	2,992,596	146,241,457	4,572,570,414
29	2034/ 35	4,562,612,997	91,252,260	45,626,130	6,708,076	3.15%	5.32%	4,562,612,997	2,992,596	146,241,457	4,711,847,050
30	2035/ 36	4,706,199,463	94,123,989	47,061,995	6,842,237	3.15%	5.24%	4,706,199,463	2,992,596	146,241,457	4,855,433,516
31	2036/ 37	4,854,227,684	97,084,554	48,542,277	0	3.15%	5.17%	4,854,227,684	2,992,596	146,241,457	5,003,461,737
32	2037/ 38	4,999,854,514	99,997,090	49,998,545	0	3.00%	5.11%	4,999,854,514	2,992,596	146,241,457	5,149,088,567
33	2038/ 39	5,149,850,150	102,997,003	51,498,501	0	3.00%	5.04%	5,149,850,150	2,992,596	146,241,457	5,299,084,203
34	2039/ 40	5,304,345,654	106,086,913	53,043,457	0	3.00%	4.98%	5,304,345,654	2,992,596	146,241,457	5,453,579,707
35	2040/ 41	5,463,476,024	109,269,520	54,634,760	0	3.00%	4.92%	5,463,476,024	2,992,596	146,241,457	5,612,710,077
36	2041/ 42	5,627,380,304	112,547,606	56,273,803	0	3.00%	4.87%	5,627,380,304	2,992,596	146,241,457	5,776,614,357
37	2042/ 43	5,796,201,714	115,924,034	57,962,017	0	3.00%	4.82%	5,796,201,714	2,992,596	146,241,457	5,945,435,767
38	2043/ 44	5,970,087,765	119,401,755	59,700,878	0	3.00%	4.77%	5,970,087,765	2,992,596	146,241,457	6,119,321,818
39	2044/ 45	6,149,190,398	122,983,808	61,491,904	0	3.00%	4.72%	6,149,190,398	2,992,596	146,241,457	6,298,424,451
40	2045/ 46	6,333,666,110	126,673,322	63,336,661	0	3.00%	4.68%	6,333,666,110	2,992,596	146,241,457	6,482,900,163
41	2046/ 47	6,523,676,093	130,473,522	65,236,761	0	3.00%	4.64%	6,523,676,093	2,992,596	146,241,457	6,672,910,146
42	2047/ 48	6,719,386,376	134,387,728	67,193,864	0	3.00%	4.60%	6,719,386,376	2,992,596	146,241,457	6,868,620,429
43	2048/ 49	6,920,967,967	138,419,359	69,209,680	0	3.00%	4.56%	6,920,967,967	2,992,596	146,241,457	7,070,202,020
44	2049/ 50	7,128,597,006	142,571,940	71,285,970	0	3.00%	4.53%	7,128,597,006	2,992,596	146,241,457	7,277,831,059
45	2050/ 51	7,342,454,916	146,849,098	73,424,549	0	3.00%	4.49%	7,342,454,916	2,992,596	146,241,457	7,491,688,969
TOTAL					1,302,109,656						
Cumulative											
To: 2015/ 16					667,496,147						
To: 2025/ 26					1,239,419,459						
To: 2035/ 36					1,302,109,656						
To: 2050/ 51					1,302,109,656						

Assumptions:
Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 1% of Secured AV
Development Per Absorption Analysis
Notes:
FY 2005/06 assessed values per the Section 33328 Report.

State Board Annual Increase: 0%
Unsecured AV Annual Increase: 0%

**Appendix Table F-4A
New Development Roll Value Schedule¹**

**Hunters Point Redevelopment Plan Amendment
In Constant 2005/06 Dollars (Present Value), unless otherwise noted**

Year (N)	Fiscal Year	Residential For Sale Unit		Residential For Rent Unit		Residential Tax Exempt		Residential Total Assessed Value		
		(1) Units	(2) Incremental Assessed Value (\$300,000/unit)	(3) Units	(4) Incremental Assessed Value (\$175,000/unit)	(5) Units	(6) Incremental Assessed Value (\$0/unit)	(7) Units	(8) Constant 2005/06 Dollars	(9) Escalated to Nominal Dollars ²
0	2005/ 06		0		0		0	0	0	0
1	2006/ 07	120	36,000,000	40	7,000,000	40	0	200	43,000,000	43,860,000
2	2007/ 08	120	36,000,000	40	7,000,000	40	0	200	43,000,000	44,737,200
3	2008/ 09	120	36,000,000	40	7,000,000	40	0	200	43,000,000	45,631,944
4	2009/ 10	120	36,000,000	40	7,000,000	40	0	200	43,000,000	46,544,583
5	2010/ 11	120	36,000,000	40	7,000,000	40	0	200	43,000,000	47,475,475
6	2011/ 12	120	36,000,000	40	7,000,000	40	0	200	43,000,000	48,424,984
7	2012/ 13	108	32,400,000	36	6,300,000	36	0	180	38,700,000	44,454,135
8	2013/ 14	108	32,400,000	36	6,300,000	36	0	180	38,700,000	45,343,218
9	2014/ 15	108	32,400,000	36	6,300,000	36	0	180	38,700,000	46,250,082
10	2015/ 16	108	32,400,000	36	6,300,000	36	0	180	38,700,000	47,175,084
11	2016/ 17	108	32,400,000	36	6,300,000	36	0	180	38,700,000	48,118,586
12	2017/ 18	108	32,400,000	36	6,300,000	36	0	180	38,700,000	49,080,957
13	2018/ 19	108	32,400,000	36	6,300,000	36	0	180	38,700,000	50,062,577
14	2019/ 20	108	32,400,000	36	6,300,000	36	0	180	38,700,000	51,063,828
15	2020/ 21	108	32,400,000	36	6,300,000	36	0	180	38,700,000	52,085,105
16	2021/ 22	108	32,400,000	36	6,300,000	36	0	180	38,700,000	53,126,807
17	2022/ 23	108	32,400,000	36	6,300,000	36	0	180	38,700,000	54,189,343
18	2023/ 24	108	32,400,000	36	6,300,000	36	0	180	38,700,000	55,273,130
19	2024/ 25	108	32,400,000	36	6,300,000	36	0	180	38,700,000	56,378,592
20	2025/ 26	96	28,800,000	32	5,600,000	32	0	160	34,400,000	51,116,590
21	2026/ 27		0		0		0	0	0	0
22	2027/ 28		0		0		0	0	0	0
23	2028/ 29		0		0		0	0	0	0
24	2029/ 30		0		0		0	0	0	0
25	2030/ 31		0		0		0	0	0	0
26	2031/ 32		0		0		0	0	0	0
27	2032/ 33		0		0		0	0	0	0
28	2033/ 34		0		0		0	0	0	0
29	2034/ 35		0		0		0	0	0	0
30	2035/ 36		0		0		0	0	0	0
31	2036/ 37		0		0		0	0	0	0
32	2037/ 38		0		0		0	0	0	0
33	2038/ 39		0		0		0	0	0	0
34	2039/ 40		0		0		0	0	0	0
35	2040/ 41		0		0		0	0	0	0
36	2041/ 42		0		0		0	0	0	0
37	2042/ 43		0		0		0	0	0	0
38	2043/ 44		0		0		0	0	0	0
39	2044/ 45		0		0		0	0	0	0
40	2045/ 46		0		0		0	0	0	0
41	2046/ 47		0		0		0	0	0	0
42	2047/ 48		0		0		0	0	0	0
43	2048/ 49		0		0		0	0	0	0
44	2049/ 50		0		0		0	0	0	0
45	2050/ 51		0		0		0	0	0	0
TOTAL		2,220	666,000,000	740	129,500,000	740	0	3,700	795,500,000	980,392,220
Cumulative										
To: 2015/ 16		1,152	345,600,000	384	67,200,000	384	0	1,920	412,800,000	459,896,705
To: 2025/ 26		2,220	666,000,000	740	129,500,000	740	0	3,700	795,500,000	980,392,220
To: 2035/ 36		2,220	666,000,000	740	129,500,000	740	0	3,700	795,500,000	980,392,220
To: 2050/ 51		2,220	666,000,000	740	129,500,000	740	0	3,700	795,500,000	980,392,220

1. Year is the Fiscal Year during which the value of new development property would be added to the property tax assessment roll. It may not correspond to the year of construction/rehabilitation/transaction.

2. Future value based on 2005/06 values escalated annually at: 2%

Appendix Table F-4B
New Development Roll Value Schedule¹
Hunters Point Redevelopment Plan Amendment
In Constant 2005/06 Dollars (Present Value), unless otherwise noted

Year (N)	Fiscal Year	Commercial/Retail Office/Visitor Lodging		Light Industrial		Total Assessed Value Residential and Non-Residential	
		(1) Square Feet	(2) Incremental Assessed Value (\$120/SF)	(3) Square Feet	(4) Incremental Assessed Value (\$100/SF)	(5) Constant 2005/06 Dollars	(6) Escalated Nominal Dollars ²
0	2005/ 06		0		0	0	0
1	2006/ 07	13,562	1,627,400	21,500	2,150,000	46,777,400	47,712,948
2	2007/ 08	13,562	1,627,400	21,500	2,150,000	46,777,400	48,667,207
3	2008/ 09	13,562	1,627,400	21,500	2,150,000	46,777,400	49,640,551
4	2009/ 10	13,562	1,627,400	21,500	2,150,000	46,777,400	50,633,362
5	2010/ 11	13,562	1,627,400	21,500	2,150,000	46,777,400	51,646,029
6	2011/ 12	13,562	1,627,400	21,500	2,150,000	46,777,400	52,678,950
7	2012/ 13	1,213,562	145,627,400	21,500	2,150,000	186,477,400	214,203,917
8	2013/ 14	13,562	1,627,400	21,500	2,150,000	42,477,400	49,769,044
9	2014/ 15	13,562	1,627,400	21,500	2,150,000	42,477,400	50,764,425
10	2015/ 16	13,562	1,627,400	21,500	2,150,000	42,477,400	51,779,714
11	2016/ 17	13,562	1,627,400	21,500	2,150,000	42,477,400	52,815,308
12	2017/ 18	13,562	1,627,400	21,500	2,150,000	42,477,400	53,871,614
13	2018/ 19	13,562	1,627,400	21,500	2,150,000	42,477,400	54,949,046
14	2019/ 20	13,562	1,627,400	21,500	2,150,000	42,477,400	56,048,027
15	2020/ 21	13,562	1,627,400	21,500	2,150,000	42,477,400	57,168,988
16	2021/ 22	13,562	1,627,400	21,500	2,150,000	42,477,400	58,312,368
17	2022/ 23	13,562	1,627,400	21,500	2,150,000	42,477,400	59,478,615
18	2023/ 24	13,562	1,627,400	21,500	2,150,000	42,477,400	60,668,187
19	2024/ 25	13,562	1,627,400	21,500	2,150,000	42,477,400	61,881,551
20	2025/ 26	13,562	1,627,400	21,500	2,150,000	38,177,400	56,729,608
21	2026/ 27	13,562	1,627,400	21,500	2,150,000	3,777,400	5,725,278
22	2027/ 28	13,562	1,627,400	21,500	2,150,000	3,777,400	5,839,784
23	2028/ 29	13,562	1,627,400	21,500	2,150,000	3,777,400	5,956,579
24	2029/ 30	13,562	1,627,400	21,500	2,150,000	3,777,400	6,075,711
25	2030/ 31	13,562	1,627,400	21,500	2,150,000	3,777,400	6,197,225
26	2031/ 32	13,562	1,627,400	21,500	2,150,000	3,777,400	6,321,170
27	2032/ 33	13,562	1,627,400	21,500	2,150,000	3,777,400	6,447,593
28	2033/ 34	13,562	1,627,400	21,500	2,150,000	3,777,400	6,576,545
29	2034/ 35	13,562	1,627,400	21,500	2,150,000	3,777,400	6,708,076
30	2035/ 36	13,562	1,627,400	21,500	2,150,000	3,777,400	6,842,237
31	2036/ 37		0		0	0	0
32	2037/ 38		0		0	0	0
33	2038/ 39		0		0	0	0
34	2039/ 40		0		0	0	0
35	2040/ 41		0		0	0	0
36	2041/ 42		0		0	0	0
37	2042/ 43		0		0	0	0
38	2043/ 44		0		0	0	0
39	2044/ 45		0		0	0	0
40	2045/ 46		0		0	0	0
41	2046/ 47		0		0	0	0
42	2047/ 48		0		0	0	0
43	2048/ 49		0		0	0	0
44	2049/ 50		0		0	0	0
45	2050/ 51		0		0	0	0
TOTAL		1,606,850	192,822,000	645,000	64,500,000	1,052,822,000	1,302,109,656
Cumulative							
To: 2015/ 16		1,335,617	160,274,000	215,000	21,500,000	594,574,000	667,496,147
To: 2025/ 26		1,471,233	176,548,000	430,000	43,000,000	1,015,048,000	1,239,419,459
To: 2035/ 36		1,606,850	192,822,000	645,000	64,500,000	1,052,822,000	1,302,109,656
To: 2050/ 51		1,606,850	192,822,000	645,000	64,500,000	1,052,822,000	1,302,109,656

1. Year is the Fiscal Year during which the value of new development property would be added to the property tax assessment roll. It may not correspond to the year of construction/rehabilitation/transaction.
2. Future value based on 2005/06 values escalated annually at: 2%

Appendix Table F-4C
Development Assumptions
Hunters Point Redevelopment Plan Amendment - Added Area

Proposed Development

Land Use for EIR/Transportation Model	Total Development (SF/DU)			Land Use for TI Projections
	Transportation Model	EIR ¹	TI Projections ²	
Non-Residential				
CIE (Cultural/Institutional/Education)	175,135	115,000	0	Com/Office/Visit
MED (Medical and Health Services)	50,790	50,000	10,000	Com/Office/Visit
MIPS (Management, and Info. Prof. Services)	812,669	220,000	220,000	Light Industrial
PDR (Production, Distribution, and Repair)	884,016	425,000	425,000	Light Industrial
RET (Retail and Entertainment)	1,642,257	1,591,850	1,591,850	Com/Office/Visit
<u>VISIT (Visitor Lodging)</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	Com/Office/Visit
Total Non-Residential	3,569,867	2,406,850	2,251,850	
Residential³	5,576	3,700	3,700	Residential

- Does not include growth from rezoning, because growth from rezoning is based on the Option C rezoning in TAZs' straddling or outside of the project boundary. Total dwelling units in Project Description varies from the TA model by 1,876 units (1,154 units in Executive Park and 722 units from rezoning).
- Does not include development exempt from property tax (115,000 sqft of CIE and 40,000 sqft of MED). Assumes 100% of the Candlestick Stadium/Mall Project (total 1,200,000 sqft).
- Does not include the proposed Jamestown housing development.

Incremental Assessed Value and Development Scenario by Land Use
In Constant Dollars (Present Value)

Land Use for TI Projections	Incremental AV per SF/DU ¹	Total Development		Total Incremental AV
		SF/DU	Percent	
Non-Residential				
<i>Development Scenario: 30 year period (spread), starting in FY 2006/07.</i>				
Com/Office/Visit	\$120/SF	1,606,850	71.4%	\$192,822,000
Light Industrial	\$100/SF	645,000	28.6%	\$64,500,000
Total Non-Residential		2,251,850	100.0%	\$257,322,000
Residential				
<i>Development Scenario: Total 20 year period, 200 DU per year for first 6 years starting in FY 2006/07 (total 1,200 DU), and 2,500 DU mostly spread for the remaining 14 years (180 DU per year through FY 2024/25, and 160 DU per year in FY 2025/26).</i>				
Non-Profit (Tax Exempt) Affordable Units ²	\$0/DU	740	20.0%	\$0
For-Profit Units ²				
For Sale Units ³	\$300,000/DU	2,220	60.0%	\$666,000,000
<u>For Rent Units³</u>	<u>\$175,000/DU</u>	<u>740</u>	<u>20.0%</u>	<u>\$129,500,000</u>
Subtotal (For-Profit)		2,960	80.0%	\$795,500,000
Total Residential		3,700	100.0%	\$795,500,000
Total New Development				\$1,052,822,000

- Incremental AV per SF for non-residential development is assumed to be consistent with SCI's preliminary TI projections for Bayview Industrial Triangle Project. Incremental AV per unit for residential development is assumed based on SCI's TI projections for the Hunters Point Shipyard Project.
- 60% of total private residential developments are for sale units and 40% are for rent units. 75% of the 740 non-profit affordable units are assumed to be for rent and 25% are assumed to be for sale.
- 15% of for-profit units are assumed to be inclusionary housing (total 444 units), and incremental assessed value per unit is adjusted.

Appendix Table F-5A
Pass-Through Payments to Affected Taxing Entities
Hunters Point Redevelopment Plan Amendment
In Nominal Dollars (Future Value)

Unadjusted Levies

Year	Fiscal	(1) City General Fund ¹	(2) SF Community College District	(3) SF Unified School District	(4) Bay Area Air Quality Mgt District	(5) Bay Area Rapid Transit	(6) Total Pass-Throughs
(N)	Year	Levy: 90.02%	Levy: 1.44%	Levy: 7.70%	Levy: 0.21%	Levy: 0.63%	Levy: 100.00%
0	2005/ 06						
1	2006/ 07	0	0	0	0	0	0
2	2007/ 08	305,171	4,897	26,101	707	2,144	339,020
3	2008/ 09	456,816	7,330	39,071	1,058	3,210	507,485
4	2009/ 10	614,762	9,865	52,579	1,424	4,320	682,950
5	2010/ 11	779,234	12,504	66,646	1,805	5,476	865,665
6	2011/ 12	950,463	15,251	81,291	2,202	6,679	1,055,887
7	2012/ 13	1,417,588	22,747	121,243	3,284	9,961	1,574,824
8	2013/ 14	1,596,876	25,624	136,578	3,699	11,221	1,773,998
9	2014/ 15	1,789,255	28,711	153,031	4,145	12,573	1,987,716
10	2015/ 16	1,989,198	31,919	170,132	4,608	13,978	2,209,836
11	2016/ 17	2,196,967	35,253	187,902	5,090	15,438	2,440,650
12	2017/ 18	2,412,833	41,573	221,585	6,002	18,205	2,700,198
13	2018/ 19	2,637,077	48,138	256,577	6,950	21,080	2,969,821
14	2019/ 20	2,869,988	54,957	292,924	7,934	24,066	3,249,870
15	2020/ 21	3,111,865	62,039	330,673	8,957	27,168	3,540,702
16	2021/ 22	3,363,016	69,394	369,872	10,019	30,388	3,842,689
17	2022/ 23	3,623,761	77,029	410,571	11,121	33,732	4,156,214
18	2023/ 24	3,894,427	84,956	452,821	12,266	37,203	4,481,673
19	2024/ 25	4,175,355	93,184	496,676	13,453	40,806	4,819,474
20	2025/ 26	4,455,392	101,538	541,206	14,660	44,465	5,157,260
21	2026/ 27	4,652,191	108,548	578,568	15,672	47,534	5,402,514
22	2027/ 28	4,856,938	114,563	610,629	16,540	50,168	5,648,839
23	2028/ 29	5,068,032	120,765	643,684	17,435	52,884	5,902,801
24	2029/ 30	5,285,670	127,159	677,764	18,359	55,684	6,164,636
25	2030/ 31	5,510,052	133,751	712,900	19,310	58,571	6,434,585
26	2031/ 32	5,741,384	140,547	749,125	20,292	61,547	6,712,895
27	2032/ 33	5,979,878	147,554	786,472	21,303	64,615	6,999,823
28	2033/ 34	6,225,756	154,778	824,974	22,346	67,779	7,295,632
29	2034/ 35	6,479,241	162,225	864,668	23,421	71,040	7,600,596
30	2035/ 36	6,740,569	169,903	905,591	24,530	74,402	7,914,994
31	2036/ 37	6,997,413	177,616	946,704	25,643	77,780	8,225,156
32	2037/ 38	7,262,208	187,755	1,000,744	27,107	82,220	8,560,034
33	2038/ 39	7,534,948	198,198	1,056,405	28,615	86,793	8,904,958
34	2039/ 40	7,815,869	208,954	1,113,736	30,168	91,503	9,260,230
35	2040/ 41	8,105,219	220,033	1,172,787	31,767	96,355	9,626,160
36	2041/ 42	8,403,248	231,444	1,233,610	33,415	101,352	10,003,068
37	2042/ 43	8,710,219	243,197	1,296,257	35,112	106,499	10,391,284
38	2043/ 44	9,026,399	255,303	1,360,783	36,860	111,800	10,791,145
39	2044/ 45	9,352,064	267,773	1,427,245	38,660	117,261	11,203,003
40	2045/ 46	9,687,499	280,616	1,495,702	40,514	122,885	11,627,216
41	2046/ 47	10,032,998	293,845	1,566,211	42,424	128,678	12,064,156
42	2047/ 48	10,388,861	307,471	1,638,837	44,391	134,645	12,514,204
43	2048/ 49	10,755,400	321,505	1,713,640	46,417	140,790	12,977,753
44	2049/ 50	11,132,935	335,960	1,790,688	48,504	147,121	13,455,209
45	2050/ 51	11,521,796	350,849	1,870,048	50,654	153,641	13,946,988
TOTAL		235,906,832	6,087,220	32,445,252	878,845	2,665,659	277,983,808
Cumulative							
To: 2015/ 16		9,899,363	158,849	846,673	22,934	69,562	10,997,380
To: 2025/ 26		42,640,045	826,909	4,407,477	119,385	362,113	48,355,929
To: 2035/ 36		99,179,756	2,206,702	11,761,854	318,593	966,339	114,433,243
To: 2050/ 51		235,906,832	6,087,220	32,445,252	878,845	2,665,659	277,983,808

1. The City's pass-through is based only on the first tier of the AB1290 pass-through. Its shares of the second and third tiers are retained by the Agency.

Appendix Table F-5B
Pass-Through Payments to Affected Taxing Entities
Hunters Point Redevelopment Plan Amendment
In Constant 2005/06 Dollars (Present Value)

Unadjusted Levies

Year (N)	Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)
		City General Fund ¹ Levy: 90.02%	SF Community College District Levy: 1.44%	SF Unified School District Levy: 7.70%	Bay Area Air Quality Mgt District Levy: 0.21%	Bay Area Rapid Transit Levy: 0.63%	Total Pass-Throughs
0	2005/ 06						
1	2006/ 07	0	0	0	0	0	0
2	2007/ 08	274,182	4,400	23,450	635	1,927	304,593
3	2008/ 09	389,031	6,243	33,273	901	2,734	432,181
4	2009/ 10	496,246	7,963	42,443	1,150	3,487	551,289
5	2010/ 11	596,219	9,567	50,993	1,381	4,190	662,350
6	2011/ 12	689,320	11,061	58,956	1,597	4,844	765,777
7	2012/ 13	974,502	15,637	83,347	2,258	6,848	1,082,592
8	2013/ 14	1,040,523	16,697	88,994	2,411	7,312	1,155,935
9	2014/ 15	1,105,096	17,733	94,517	2,560	7,765	1,227,671
10	2015/ 16	1,164,537	18,687	99,601	2,698	8,183	1,293,705
11	2016/ 17	1,219,120	19,562	104,269	2,824	8,567	1,354,342
12	2017/ 18	1,269,106	21,866	116,549	3,157	9,576	1,420,254
13	2018/ 19	1,314,743	24,000	127,919	3,465	10,510	1,480,636
14	2019/ 20	1,356,269	25,971	138,427	3,750	11,373	1,535,789
15	2020/ 21	1,393,907	27,789	148,119	4,012	12,169	1,585,997
16	2021/ 22	1,427,873	29,463	157,041	4,254	12,902	1,631,533
17	2022/ 23	1,458,370	31,000	165,233	4,476	13,575	1,672,654
18	2023/ 24	1,485,591	32,408	172,736	4,679	14,192	1,709,605
19	2024/ 25	1,509,721	33,693	179,588	4,864	14,755	1,742,621
20	2025/ 26	1,526,992	34,800	185,487	5,024	15,239	1,767,543
21	2026/ 27	1,511,318	35,263	187,955	5,091	15,442	1,755,069
22	2027/ 28	1,495,576	35,277	188,028	5,093	15,448	1,739,422
23	2028/ 29	1,479,220	35,248	187,874	5,089	15,435	1,722,866
24	2029/ 30	1,462,315	35,179	187,508	5,079	15,405	1,705,487
25	2030/ 31	1,444,921	35,074	186,947	5,064	15,359	1,687,365
26	2031/ 32	1,427,094	34,935	186,205	5,044	15,298	1,668,576
27	2032/ 33	1,408,886	34,764	185,296	5,019	15,224	1,649,190
28	2033/ 34	1,390,347	34,565	184,235	4,990	15,136	1,629,274
29	2034/ 35	1,371,522	34,340	183,033	4,958	15,038	1,608,890
30	2035/ 36	1,352,455	34,090	181,701	4,922	14,928	1,588,096
31	2036/ 37	1,330,795	33,780	180,048	4,877	14,793	1,564,292
32	2037/ 38	1,309,152	33,846	180,403	4,887	14,822	1,543,110
33	2038/ 39	1,287,505	33,866	180,509	4,889	14,830	1,521,601
34	2039/ 40	1,265,883	33,843	180,384	4,886	14,820	1,499,817
35	2040/ 41	1,244,310	33,779	180,046	4,877	14,792	1,477,805
36	2041/ 42	1,222,809	33,679	179,510	4,862	14,748	1,455,609
37	2042/ 43	1,201,401	33,544	178,793	4,843	14,689	1,433,271
38	2043/ 44	1,180,106	33,378	177,908	4,819	14,617	1,410,828
39	2044/ 45	1,158,942	33,183	176,869	4,791	14,531	1,388,317
40	2045/ 46	1,137,924	32,962	175,690	4,759	14,434	1,365,769
41	2046/ 47	1,117,069	32,717	174,381	4,723	14,327	1,343,217
42	2047/ 48	1,096,389	32,449	172,955	4,685	14,210	1,320,687
43	2048/ 49	1,075,897	32,161	171,421	4,643	14,084	1,298,206
44	2049/ 50	1,055,605	31,855	169,790	4,599	13,950	1,275,799
45	2050/ 51	1,035,522	31,533	168,071	4,553	13,808	1,253,487
TOTAL		52,754,312	1,233,851	6,576,500	178,138	540,317	61,283,116
Cumulative							
To: 2015/ 16		6,729,655	107,986	575,574	15,591	47,288	7,476,094
To: 2025/ 26		20,691,346	388,540	2,070,941	56,096	170,146	23,377,068
To: 2035/ 36		35,035,001	737,275	3,929,721	106,444	322,861	40,131,303
To: 2050/ 51		52,754,312	1,233,851	6,576,500	178,138	540,317	61,283,116

1. The City's pass-through is based only on the first tier of the AB1290 pass-through. Its shares of the second and third tiers are retained by the Agency.
Present value discounted to 2005/06 at: 5.5%

Appendix G:
Implementation Plan

Project Area B Implementation Plan

Bayview Hunters Point Redevelopment Project

Five Year Implementation Plan
FY 2006/07-2010/11

Prepared by:

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A. Introduction

The Five Year Implementation Plan for Project Area B (the portion of the Bayview Hunters Point Redevelopment Project adopted in 2006) has been prepared by the Redevelopment Agency of the City and County of San Francisco (Agency) in accordance with California Health and Safety Code Section 33490. The Implementation Plan identifies project activities for Project Area B over the five year Implementation Plan period from the date of the Redevelopment Plan Amendment inception in 2006 through June 30, 2011.

The Hunters Point Redevelopment Plan, adopted on January 20, 1969, is anticipated to be amended to include a portion of the 1996 Bayview Hunters Point Redevelopment Survey Area, thereby creating the Bayview Hunters Point Redevelopment Project Area, consisting of Project Area A, and the territory added in 2006 and known as Project Area B.

Project Area B is located in the southeast portion of the San Francisco in the Bayview Hunters Point community. The 1,361 acre Project Area B consists of residential, commercial, industrial, and public uses in Bayview Hunters Point and includes portions of the South Basin, Bret Harte/Double Rock and Town Center areas. The Third Street corridor runs through the center of Project Area B, and Candlestick Stadium and the Candlestick State Recreation Area are located in the southern portion of Project Area B. The Redevelopment Plan furthers several City goals and objectives in Project Area B, including 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.

The five year Redevelopment Program, which includes projects and activities facilitated by the Redevelopment Plan, has been formulated to alleviate blighting conditions in Project Area B and to meet the Agency's affordable housing obligations. To guide revitalization efforts in the Bayview, the Agency developed the Bayview Hunters Point Community Revitalization Concept Plan (Concept Plan) and the Framework Housing Program in collaboration with the Bayview Hunters Point Project Area Committee (PAC). The five year Redevelopment Program consists of two broad program categories: Affordable Housing and Non-Housing, consisting of economic development and community enhancements.

Pursuant to the California Health and Safety Code, the Implementation Plan describes:

- Specific goals and objectives of an agency for the project area;
- Specific projects proposed by the agency, including a program of both non-housing and affordable housing actions and expenditures proposed to be made within the first five years of the plan; and
- How the agency's proposed objectives, projects and expenditures will help to eliminate blight in the project area (as described in Section 33031) and implement the affordable housing requirements (as described in Sections 33334.2, 33334.4, 33334.5, 33334.6 and 33413).

B. Description of Blighting Conditions

Project Area B suffers from physical and economic blighting conditions that deter its revitalization and also detract from redevelopment improvements that have been completed in Project Area A. Redevelopment of Project Area B would benefit both areas and would complement the activities undertaken in Project Area A and achieve the goals and objectives described in Section C.

In Project Area B, adverse physical conditions that contribute to the presence of blight include:

- Deficient or deteriorated buildings;
- Factors that inhibit the proper use of buildings or lots; and
- Incompatible uses.

A comprehensive building conditions survey and analyses indicates that 50 percent of all buildings in Project Area B suffer from very extensive or extensive deficiencies. The area has a wide range of building conditions and ages and a significant number of the older buildings are deteriorated, dilapidated or abandoned. Many of these buildings have conditions that make them unsafe or unhealthy as places to live or work. Numerous factors inhibit the proper use of buildings or lots in Project Area B, including soil conditions, lack of accessibility, presence of trash and dumping, odor, noise, standing water, crime and deficiencies in public improvements. Additionally, adjacent or nearby uses are incompatible with each other due to facilities or uses that create noise, vibration, dust, air pollution, odors, light spillage, or visual problems.

In addition, economic blighting conditions in Project Area B include:

- Depreciated values or impaired investments,
- Economic indicators of distressed buildings or lots,
- Residential overcrowding or problem businesses, and
- A high crime rate.

The presence of potentially hazardous or toxic materials, poor economic performance of retail businesses, the inability of industrial space to meet current user demands, and the inability of the private sector to construct or invest in industrial properties result in depreciated values or impaired investments. Also, Project Area B exhibits vacant and underutilized buildings, vacant and underutilized parcels and low lease rates, all of which are economic indicators of distressed buildings or lots. Retail property in particular has suffered from higher vacancy rates than in other comparable areas. Field surveys in Project Area B have indicated that many houses have additions or rear yard back houses with separate addresses and contribute to residential overcrowding in the area. Data from the 2000 US Census corroborate the field survey findings. In addition, Project Area B's excess of bars, liquor stores or other businesses catering exclusively to adults has led to problems of public safety and welfare. Further, the area suffers from a high crime rate that constitutes a serious threat to public safety and welfare.

The adverse conditions in Project Area B are so substantial and prevalent that they constitute physical and economic blight. Accordingly, redevelopment is necessary for Project Area B to reach its full potential.

C. Specific Five Year Implementation Plan Goals and Objectives

The Bayview Hunters Point Redevelopment Plan lists specific goals and objectives for Project Area B. These Redevelopment Plan goals and objectives are also the Five Year Implementation Plan goals and objectives. They include the following:¹

- Providing opportunities for participation by owners in the redevelopment of their properties.
- 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.
- Strengthening the economic base of the Project and the community by strengthening retail and other commercial functions within the Project through the facilitation of new retail space, and as appropriate, new commercial and light industrial uses.
- Retaining existing residents and existing cultural diversity to the extent feasible.
- Encouraging participation of area residents in the economic development that will occur.
- Supporting locally owned small businesses and local entrepreneurship.
- Facilitating emerging commercial-industrial sectors through facilitating improvement of transportation access to commercial and industrial areas, improvement of safety within the Project Area, and the installation of needed site improvements to stimulate new commercial and industrial expansion, employment, and economic growth.
- Facilitating public transit opportunities to and within the Project to the extent feasible.
- Providing land, as feasible and appropriate, for publicly accessible open spaces.
- Facilitating the preservation, rehabilitation, and seismic retrofitting of historic buildings and other landmarks.
- Providing assistance towards the improvement of key transportation routes to meet the needs of alternative transportation modes, industrial trucking operations, and emergency operations.
- Eliminating blighting influences and correcting environmental deficiencies within the Project, including, but not limited to, abnormally high vacancies, abandoned, deteriorated and dilapidated buildings, incompatible land uses, depreciated or stagnant property values, and inadequate or deteriorated public improvements, facilities and utilities.
- Removing structurally substandard buildings, removing impediments to land development, and facilitating modern, integrated development with improved pedestrian and vehicular circulation within Project Area and vicinity.
- Redesigning and developing undeveloped and underdeveloped areas, which are improperly utilized.
- Providing flexibility in the development of real property within the Project to respond readily and appropriately to market conditions.

¹ Excerpted from the Draft Redevelopment Plan for the Bayview Hunters Point Redevelopment Project, San Francisco Redevelopment Agency, February 2006, pgs. 6 and 7.

D. Specific Proposed Five Year Projects and Activities and Expenditures

During this initial five year Implementation Plan period, the Agency will not have enough tax increment to undertake many of the planned redevelopment activities to alleviate blight in Project Area B. Most activities will occur in subsequent implementation periods when more tax increment is generated. During the first five year implementation plan period, approximately \$7.8 million in net tax increment generated by Project Area B is projected to be available for Agency activities, of which \$3.9 million would be available for housing activities and \$3.9 million would be available for non-housing activities.² Table 1 shows the projected funds generated by Project Area B tax increment and available for the Redevelopment Program over the next five years. The five year Implementation Plan budget conservatively assumes that funding will be provided for the designated activities on a pay-as-you-go basis directly from annual tax increment revenues. The possible issuance of tax increment allocation bonds during the latter part of the first five year implementation plan could enhance available funding; however, because the net tax increment available during the first five years is projected to be very limited, the issuance of bonds during this period is unlikely.

Table 1
Projected Funds for Project Area B Redevelopment Program^a
FY 2006/07 to FY 2010/11
San Francisco Redevelopment Agency

Fiscal Year	Total Revenues	Housing Revenues	Non-Housing Revenues
2006/07	\$0	\$0	\$0
2007/08	\$1,100,000	\$550,000	\$550,000
2008/09	\$1,660,000	\$830,000	\$830,000
2009/10	\$2,220,000	\$1,110,000	\$1,110,000
2010/11	\$2,820,000	\$1,410,000	\$1,410,000
Total	\$7,800,000	\$3,900,000	\$3,900,000

a. Exclusive of Agency obligations for pass-through payments and Agency administration.

1. Non-Housing Projects and Activities

As a result of limited tax increment available during the first five years, the Agency's non-housing activities will focus primarily on planning. The Agency will seek other sources of funding for non-housing activities during the first five years to augment tax increment funds, including grants and loans from the state or federal government, fuel tax, development impact fees, loans from private institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

As described in the Redevelopment Plan, the focus of the Agency's economic development activities will be the creation of detailed development programs for identified catalyst areas within the activity nodes of Project Area B.

² During the first two years of the Implementation Plan period, the Agency plans to use \$38.8 million in funds from the Citywide Housing Fund for Project Area B's Affordable Housing Program.

The Agency's community enhancements activities will be channeled through the creation of specific design guidelines and improvement/enhancement programs such as streetscape plans and a façade improvement program. Specifically, the Agency non-housing activities will include the following:

- Formulate development program for the portion of the Northern Gateway activity node between Cargo Way and Evans Avenue.
- Formulate development program for the publicly-owned Town Center block within the Town Center activity node.
- Formulate development program for a home improvement district within the Oakinba (Bayshore Boulevard) activity node.
- Facilitate the creation of a development program for the Bayview Hunters Point Aging Campus and the Southeast Health Center expansion in the Health Center activity node.
- Implement the Third Street Streetscape Plan, including among other components, a façade improvement program for Third Street businesses.
- Implement the Innes Avenue Streetscape Plan for the northern route between U.S. Highway 101 and Hunters Point Shipyard.
- Initiate the streetscape plan for the southern route to Hunters Point Shipyard along an alignment to be determined through the Bayview Transportation Improvements Project.
- Initiate the Green Streets program for landscaping and other public enhancements in conjunction with the Model Block single-family rehabilitation program.
- Facilitate the creation of a Framework Open Space Program that sets forth policies for public open space in and adjacent to Project Area B.
- Facilitate the completion of the Bayview Connections urban open space project in the Town Center activity node.

2. Housing Projects and Activities

With respect to Agency housing activities, the Agency will implement an affordable housing program that will guide the Agency's affordable housing efforts within and outside of Project Area B, and coordinate these efforts with the Mayor's Office of Housing and the San Francisco Housing Authority. The Affordable Housing Program sets forth policies and implementation mechanisms, such as a model block single family rehabilitation program, to guide the production of affordable housing in Project Area A, Project Area B and the greater Bayview Hunters Point community, consistent with the City's Consolidated Housing Plan and the General Plan.

Refer to Section E.5 of this Implementation Plan for the specific housing activities to be funded over the five year Implementation Plan period.

Table 2, Projected Five Year Redevelopment Project Expenditures from Project Area B Tax Increment, provides cost estimates for each proposed program category over the five years.

Table 2
Projected Five Year Redevelopment Program Expenditures
FY 2006/07 to FY 2010/11

Redevelopment Program Category	Projected Expenditures
Non-Housing Programs	
<i>Community Enhancements</i> Implement streetscape plans for Third Street, Innes Avenue, and others as well as open space projects.	\$2,340,000
<i>Economic Development</i> Formulate development programs in several activity nodes including Town Center, Hunters Point Shoreline, Oakinba, and others.	\$1,560,000
Sub-Total Non-Housing Programs	\$3,900,000
Affordable Housing Programs <i>Rental/Multi-Family Housing</i> <i>Homeownership Programs</i>	\$3,900,000
Sub-Total Affordable Housing Programs	\$3,900,000^a
Total Projected Expenditures	\$7,800,000

a. The Agency will provide, from the Citywide Affordable Housing Fund, an additional \$38.8 million for the Affordable Housing Program in Project Area B.

Source: San Francisco Redevelopment Agency

Explanation of How the Five Year Redevelopment Program Will Eliminate Blighting Conditions in Project Area B

Implementation of the Redevelopment Plan and its objectives and completion of specific development projects will alleviate blighting conditions in Project Area B, and will facilitate private sector re-investment in the community. Table 3 shows the specific relationship of each proposed project to the elimination of blighting conditions and to the implementation of redevelopment plan objectives.

**Table 3
How the Five Year Implementation Program Will Alleviate Blighting Conditions
Project Area B**

	Redevelopment Program							
	Economic Development				Community Enhancement			
	Planning and Predevelopment	Site Preparation and Development	Economic Revitalization	Public Infrastructure and Facilities	Circulation	Public Open Space	Affordable Housing	
Deficient or Deteriorated Buildings	■	■	■	■			■	
Factors Inhibiting Proper Use of Building or Lots	■	■	■	■	■		■	
Incompatible Uses	■	■	■	■	■			
Depreciated Values/Impaired Investments	■	■	■	■			■	
Economic Indicators of Distressed Buildings or Lots	■	■	■	■			■	
Residential Overcrowding or Problem Businesses	■	■	■				■	
High Crime Rate	■		■	■	■		■	
Deficient Public Improvements^a				■	■		■	

a. Although not considered physical or economic blight under the CRL, the existence of deficient public improvements contributes to blighting conditions in the Added Area.

Source: San Francisco Redevelopment Agency

E. Explanation of How the Revenues, Goals, Objectives, Proposed Projects and Expenditures Will Satisfy CRL Housing Requirements

This chapter comprises the housing component of the Implementation Plan, summarizing the Agency's housing obligations pursuant to the legal requirements of the CRL and providing an overall framework for the Agency's Housing Program goals and expenditures. The Agency is guided by the 2004 Framework Housing Program, the City's adopted and certified Housing Element and the Consolidated Plan. The Agency intends to implement all relevant goals, policies, strategies and programs from the Housing Element and Consolidated Plan, as generally described in this chapter.

The Chapter is organized as follows:

1. Affordable Housing Fund
2. CRL Housing Fund Expenditures
3. Replacement Housing Requirement
4. Affordable Housing Production Plan
5. Housing Program
6. Compliance with Minimum Affordability Standards

1. Affordable Housing Fund

a. Housing Set-Aside

CRL Housing Set-Aside Requirements

CRL Section 33334.2, as amended in 1976 and 1984, requires at least 20 percent of all tax increment generated from any project area be used to increase and improve the community's supply of housing affordable to persons and families of very low-, low- and moderate-income ("affordable housing" or "affordable dwelling units"). Amendments to CRL in 2001 specify that affordable dwelling units must remain available at affordable housing cost to, and be occupied by, persons and families of very low-, low- and moderate-income for the longest feasible time, but not less than 55 years for rental units, and 45 years for owner-occupied units. Furthermore, the Housing Fund must be used to improve or increase the supply of housing affordable by persons and families of the specific income categories (see Subsection 2. below). Housing Fund assistance must be used to rehabilitate or create housing that is affordable by such income groups (collectively "affordable housing").

Agency Set-Aside Policy

The Agency has met or exceeded the minimum 20 percent tax increment set-aside requirements since 1989, the year that the Board of Supervisors first authorized the use of tax increment financing and the year that the Agency adopted a policy goal to use 50 percent of the total tax increment allocated to the Agency for Affordable Housing activities. On August 16, 2005, the Agency reaffirmed this policy by adoption of Resolution No. 134-2005, which states the Agency's intent to continue to use 50 percent of tax increment allocated to the Agency to increase, improve and preserve the supply of Affordable Housing. On average, during the period between the fiscal year ending on June 30, 2000 and the fiscal year ending on June 30, 2005, the Agency has budgeted over 39 percent of all tax increment receipts for affordable housing.

Project Area B Redevelopment Plan Set-Aside Requirements

Under the Redevelopment Plan, the Agency must use 50 percent of the tax increment revenue available for the Redevelopment Program for affordable housing over the term of the Redevelopment Plan. This amount will exceed the CRL requirement, as well as be a significant source of funding available for affordable housing development. The Agency will focus these funds on affordable housing development in Project Area B.

Agency's Estimated Five Year Housing Set-Aside

Over the five year Implementation Plan period ending June 30, 2011, the Agency plans to commit and utilize 50 percent of the tax increment allocated by the Board of Supervisors for the Redevelopment Program for the rehabilitation, replacement and construction of affordable housing. The Agency estimates allocating approximately \$3.9 million to the Housing Fund over the next five years. The Agency's estimated Housing Fund expenditures for the five years of the Implementation Plan period are \$42.7 million. The Agency intends to use \$38.81 million in funds from the Citywide Housing Fund for the five year affordable housing program. Thus, projected tax increment revenues will be sufficient to cover the Agency's planned expenditures for housing projects and activities over the next five years.

b. Income Levels and Affordable Housing Cost

CRL-Defined Income Levels

Under the CRL, Agencies are specifically required to expend their Housing Fund moneys to assist very low-, low- and moderate-income households, generally defined as the following.³

- Very Low: Incomes up to 50 percent of area median income (AMI), adjusted for family size.
- Low: Incomes from 50 percent up to 80 percent of area median income (AMI), adjusted for family size.
- Moderate: Incomes from 80 percent up to 120 percent of area median income (AMI), adjusted for family size.

Agency-Defined Income Levels

Within Project Area B, the maximum income eligibility will reflect the lower household incomes within the Bayview Hunters Point community and will therefore be fifty percent (50%) of AMI for rental units and one hundred percent (100%) of AMI for owner occupied units with a goal of achieving an average of eighty percent (80%) of AMI for owner occupied units.

³ The Health and Safety Code defines low and moderate income in Section 50093, low income in Section 50079.5, and very low income in Section 50105.

Table 4 shows the maximum income limits for each income level by household size to be used by the Agency, based on 2005 income limits published by the U.S. Department of Housing and Urban Development (HUD) for the San Francisco County area.

Table 4
2005 San Francisco County Maximum Incomes
by Income Category and Household Size
San Francisco Redevelopment Agency

Persons	1	2	3	4	5	6	7	8
Very Low (50% AMI)	\$33,250	\$38,000	\$42,750	\$47,500	\$51,300	\$55,100	\$58,900	\$62,700
Low (80% AMI)	\$53,200	\$60,800	\$68,400	\$76,000	\$82,100	\$88,150	\$94,250	\$100,300
Moderate (100% AMI)	\$66,500	\$76,000	\$85,500	\$95,000	\$102,600	\$110,200	\$117,800	\$125,400

Source: City of San Francisco and U.S. Department of Housing and Urban Development (HUD), 2005.

Developers of housing within Project Area B must use the following definition of “affordable to qualifying households” (as excerpted from the Redevelopment Plan):

(1) for rental units in an affordable housing project, the goal shall be to establish a rent that is affordable to households whose combined annual gross income for all members does not exceed fifty (50) percent of median income for the San Francisco Metropolitan Statistical Area, as calculated by the United States Department of Housing and Urban Development (HUD) and adjusted only for household size, and (2) for owned units in an affordable housing project, the goal shall be to establish an average maximum purchase price that is affordable to households whose combined annual gross income for all members does not exceed eighty (80) percent of median income for the San Francisco Metropolitan Statistical Area, as calculated by the United States Department of Housing and Urban Development (HUD) and adjusted only for household size, assuming an annual payment of all housing costs of 33 percent of the combined household annual net income, a five (5) percent down payment and available financing consistent with Agency standards.

CRL-Defined Affordable Housing Cost

Housing assisted by Housing Fund moneys must be available to low and moderate income households at an affordable housing cost in accordance with the CRL. These costs are presented in Table 5.

**Table 5
Affordable Housing Cost
San Francisco Redevelopment Agency**

Income Level	Rental Housing ^a		Ownership Housing	
	% Income Spent on Housing	% of Area Median Income (AMI)	% Income Spent on Housing	% of Area Median Income (AMI)
Very Low	30%	50%	30%	50%
Low	30%	60 %	30%	70% ^b
Moderate	30%	110%	35% ^c	110%

a. Rental housing costs include rent and utility allowance. Affordable housing costs are adjusted by number of persons in household.

b. The Agency may optionally require that housing cost not exceed 30% of the actual gross income of the household if the gross income of the lower income household is between 70% and 80% of Area Median Income.

c. But not less than 28 percent of actual income.

Source: CRL Section 50052.5.

Agency-Defined Affordable Housing Cost

The Agency will use the CRL affordable housing cost definitions in Table 5 as maximum income definitions.

2. CRL Housing Fund Expenditures

The affordable housing program funded through Housing Fund expenditures will be consistent with the stated goals and objectives of the City’s General Plan and Housing Element.

The CRL imposes Housing Fund expenditure requirements based on the proportion of unmet need for housing affordable to households of very low-, low- and moderate-income. Specifically, over the ten year compliance plan period, the Agency must spend funds in the Housing Fund in at least the same proportion as the number of units needed to house, moderate-, low- and very low-income persons and families, as determined in the City’s Housing Element. (Section 33334.4) The CRL also requires a minimum percentage of Housing Fund expenditures be spent over the ten year compliance period on non-age restricted housing. (Section 33490(a)(2)(A)(iii))

The Agency plans to target its Housing Fund for specific income groups and non-age restricted housing as required by the CRL. The Agency will make every effort to encourage the development of housing affordable to a variety of income levels and needs. By combining various funding sources, and in partnership and collaboration with others dedicated to the development of affordable housing, the Agency is confident it will be able to meet its affordable housing obligations over the life of the Redevelopment Plans.

a. Housing Fund Expenditures Targeted to Income Need

CRL Section 33334.4(a) requires the Agency to target Housing Fund monies over each ten year compliance period to assist housing affordable to low-income and very low-income households and to assist non-age restricted housing. This income targeting obligation must be met over the ten year compliance period, ending 2016.

Housing Fund monies must be used to assist housing for persons of very low and low-income in at least the same proportion to the total number of housing units needed for each of these income groups in the community as that proportion bears to the total number of units needed for very low-, low- and moderate-income groups within the community. The proportion is calculated based on the number of housing units needed for very low-income and low-income households divided by the total number of units needed for all three income levels within the community.⁴ This income targeting obligation must be met over the ten year compliance period.⁵

Utilizing the Association of Bay Area Governments' (ABAG) determination of San Francisco's share of regional housing needs, the Housing Element indicates that the citywide Affordable housing need from January 1999 to June 2006 is as contained in Table 6.

As Table 6 indicates, to help supply the City's regional fair share of housing, the Agency is required to expend Housing Fund moneys in the following proportions: at least 40 percent for units affordable to very low-income households, at least 16 percent for units affordable to low-income households, and no more than 43 percent on housing affordable to moderate-income households.

Table 6
ABAG Regional Fair Share Allocations 1999-2006
Affordable Housing Need by Income Category
City and County of San Francisco

Income Group and Relation to County Median Income	Total Housing Units Needed	Expenditure Percentage Need by Income Level
Very Low (0-50%)	5,244	At least 40%
Low Income (51-80%)	2,126	At least 16%
Moderate (81-120%)	5,639	No more than 43%
Total	13,009	100%

Source: ABAG Regional Housing Needs Determinations, City and County of San Francisco Housing Element, adopted May 13, 2004 by the Board of Supervisors.

Under the CRL, an agency is allowed to reduce its income targeting requirement if other locally controlled funding is producing newly constructed housing for the targeted incomes, so long as such units are produced without any agency assistance and their continued affordability is ensured through long term affordability covenants (45 years for owner occupied and 55 years for rental). An agency may adjust the income targeting proportion by subtracting from the need identified for each income category, the number of units for persons of that income category that are newly constructed over the duration of the implementation plan with other locally controlled government assistance. However, an agency cannot subtract units developed pursuant to a replacement housing obligation under federal or state law.

⁴ See CRL Section 33334.4.

⁵ The Agency's first compliance period will commence with the adoption of the Redevelopment Plan and extends through 2016.

(Section 33334.4(a)) Locally controlled means government assistance where the local government entity has discretion and authority to determine the recipient and the amount of assistance. (Section 33334.4) Examples of such funding are CDBG, HOME Investment Partnership Program, and fees received by a city pursuant to a city authorized program.

Agency Compliance with Targeting Based on Income Need

Over the ten year compliance period ending 2016, the Agency plans to target its Housing Fund expenditures to specific income groups based on its fair share of regional housing needs as determined by ABAG.

b. Housing Fund Expenditures Targeted Non-Age Restricted Housing

In addition to the requirement outlined above, a defined minimum percentage of Housing Fund moneys must be spent on housing available to all persons regardless of age. (Section 33334.4(b)) This minimum is equal to the percentage of San Francisco’s population under age 65, as reported in the most recent U.S. Census. The 2000 Census indicates that 86 percent of the City’s population is under 65 years of age. Refer to Table 7. Thus, the Agency must expend at least 86 percent of its funds on housing that does not impose age restrictions on residents. This targeting obligation must be met over the ten year compliance period, ending 2016.

**Table 7
Housing Fund Expenditures Requirement
Non-Age Restricted Housing**

Age Targeting	Population	Expenditure Percentage
Less than 65	670,321	86% minimum expenditures
65 and over	106,412	14% maximum expenditures
Total	776,733	100% total expenditures

Source: 2000 U.S. Census

Agency Compliance with Targeting to Non-Age Restricted Housing

The Agency plans to target Housing Fund expenditures to provide affordable housing that is not restricted by age. Specifically, at least 86 percent of Housing Fund moneys is planned to be spent on non-age restricted housing over ten year compliance period ending in 2016. The Agency will monitor its Housing Fund expenditures in conformance with the relative percentages of need relevant to age. The Agency anticipates it will meet its non-age restricted targeting requirements for the ten year compliance period ending in 2016.

c. Status Report on Targeting

As required by the CRL, Section 33490(a)(1)(c)(iv), the 2012 Five Year Implementation Plan will include, for the previous implementation plan period, the amounts of Housing Fund moneys utilized to assist units affordable to, and occupied by, extremely low-income households, very low-income households, and low-income households; the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without agency assistance and that are required to be affordable to, and occupied by, persons of low-, very low-, or extremely low-income for at least 55 years for rental housing or 45 years for homeownership housing, and the amount of Low and Moderate Income Housing Fund moneys utilized to non-age restricted housing units, and the number, location, and level of affordability of those units.

3. Replacement Housing Requirement

CRL Requirement

The replacement housing requirement applies to project areas established by redevelopment plans (or areas added by amendments) adopted on or after January 1, 1976. Thus, this requirement applies to Project Area B.

When residential units sheltering very low-, low- and moderate-income households are destroyed or removed, or are no longer affordable due to agency action or assistance, an agency must cause the replacement of the units within four years. Each replacement unit must include at least the same number of bedrooms as the units that were removed. The units may be replaced with fewer units if an equal or greater number of bedrooms are provided. (Section 33413) At least thirty days prior to acquiring property or adopting an agreement that will lead to the destruction or removal of low- and moderate-income housing units, an agency must adopt by resolution a Replacement Housing Plan that generally describes the location, timing and method by which replacement housing will be provided. (Section 33413.5)

Replacement units may be located anywhere within the territorial jurisdiction of the agency.⁶ (Section 33413(a)) An agency may either construct replacement housing, or assist with the development of replacement housing through agreements with housing developers.

An agency must give priority in renting or buying housing developed as part of a redevelopment project to households displaced by an agency regardless of whether the units are inside or outside of a project area. As of January 1, 2002, AB 637 an agency must maintain a list of displaced households who are to be given priority. An agency may establish rules to determine priority.

Section 33490(a)(4) of the CRL requires an implementation plan for a redevelopment project area that will end within six years to indicate whether it will be able to comply with the replacement housing requirements of Sections 33333.8 (added to the CRL in 2001 by the adoption of Senate Bill 211) and 33413(a). This requirement is not applicable to Project Area B Redevelopment Plan, as it will expire in 2036.

Agency Policy

The Agency's policies also require priority for newly rehabilitated and constructed Affordable Housing to be provided to residents who have been displaced by redevelopment activities in accordance with Agency rules and regulations.

Agency Compliance

Because the Agency does not expect the displacement of any households in Project Area B over the life of the Redevelopment Plan, it will not be obligated to plan to replace any units. In the event that the removal of housing were to become a necessity in the future, the Agency would make every effort to minimize the extent of relocation and all affected households would be eligible for the Agency's relocation program. Furthermore, the Agency would meet its replacement housing obligations.

⁶ For city agencies, replacement units can be located anywhere within the city, and for county agencies, replacement housing can be located anywhere within the unincorporated portion of the county.

4. Affordable Housing Production Plan

Redevelopment agencies administering project areas created by redevelopment plans adopted on or after January 1, 1976 and territory added to project areas by amendments adopted on or after January 1, 1976 must meet an affordable housing production requirement. As part of an implementation plan, an agency must adopt the Housing Production Plan, a plan showing how the agency intends to meet its affordable housing production requirements. The plan must be consistent with the community's housing element and must cover the following time periods:

- Production over the ten year compliance period (through 2016).
- Production through the life of the Redevelopment Plan (through 2036).

a. CRL Affordable Housing Production Requirements

CRL Section 33413(b) establishes the following affordable housing production requirements for any Post-1975 Redevelopment Project Area:

- At least 15% of all new and substantially rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than a redevelopment agency must be available at affordable housing to, and be occupied by, persons and families of low- or moderate-income; and
- At least 30% of Agency developed or built housing units be available at affordable housing to, and be occupied by, persons and families of low- or moderate- income; and 50% of such units must be available at affordable housing cost to, and be occupied by, persons and families of very low-income.

The Agency itself does not plan to directly develop any housing in Project Area B. Since it is not directly developing housing, the Agency does not have an affordable housing production requirement with respect to Agency-developed housing.

b. Agency's Affordable Housing Production Obligations

This Implementation Plan, as required by the CRL, includes the Housing Production Plan, which estimates the number of new and rehabilitated dwelling units to be produced in Project Area B and the number of units for very low-, low- and moderate-income households to be developed in order to meet CRL inclusionary housing requirements. The provision of very low, low and moderate income housing units conforms to the stated goals and objectives of the General Plan and Housing Element.

Agency Policy

The Agency's inclusionary housing requirement (originally adopted in 1990 and, as amended in 2002, the "Housing Participation Policy") requires that either 10 percent or 20 percent of dwelling units constructed on privately owned land in any redevelopment project area must be "Affordable Units" (defined as housing affordable by households whose annual income is no more than 60 percent of the AMI for rental units and no more than 100 percent of the AMI for ownership units).

In addition, whenever the Agency issues revenue bonds to finance housing developments by private developers, including nonprofit organizations, the Agency's practice is to require such development to provide the maximum feasible number of housing affordable by very-low and low-income housing for at least the initial term of the revenue bonds.

Project Area B Redevelopment Plan Requirement

Project Area B Redevelopment Plan requires the Agency to exceed the CRL requirements by making at least 25 percent of all new and substantially rehabilitated dwelling units developed within Project Area B by public or private entities or persons other than the Agency to be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income, as defined by the California Health and Safety Code. Furthermore, not less than 40 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income shall be available at affordable housing cost to, and occupied by, extremely low- and very low-income households.

c. Affordable Housing Production Plan

CRL Obligation for Non-Agency Developed Housing

Over Ten Year Compliance Period (through 2016)

Based upon the forecast of 1,920 housing units to be produced in Project Area B through 2016, the Agency will have an CRL obligation to ensure 288 units (15 percent) are affordable to very low-, low- and moderate-income households. Of these, 116 units (40 percent) must be available at affordable housing cost to very low-income households.

Over Life of Project Area B Redevelopment Plan

A total of 3,700 housing units are projected to be produced in Project Area B over the life of the Plan Amendment. Based upon these projections, the Agency will have a CRL obligation to ensure 555 units (15 percent) are affordable to very low-, low- and moderate-income households. Of these, 222 units (40 percent) must be available at affordable housing cost to very low-income households.

Projected Affordable Housing Production

Over Ten Year Compliance Period (through 2016)

The Agency forecasts that of the 1,920 projected housing units to be produced in Project Area B through 2016, approximately 484 units (or 25 percent of the 1,920) will be available to households of very low-, low- or moderate-income and 230 units (12 percent of the 1,920) will be affordable to households of very low-income. As shown in Table 8, the Agency will exceed the CRL obligation during the ten year compliance period (through 2016).

Over Life of Project Area B Redevelopment Plan

As presented in Table 8, the Agency projects that of the 3,700 housing units to be produced in Project Area B over the term of the Redevelopment Plan, 925 units (or 25 percent of the 3,700) will be affordable to households of very low-, low- and moderate-income and 449 units (12 percent of the 3,700) will be affordable to households of very low-income. Thus, the Agency will significantly exceed the CRL affordable housing production obligation.

Table 8
Housing Production, CRL Affordable Housing Obligation and Affordable Housing Production
San Francisco Redevelopment Agency

	Through 2016 ^a	Percent of Total Through 2016	Total over Life of Plan Amendment ^b	Percent of Total
Housing Production in Project Area B^c				
New Units	1,920		3,700	
Substantial Rehabilitation	0		0	
Total	1,920		3,700	
CRL Affordable Housing Obligation^d				
Very Low	116	6%	222	6%
Very Low, Low or Moderate	288	15%	555	15%
Affordable Housing Projected Production^e				
Very Low	230	12%	449	12%
Very Low, Low or Moderate	484	25%	925	25%
Affordable Production Surplus in Meeting CRL Requirements^f				
Very Low	114		227	
Very Low, Low or Moderate	196		370	

Note: Percentages may not add exactly due to rounding. CRL affordable housing production requirements are rounded up to the nearest whole unit.

- a. As required by CRL, total units over ten year compliance period (Section 33490(a)(2)(B)).
- b. As required by the CRL, total units over the life of the Redevelopment Plan (Section 33490(a)(2)(B)).
- c. Total units produced in Project Area B during the specified time period.
- d. Number of affordable units required based on units produced. CRL affordable housing production obligation for non-Agency developed housing requires 15% of total units to be available at affordable cost. Of those units, CRL requires at least 40% to be affordable to very low income households (6% of the total units). Agency developed housing has higher inclusionary requirements, however, the Agency has not, and does not anticipate, directly developing units.
- e. Number of units projected to be produced to meet or exceed the CRL affordable housing production obligation.
- f. Remaining affordable surplus in meeting CRL obligation.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

5. Housing Program

a. Housing Program Requirement

Agencies are required to prepare a Housing Program with estimates of the number of new, rehabilitated or price restricted affordable housing units to be assisted during each of the five years. The Housing Program must also include estimates of expenditures of moneys from the Housing Fund during each of the five years. Finally, it must include a description of how the Agency will implement the expenditure requirements over the ten year compliance period.

b. Housing Program

This section serves as the Agency's Housing Program for the Five Year Implementation Plan period.

Housing Program Goals, Objectives and Activities

During the five year Implementation Plan period, the Agency will concentrate on housing activities that are most applicable to the Agency's goals and objectives. In developing its affordable Housing Program, the Agency has been guided by the goals and objectives of the Framework Housing Plan, as well as the City's Housing Element of the General Plan and Consolidated Plan, incorporated into this Implementation Plan by this reference. Through its affordable housing activities, the Agency will support and advance the overall Housing Element programs as well as contribute to the implementation of the policies and strategies identified in the City's Consolidated Plan.

The Framework Housing Program objectives include:

- Preserve the existing housing stock.
- Promote residential occupancy by Project Area residents.
- Maintain the existing balance between ownership and rental housing.
- Enhance and improve existing neighborhoods through the rehabilitation of existing housing and enforcing blight ordinances.
- Promote sensitive and complementary infill development in established neighborhoods.
- Promote residential mixed use development in appropriate locations.
- Require new residential and residential mixed use developments "fit" into Bayview Hunters Point through well-planned urban design and contextual architecture.
- Improve the coordination and provision of housing assistance and affordable housing for community seniors.

The Agency will make every effort to encourage the preservation and development of housing affordable to a variety of income levels combining various funding sources, and partnering and collaborating with other entities dedicated to the preservation and development of affordable housing, the Agency is confident it will be able to meet its affordable housing production obligations and expenditure requirements within the ten year compliance period, as well as over the life of the Redevelopment Plan.

The Agency recognizes the important role of the Housing Program and its activities in its overall Redevelopment Program. Consequently, the proposed Housing Program should be viewed not simply as the means of implementing the Agency's stated goals and objectives related to affordable housing, but as a key element in its overall blight alleviation revitalization efforts. The Agency housing activities over the five year Implementation Plan period will include the following:

- Complete construction of very low-income senior housing at 4601 Third Street,
- Complete the construction of mixed-use/affordable housing at 4800 Third Street,
- Complete the construction of mixed-use/affordable housing at 5600 Third Street,
- Complete acquisition of one-to-two development opportunity sites along Third Street for mixed-use/affordable housing,
- Initiate predevelopment activities for the additional development opportunity sites along Third Street,
- Complete the pilot block of the Model Block single-family rehabilitation program, and
- Initiate additional blocks of the Model Block single-family rehabilitation program.

Proposed Housing Expenditures

The primary funding source for the Agency's affordable housing activities during the five year Implementation Plan period will be funding from the Citywide Housing Fund estimated to be \$38.8 million. A secondary funding source will be tax increment generated by Project Area B. Other funding sources may be discretionary advances by the Agency from non-housing funds, CDBG, HOME and other funds.

The Agency plans to deposit funds from Project Area B into the Housing Fund. Based on the Agency's projections, the Agency estimates that the total five year deposit of tax increment revenue into the Housing Fund will be \$3.9 million between FY 2006/07 and FY 2010/11, as shown in Table 1. The Agency plans to use all of its available Housing Fund revenues in the next five years.

The Agency will expend moneys from the Housing Fund over the next five years on the activities described above. The Agency will use these revenues to leverage other funding sources devoted to the provision of affordable housing to maximize the number of affordable units that can be developed or substantially rehabilitated. These other funding sources include CDBG and HOME Investment Partnership funds from HUD, CalHFA, HCD program, and Low income Housing Tax Credit equity funds. Any other loans, grants or financial assistance from any other public or private source may be utilized if available. The Agency also plans to leverage funds through other affordable housing programs.

It should be noted, however, that several factors may result in expenditures and unit production for given years being either less than or greater than what is projected. These factors include the timing of the development process, the levels of Housing Fund revenue and other public assistance, the need to amass sufficient funds for an efficiently-sized development, and development opportunities.

Housing Fund Assisted Affordable Housing Production

The Agency expects to take advantage of various opportunities as they are presented and to initiate actions as necessary, consistent with the CRL and the City's Housing Element, to preserve and facilitate the development of housing affordable to households whose basic needs are not met by the private housing market.

As discussed above, the Agency has undertaken to augment the available amount by allocating funds in prior years from the Citywide Affordable Housing Fund to initiate development of mixed-use/affordable housing projects at 4800 and 5600 Third Street and a senior housing project at 4601 Third Street as follows:

- 119 affordable senior apartments 5600 Third Street
- 111 affordable non-age restricted townhomes 5600 Third Street
- 18 affordable non-age restricted condominiums 4800 Third Street
- 50 affordable senior apartments 4601 Third Street

Table 9 presents the housing units to be assisted by the Housing Fund over the five year Implementation Plan period. In summary, from FY 2006/07 through 2010/11, the Agency plans to assist 618 affordable units.

Please note that the number of affordable housing units in Table 9 does not correspond to the number of affordable housing units in Table 8. Table 8, which addresses housing production and affordable housing obligations and production, presents affordable housing units produced with and without Agency assistance. These estimates are completed units. Table 9, which addresses Housing Fund expenditure requirements, includes affordable housing units to be produced with Agency assistance (and the units may not as yet be completed).

6. Compliance with Minimum Affordability Standards

CRL Section 33334.2 requires affordable dwelling units to remain available at affordable housing cost to, and be occupied by, persons and families of very low-, low- or moderate-income for the longest feasible time, but not less than 55 years for rental units, and not less than 45 years for owner-occupied units. The Agency requires all housing developments receiving Housing Fund assistance and Agency issued bond financing to comply with such requirements and will continue to comply with such minimum requirements. The Agency will negotiate required affordability terms beyond the CRL's minimum requirements, whenever feasible.

Table 9
Affordable Housing to be Assisted with Agency Assistance/Housing Fund Expenditures
FY 2006/07 to FY 2010/2011
(Future Dollars)

Affordable Housing Program	Number of Units by Targeting ^a		Housing Fund Expenditures					Total
	Price Restricted	Age Restricted	FY 2006/07 ^c	FY 2007/08 ^c	FY 2008/09	FY 2009/10	FY 2010/11	
New Construction-Owner Occupied Units								
Projects and Activities								
5600 Third Street	119	0	\$ 16,040,000	\$ 8,020,000	\$ -	\$ -	\$ -	\$ 24,060,000
4800 Third Street	18	0	\$ 1,290,000	\$ 2,580,000	\$ -	\$ -	\$ -	\$ 3,870,000
Future Projects ^b	80	0	\$ -	\$ -	\$ 140,000	\$ 190,000	\$ 240,000	\$ 570,000
Subtotal - New Construction-Owner Occupied Units	217	0	\$ 17,330,000	\$ 10,600,000	\$ 140,000	\$ 190,000	\$ 240,000	\$ 28,500,000
New Construction-Rental Housing								
Projects and Activities								
4601 Third Street	50	50	\$ 1,240,000	\$ 2,470,000	\$ -	\$ -	\$ -	\$ 3,710,000
5600 Third Street	111	111	\$ 2,590,000	\$ 5,140,000	\$ -	\$ -	\$ -	\$ 7,730,000
Future Projects ^b	240	0	\$ -	\$ -	\$ 690,000	\$ 920,000	\$ 1,170,000	\$ 2,780,000
Subtotal - New Construction-Rental Housing Units	401	161	\$ 3,830,000	\$ 7,610,000	\$ 690,000	\$ 920,000	\$ 1,170,000	\$ 14,220,000
Total	618	161	\$ 21,160,000^d	\$ 18,200,000^e	\$ 830,000	\$ 1,110,000	\$ 1,410,000	\$ 42,710,000

a. The total number of housing units assisted with Housing Fund monies, as shown in this table, differs from the number of housing units counted toward the affordable housing production requirement, as shown in Table IV-5. Table IV-5 includes affordable housing produced with and without Housing Fund assistance. This table shows units assisted, not necessarily completed. All of the Housing Fund assisted units must have affordability covenants of at least 45 years for ownership and 55 years for rental units.

b. Unit and expenditure figures are estimates and subject to change.

c. The Agency is using existing Citywide Housing Fund monies to start its affordable housing activities in Project Area B.

d. The FY 2006/07 Housing Fund expenditure of \$21,160,000 includes funds only from the Citywide Housing Fund.

e. The FY 2007/08 Housing Fund expenditure of \$18,200,000 includes \$550,000 of projected tax increment funds generated from Project Area B and \$17,650,000 of Citywide Housing Fund dollars.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Appendix H:
Relocation Plan,
Business Occupant Re-Entry Preference Program and
Rules for Owner Participation

WORKING DRAFT

**RELOCATION PLAN
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**



SAN FRANCISCO REDEVELOPMENT AGENCY
1 South Van Ness Avenue
San Francisco, California 94103

Resolution No. XXXXXX
Adopted XXXXXXXX 2006

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I. INTRODUCTION

California public agencies that displace residents and businesses, including non-profit organizations, from real property as a consequence of acquiring property or through other displacing activities, such as demolition or renovation, are required to provide such “Displaced Persons” with relocation assistance and benefits in accordance with applicable Federal, State and local regulations, such as rules and regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”), the California Relocation Assistance Act of 1970 (“CRA”), and the rules and regulations adopted by the State of California’s Department of Housing and Community Development (“HCD”), each as amended from time to time.

The Redevelopment Agency of the City and County of San Francisco (the “Agency”) may acquire property in Project Area B for the purpose of effecting redevelopment. Although the Agency does not anticipate that redevelopment activity will result in any displacement of persons or businesses, the Agency is required by law to develop and adopt this Relocation Plan. Pursuant to Section 33411 *et seq.* of the Community Redevelopment Law, the Agency Commission adopted this Relocation Plan to govern the relocation of Displaced Persons in the Bayview Hunters Point Redevelopment Project Area..

II. PROPERTY ACQUISITION

The Bayview Hunters Point Redevelopment Plan “Redevelopment Plan” authorizes the Agency to acquire property within Project Area B for the purposes described in the Redevelopment Plan. In all instances where the Agency desires to acquire property, the Agency will first attempt to reach a negotiated agreement with the property owner in accordance with the property acquisition procedures contained in state law. These procedures include the following:

1. The Agency will determine the fair market value of the property, based on preparation of an independent appraisal.
2. The Agency will provide the property owner with a written offer to acquire the property for the fair market value of such property as determined by the appraisal.
3. The Agency will also negotiate with the property owner on the terms of a purchase and sale agreement.

If a negotiated agreement with the property owner is reached, the Agency will also comply with the relocation requirements of applicable law, if such acquisition will result in displacement of occupants.

If a negotiated agreement cannot be reached, the Agency may consider the use of eminent domain, subject to the prohibitions and limitations on the use of eminent domain contained in the Redevelopment Plan, which are as follows:

1.4.5 Prohibitions and Limitations on Use of Eminent Domain

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Under no circumstances, shall the Agency acquire, through its use of eminent domain, real property in Project Area A because this power expired in 1981.

The Agency may exercise the power of eminent domain only if the Agency complies with state law including, but not limited to, the requirement in Section 1245.230 of the Code of Civil Procedure to adopt a resolution of necessity finding that acquisition of such property through eminent domain is in the public interest, and necessary to carry out the Redevelopment Plan. In addition, the use of eminent domain shall be subject to the following limitations and prohibitions:

- The Agency shall not acquire, through the use of eminent domain, real property in a Residential (R) District, as defined by the Planning Code (“R” zone), in Project Area B.
- The Agency shall not use eminent domain to acquire publicly owned property including without limitation, property owned by the San Francisco Housing Authority.
- Eminent domain proceedings, if used in Project Area B, must be commenced within twelve (12) years from the Effective Date. This time limitations may be extended only by amendment of this Redevelopment Plan, as adopted and approved by the Board of Supervisors and the Agency Commission, following a community process.
- The Agency shall not use eminent domain to acquire property without first seeking a recommendation from the PAC or appointed citizens advisory committee. The Agency hereby expresses its commitment to maintain a PAC or an appointed citizens advisory committee for twelve (12) years or for as long as the Agency retains the power of eminent domain.
- The Agency shall not acquire real property in Project Area B to be retained by an owner pursuant to an Owner Participation Agreement, unless the owner fails to perform under that agreement and as a result the Agency exercises its reverter rights, if any; or successfully prosecutes a condemnation or eminent domain action.
- The Agency shall use eminent domain on a parcel not zoned “R” (Residential) only as a last resort after the property owner has failed, after reasonable notice, to correct one or more of the following conditions:
 - The property contains an unreinforced masonry building (UMB) that has not been seismically retrofitted by the date required by City ordinance.
 - The property contains a building in which it is unsafe or unhealthy for persons to live or work as determined by the Department of Building

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Inspection, after failure to comply with an order of abatement of such conditions pursuant to Section 102 of the Building Code.

- The property contains uses that pose a threat to the public's safety and welfare as formally determined through major citations by the appropriate City agencies or departments, including, but not limited to the San Francisco Police Department, San Francisco Fire Department, San Francisco City Attorney's Office, San Francisco District Attorney's Office, San Francisco Department of Public Health, San Francisco Department of Building Inspection, and San Francisco Planning Department.
- A parcel that is vacant, used solely as a surface parking lot (not accessory to another use), or contains a vacant or substantially vacant (approximately 75% or more of the rentable area) building(s) and the owner has no active plans for a new use or development.
- Under-utilization of a property of irregular form and shape, and of inadequate size that substantially hinders its economically viable uses for development consistent with this Redevelopment Plan.

If the Agency acquires property by eminent domain, then the Agency will also comply with the relocation requirements of applicable law, if such acquisition will result in displacement of occupants.

III. RELOCATION METHOD

In all instances where displacement of existing occupants may result from property acquisition by the Agency or as a result of Agency assisted redevelopment, the Agency will carry out or supervise relocation activities and the provision of relocation benefits in accordance with state law, or federal law where acquisition or redevelopment is financed with federal funds. The Agency will also comply with the relocation and replacement housing requirements of the Community Redevelopment Law.

In most instances, state law and the guidelines adopted by HCD ("HCD Guidelines") govern the applicable relocation assistance requirements. Pursuant to Resolution No. 78-93, the Agency has adopted the HCD Guidelines as the Agency's Relocation Assistance Rules, which also provide that a grievance may be filed from relocation determinations to the Relocation Appeals Board established pursuant to Chapter 24B of the City's Administrative Code.

Where federal funding is provided for a development, eligible residential occupants who will be displaced by such development may be entitled to receive relocation assistance pursuant to federal law. In such instance, the Agency will comply with the requirements of either state or

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federal law that provide the greater benefits to eligible residential occupants who will be displaced.

Prior to displacement, the Agency will require preparation of a site-specific relocation plan. Such relocation plan will be prepared as soon as practicable after negotiations are initiated by the Agency to acquire the property or when the Agency authorizes a loan or grant of Agency funds for the development of a site. If less than sixteen households will be displaced, the Agency may utilize the Model Relocation Plan developed by HCD. In all instances, no residential household^[AQPI] entitled to relocation benefits shall be displaced until a suitable and comparable dwelling unit has been made available to such household.

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**BUSINESS OCCUPANT
RE-ENTRY PREFERENCE PROGRAM
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**



SAN FRANCISCO REDEVELOPMENT AGENCY

1 South Van Ness Avenue
San Francisco, California 94103

Resolution No. XXX-XX
Adopted XXX XX, 2006

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I. INTRODUCTION

This **Business Occupant Re-entry Preference Program** (“Program”) establishes the rules for business occupant re-entry pursuant to the Community Redevelopment Law of the State of California and the Bayview Hunters Point Redevelopment Plan. The rules set forth procedures extending reasonable preference to persons who are engaged in business in Project Area B of the Bayview Hunters Point Redevelopment Project Area to reenter the redeveloped area if they otherwise meet the requirements prescribed by the Redevelopment Plan.

II. PROGRAM DURATION

The Redevelopment Plan will be administered and implemented by the Redevelopment Agency of the City and County of San Francisco (“Agency”). When the Redevelopment Plan is fully implemented and completed, the Agency Commission shall adopt an appropriate resolution so stating. The date of said Agency resolution shall establish the date that the Redevelopment Project Area is closed (“Project Area Closing”). Up to Project Area Closing, the Agency will administer the Program to provide preferences for business occupant re-entry into Project Area B.

III. ELIGIBILITY FOR PREFERENCE

A. Business Certificate

A business which occupies real property in Project Area B (“Business”) which property is acquired or leased by the Agency after the effective date of the Redevelopment Plan will be eligible for preference in re-establishment in Project Area B through the rental of property for the purposes of engaging in business; provided however, the Business meets the specified eligibility requirements herein, and provided further, the Business meets the requirements prescribed in the Redevelopment Plan. Eligibility must be established before Project Area Closing and is evidenced by a Business Certificate issued by the Agency.

B. Business Certificate Eligibility

In order to be eligible for a Business Certificate, the Business must have been engaged in business in a building in Project Area B at the time it was displaced by Agency acquisition, lease or other displacing activity. A Business Certificate is valid up to the date of Project Area Closing.

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IV. LIMIT ON NUMBER OF CERTIFICATES

Businesses owned by more than one person or entity, regardless of legal structure or continuing existence, shall be entitled to only one Business Certificate.

V. USE OF CERTIFICATES

- A.** A Business Certificate may only be used once.
- B.** In the case of rental, “Used” means exchanged for the issuance of a lease or other instrument of tenancy with the Agency or in an Agency assisted project.
- C.** In the case of a purchase, “Used” means exchanged for a deed to property from the Agency or Agency assisted developer after the closing of escrow.
- D.** “Certificate Holder” means a person or entity to whom or which a Business Certificate has been issued.
- E.** A partnership or corporation in which a Certificate Holder has an ownership interest, may use such certificate in the purchase or lease of property provided:
 - 1.** The Certificate Holder owns fifty-one percent (51%) or more of the partnership or corporation. If two or more Certificate Holders have an ownership interest in the partnership or corporation, the total percentages of ownership held by all the certificate holders must be at least 51%. In the event that such partnership or corporation uses the certificates, each Certificate Holder, regardless of percentage of ownership, shall be deemed to have exercised his or her certificate.
 - 2.** Said fifty-one percent (51%) or more ownership interest was not funded by a loan from the partnership, corporation, or any member or shareholder thereof and the Certificate Holder so declares in writing under penalty of perjury if required by the Agency.
 - 3.** The Certificate Holder signs a non-collusion affidavit if required by the Agency.
 - 4.** No sale of the Certificate Holder’s interest in the partnership or corporation is contemplated at the time the Business Certificate is used and the Certificate Holder so declares in writing under penalty of perjury if required by the Agency.

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5. No sale of Certificate Holder's interest in the partnership or corporation is made until after Agency certifies completion of new improvements and/or rehabilitation.
6. If it is determined by the Agency that any of the foregoing conditions have been violated, the Agency at its option may: (a) declare the transaction null and void from its inception and secure reconveyance of the property; and/or (b) recover any difference in value between the market price of the property or the highest offer for the property from a non-Certificate Holder (whichever is higher), and the price paid for the property if the price paid was less due to the operations of the Business Certificate; and/or (c) exercise any other remedy it may have in law or equity.

VI. PRIORITY OF CERTIFICATES

For property rentals that meet the requirements of the Redevelopment Plan, a Business Certificate entitles the Certificate Holder to a preferential consideration only; the property owner or lessee will make all selection decisions on business mix, rental rates and terms and conditions. Certificate Holders must be able to demonstrate the financial ability to re-enter in business within Project Area B.

VII. EXCEPTIONS TO PREFERENCE

When the Agency authorizes a special disposition method for a particular real estate offering, which does not give priority to Certificate Holders, the special disposition offering shall so state. However, Certificate Holders or persons eligible for a Business Certificate who respond to and are successful in a special disposition offering, either individually, jointly, or as members of a partnership or corporation, will be deemed to have exercised their Business Certificate if they hold the minimum percentage of ownership specified in the special disposition.

VIII. APPLICATION FOR BUSINESS CERTIFICATES

Business Certificates will only be issued upon application to the Agency in accordance with this Program. A Business Certificate is not transferable voluntarily, by inheritance, by operation of law, or otherwise. A Business Certificate applicant is not entitled to Business Certificate priorities until a Business Certificate has been issued. When a Business Certificate is required for preference and Agency records cannot establish proof of eligibility, the burden shall be upon the applicant to supply the Agency with necessary documentation.

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When a Business Certificate is to be used for priority in preferential real estate offerings, eligibility for the Business Certificate must be established and a Business Certificate issued prior to the bid opening or the specified deadline for the development proposal.

IX. AMENDMENTS TO PROGRAM

This Program may be amended from time to time by the Agency.

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**RULES FOR OWNER PARTICIPATION
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**



SAN FRANCISCO REDEVELOPMENT AGENCY

1 South Van Ness Avenue
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Resolution No. XXXXXX
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WORKING DRAFT**I. INTRODUCTION**

In accordance with the Bayview Hunters Point Redevelopment Plan (“Redevelopment Plan”) and the Community Redevelopment Law of the State of California, persons who are owners of real property in Project Area B of the Bayview Hunters Point Redevelopment Project Area shall be given a reasonable opportunity to participate in redevelopment by: (a) retaining all or a portion of their properties and using, developing or improving such property for use in accordance with the Redevelopment Plan; (b) acquiring adjacent or other properties within Project Area B and developing or improving such property for use in accordance with the Redevelopment Plan; or (c) selling their properties to the Redevelopment Agency of the City and County of San Francisco (“Agency”) and purchasing other properties in Project Area B.

In order to provide opportunities to owners to participate in the redevelopment of Project Area B, the Agency has promulgated the **Rules for Owner Participation** contained herein.

II. QUALIFICATION AS AN OWNER PARTICIPANT

Participation of an owner is voluntary. The opportunity for owner participation is extended to all owners of real property in Project Area B. This opportunity is made available with the intent that qualified property owners redevelop their property in conformity with the Redevelopment Plan. The determination of whether a particular property owner qualifies for the opportunity to participate will be governed by the application of the following rules:

- A.** An Owner Participation Agreement (“OPA”) shall obligate the owner, his or her heirs, successors and assigns, and tenants to devote the property to the uses specified in the Redevelopment Plan, abide by all the provisions and conditions of the Redevelopment Plan for the period of time that the Redevelopment Plan is in force and effect, and comply with all the provisions of the OPA according to its terms duration and effect.
- B.** An owner of real property in Project Area B shall be entitled to participate under these Rules, provided that (1) the opportunity to participate will extend only to the real property owned by the particular owner and not to any other real property in Project Area B; and (2) the opportunity to participate will be available only to an owner of the entire fee simple absolute title to the particular parcel of real property. Where real property is owned by more than one person, all holders of any interest must agree to participate in accordance with the Rules set forth herein. Failure to so agree shall constitute a refusal to participate in the redevelopment of Project Area B.

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- C. Certain individual parcels of real property in Project Area B may be aggregated to form parcels of adequate size and shape to accomplish the purposes of, and conform to, the Redevelopment Plan. These aggregation parcels may include different land uses. Parcels to be aggregated will be determined by the Agency Commission after a notice public hearing. Where different owners hold such individual parcels, all owners of real property, which must be so aggregated, must agree and consent to aggregate their individual parcels and participate jointly. Failure to so agree shall constitute refusal to participate in the redevelopment of Project Area B.

Under the Community Redevelopment Law, the Agency has the authority to acquire real property in Project Area B for redevelopment in conformity with, and under the limitations of, the Redevelopment Plan.

III. GENERAL REQUIREMENTS FOR OWNER PARTICIPATION**A. Participation Agreements**

The Agency contemplates that, in most cases, owners will develop their property in accordance with the Redevelopment Plan, the Planning Code of the City and County of San Francisco and applicable Design Guidelines, and that OPAs may not be necessary for those properties.

The Agency may require as a condition to participation in redevelopment that each participant enter into a binding OPA with the Agency by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with the Redevelopment Plan, the Planning Code and applicable Design Guidelines, and to be subject to the OPA provisions.

Each OPA will contain such provisions as are necessary to ensure that the proposal for owner participation will be carried out and that the property involved will be held, developed and used subject to and in conformity with the Redevelopment Plan.

OPAs shall be effective only after approval by the Agency Commission and execution by the Executive Director. The OPA shall be recorded with the San Francisco County Recorder's Office.

Whether or not a participant enters into an OPA with the Agency, all provisions of the Redevelopment Plan are applicable to all public and private property in Project Area B as provided for in the Redevelopment Plan.

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In the event that a participant fails or refuses to rehabilitate, develop, use and maintain its real property pursuant to the OPA, the real property or any interest therein may be acquired by the Agency subject to the prohibitions and limitations contained in the Redevelopment Plan.

B. Conforming Owners

The Agency may determine in its sole and absolute discretion, that certain real property within Project Area B presently meets the requirements of the Redevelopment Plan, and the owner of such property will be permitted to remain as a conforming owner without an OPA with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of the Redevelopment Plan.

However, a conforming owner may be required by the Agency to enter into an OPA with the Agency in the event that such owner desires to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional contiguous property within Project Area B.

C. Rehabilitation Standards and Design Guidelines

Any structure, which remains in Project Area B and is rehabilitated, must be in conformance with minimum property standards for rehabilitation as determined by the Planning Code^[AQPI]. Any property that is newly developed must be in conformance with the Redevelopment Plan, the Planning Code and applicable Design Guidelines.

D. Factors Affecting Owner Participation

Owner participation will be subject to and limited by such factors as the nature, condition and use of existing improvements, construction of new public facilities, infrastructure and open space improvements, and the ability of owners to finance acquisition and development or rehabilitation of said improvements on a fair share basis.

IV. AMENDMENT OF RULES

These rules may be modified or amended from time to time by the Agency Commission at any regular or duly called special meeting, provided, however, that no such amendment shall retroactively impair the rights of owners who have executed OPAs with the Agency in reliance upon these rules as presently constituted.

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Appendix I:
Amended Preliminary Plan 1996

AMENDED PRELIMINARY PLAN

**SOUTH BAYSHORE REDEVELOPMENT
PROJECT AREA**

**(AMENDED PRELIMINARY PLAN FOR THE HUNTERS POINT
REDEVELOPMENT PROJECT TO INCLUDE THE
SOUTH BAYSHORE SURVEY AREA)**

December 12, 1996

AMENDED PRELIMINARY PLAN Hunters Point Redevelopment Project

This Amended Preliminary Plan for the Hunters Point Redevelopment Project ("Amended Preliminary Plan") is made pursuant to Sections 33322, 33323 and 33324 of the California Health and Safety Code, a part of the California Community Redevelopment Law and amends and restates in its entirety the Preliminary Plan for the Hunters Point Redevelopment Project dated February 29, 1968, as necessary to reflect the addition of new territory (the area within the South Bayshore Survey Area) to the Project Area. It is anticipated that the project area will be renamed.

A. Boundaries of the Amended Project Area

The amended boundaries of the Hunters Point Redevelopment Project herein referred to as the "Amended Project Area" are shown on the attached map (FIGURE 1). The amended boundaries include the existing Hunters Point Redevelopment Project Area and the South Bayshore Survey Area. Specific legal boundaries are described in Exhibit A.

B. General Statement

This Amended Preliminary Plan is a general statement of land uses, layout of principal streets, population densities, building intensities, and standards that will serve as the basis for redevelopment of the amended project area.

1. GENERAL LAND USES

The land uses proposed as a basis for redevelopment are:

- Heavy Industrial
- Light Industrial
- Research and Development
- Office
- Retail
- Mixed Use / Neighborhood Commercial
- Cultural and Institutional
- Low Density Residential (14 to 29 units / acre)
- Medium Density Residential (30 to 54 units / acre)
- Parks, Recreation Areas and Open Space

2. LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Amended Project Area, it is proposed that, in general, the layout of principal streets be as shown on the map of the Amended Project Area (Figure 1). Existing streets within the Amended Project Area may be closed, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

3. POPULATION DENSITY AND BUILDING INTENSITY

The following standards will govern development in the amended project area:

- Population Density: Up to 75 persons per acre in the South Bayshore Survey Area.

- Building Intensity: Floor Area Ratios (FARs) ranging from .01:1.0 to 4.0:1.0 in the South Bayshore Survey Area.

4. DEVELOPMENT STANDARDS

Design for new development in this amended project area shall take into consideration the surrounding physical environment, the site topography and the existing urban development in the southeast sector of the City.

Development within the boundaries of the original Hunters Point Redevelopment Project Area shall be in accordance with provisions provided in the Hunters Point Redevelopment Plan adopted by Ordinance No. 25-69 on January 20, 1969 and amended by Ordinance No. 280-70 on August 24, 1970; by Ordinance No. 475-86 on December 1, 1986; and by Ordinance No. 417-94 on December 12, 1994.

C. Attainment of Purposes of State Law

The proposed redevelopment will attain the purposes of the California Community Redevelopment Law for the following reasons:

The purposes of the California Community Redevelopment Law would be attained by the proposed redevelopment through: (1) the elimination of blighting influences and the correction of environmental deficiencies, including, among others, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys and inadequate or deteriorated public improvements, facilities and utilities; (2) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the strengthening of retail and other commercial functions in the Project Area; (6) the strengthening of the economic base of the Project Area by installation of needed site improvements to stimulate new commercial/light industrial expansion; (7) the expansion of employment opportunities; (8) the provision of an environment for social and economic growth; and (9) the expansion and improvement of housing for low- and moderate-income persons.

Eminent domain will not be exercised against existing properties that are exclusively residentially zoned and developed within the expanded territory for the life of the Project Area, and in no case less than 40 years after plan adoption.

D. Consistency with the General Plan

CONSISTENCY WITH SAN FRANCISCO GENERAL PLAN

1. The proposed redevelopment is consistent with the objectives and policies of the South Bayshore Area Plan, adopted July 20, 1995, and is otherwise consistent with the the San Francisco General Plan and all other applicable codes.
2. It is the intention of the San Francisco Redevelopment Agency and the Planning Department to negotiate a cooperative agreement which will delineate the respective agencies' role in the implementation of the Redevelopment Plan, including, but not limited to, design review of development projects to insure their conformity with the General Plan.

E. General Impacts

The redevelopment of the amended project area will improve the broader South Bayshore community, by invigorating its residential, institutional and economic development. For instance, it is anticipated that a significant percentage of both the jobs and residential units will directly benefit people who are currently residents of the South Bayshore community. It is anticipated that the amended Redevelopment Plan will include provisions for in-fill development along the Third Street Corridor and within various vacant residential and industrial sites, and for potential commercial development at Candlestick Park. The residential redevelopment within the original Hunters Point Redevelopment Project Area will also be completed. These social, cultural and economic benefits, however, will arrive with some temporary visual impacts, vehicular traffic and noise, and other environmental impacts on the surrounding community.

A detailed listing of improvements will be included as part of the amended Final Redevelopment Plan.

Exhibit "A"

AMENDED PROJECT AREA BOUNDARIES

AMENDED HUNTERS POINT REDEVELOPMENT PROJECT AREA - BOUNDARY DESCRIPTION:

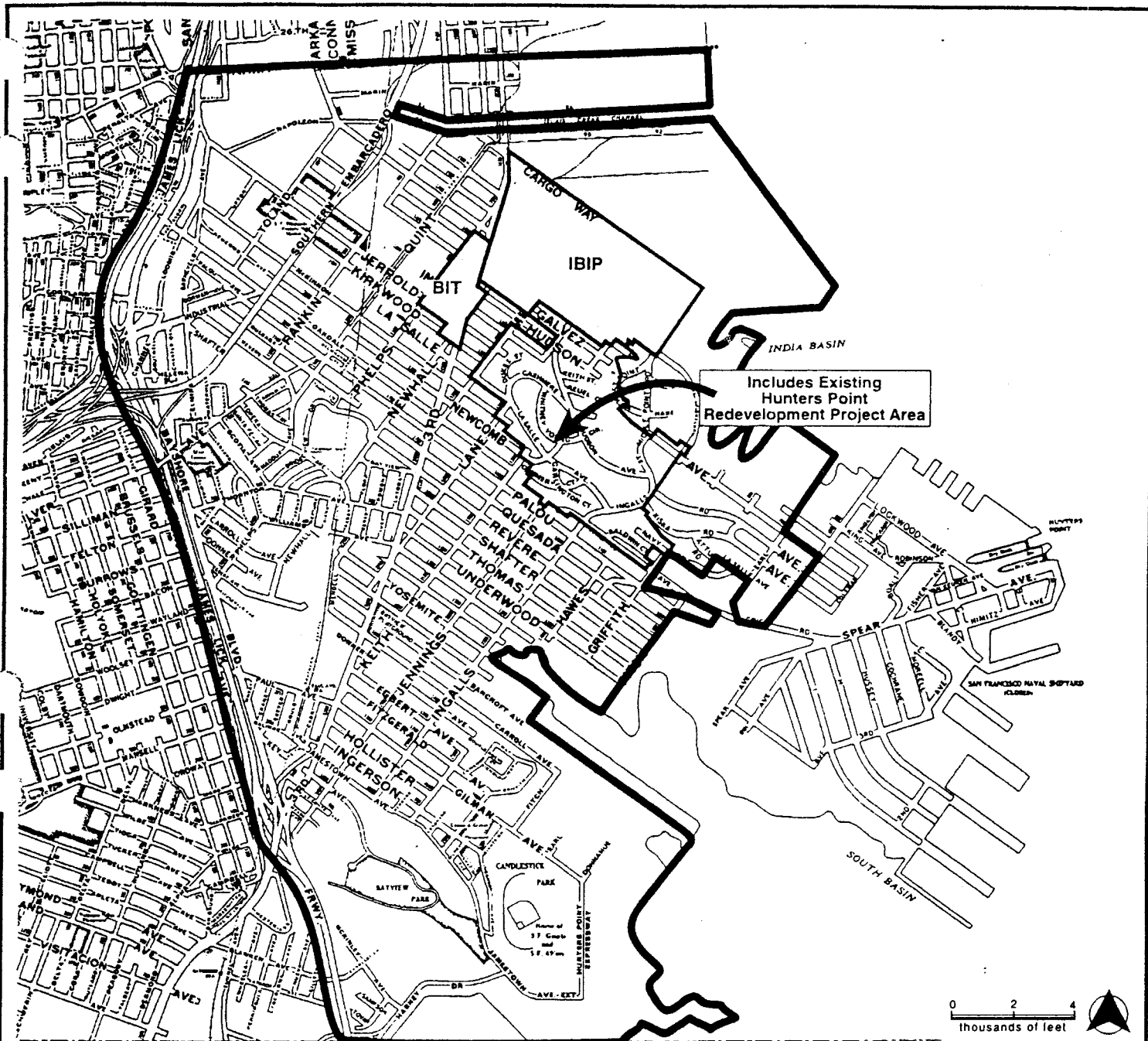
Beginning at the point of intersection of the northerly boundary line of Cesar Chavez (Army) Street with the westerly right-of-way line of U.S. Highway 101; thence southwesterly, southerly, and southeasterly along said westerly right-of-way line of U.S. Highway 101 to the County line dividing the County of San Mateo and the County of San Francisco; thence easterly along said County line to the point of intersection with the mean low-tide line of the San Francisco Bay shoreline; thence northerly, easterly, southeasterly, northwesterly and northeasterly meandering along said mean low-tide line of said San Francisco Bay shoreline to the point of intersection with the southeasterly prolongation of the northeasterly line of Bancroft Avenue, last said point being also on the southwesterly boundary line of the Hunters Point Naval Shipyard Survey Area; thence northwesterly along last said southwesterly boundary line and last said southeasterly prolongation to the point of intersection with said mean low-tide line of said San Francisco Bay shoreline; thence northeasterly, northwesterly, easterly and southeasterly meandering along said mean low-tide line to the point of intersection with the northeasterly prolongation of the southeasterly line of Fitch Street, last said point being on the westerly boundary line of said Hunters Point Naval Shipyard Survey Area; thence along the westerly boundary line of said Hunters Point Naval Shipyard Survey Area the following thirty-three (33) courses: (1) northeasterly along last said northeasterly prolongation to the point of intersection with the northeasterly line of Palou Avenue; thence (2) S.66°24'34"E. 774.37 feet; thence (3) S.74°08'24"E. 68.77 feet; thence (4) N.25°47'36"E. 177.17 feet; thence (5) N.65°00'41"W. 377.67 feet; thence (6) N.51°35'29"W. 202.50 feet; thence (7) N.65°31'39"W. 227.49 feet; thence (8) N.67°43'50"W. 60.90 feet; thence (9) N.69°21'07"W. 156.62 feet; thence (10) N.74°41'13"W. 78.46 feet; thence (11)

N.79°19'57"W. 383.85 to the above referenced northeasterly line of Palou Avenue; thence (12) northwesterly along last said northeasterly line to the southeasterly line of Griffith Street; thence (13) northeasterly along last said southeasterly line to the southwesterly line of Oakdale Avenue; thence (14) northwesterly along last said southwesterly line to the centerline of Griffith Street; thence (15) northeasterly along said centerline to the centerline of McKinnon Avenue; thence (16) southeasterly along last said centerline to the centerline of Fitch Street; thence (17) northeasterly along last said centerline to the northeasterly line of LaSalle Avenue; thence (18) southeasterly along last said northeasterly line to a point in the northwesterly line of Earl Street; thence (19) southwesterly along the arc of a curve to the right having a radius of 105.00 feet, through a central angle of 37°47'02", an arc length of 69.24 feet to a point; thence (20) southeasterly along a radial bearing to last said curve at last mentioned point a distance of 50.00 feet to a point on a curve to the right; thence (21) southeasterly along last said curve having a radius of 20.00 feet, a central angle of 48°28'07", an arc length of 16.92 feet to a point in the centerline of Earl Street; thence (22) along last said centerline S.36°42'13"W. 398.94 feet; thence (23) N.64°12'01" W. 22.16 feet; thence (24) S.24°37'25"W. 158.00 feet; thence (25) S.64°12'01"E. 727.00 feet; thence (26) N.25°47'59"E. 174.85 feet; thence (27) N.36°42'13"E. 890.12 feet; thence (28) N.53°17'47"W. 48.00 feet; thence (29) N.36°42'13"E. 206.90 feet to the southwesterly line of Innes Avenue; thence (30) northwesterly along last said southwesterly line 640.93 feet to the centerline of Earl Street; thence (31) northeasterly along last said centerline 40.00 feet to the centerline of Innes Avenue; thence (32) southeasterly along last said centerline 32.00 feet to the southeasterly line of Earl Street; and, thence (33) northeasterly along last said southeasterly line of Earl Street and its northeasterly prolongation to a point in the mean low-tide line of said San Francisco Bay shoreline; thence, leaving said westerly boundary line of said Hunters Point Naval Shipyard Survey Area, northwesterly, westerly, southwesterly, easterly and northeasterly meandering along said mean low-tide line and also along the shoreline of the Port of San Francisco's South Container Terminal, the south, west and north shorelines of the Islais Creek Channel, and the shoreline of the Port of

San Francisco's North Container Terminal to the point of intersection with the easterly prolongation of said northerly boundary line of said Cesar Chavez (Army) Street; thence westerly along last said easterly prolongation and said northerly boundary line to the Point of Beginning.

EXCEPTING THEREFROM all that portion thereof lying within the Bayview Industrial Triangle Redevelopment Project Area.

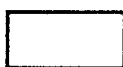
ALSO EXCEPTING THEREFROM all that portion thereof lying within the India Basin Industrial Park Redevelopment Project Area.



BAYVIEW HUNTERS POINT PROPOSED REDEVELOPMENT PROJECT AREA



AMENDED PROJECT AREA



EXCLUDED FROM AMENDED PROJECT AREA

- IBIP - India Basin Industrial Park Redevelopment Project Area
- BIT - Bayview Industrial Triangle Redevelopment Project Area

Appendix J:
Community Participation Documents

A. Introduction

This appendix provides a summary of the record of the Bayview Hunters Point Project Area Committee (PAC) from September 2004 through February 2006. While the PAC has been meeting since 1997, this appendix includes PAC meetings from September 2004 because these meetings are most relevant to the Plan Amendment and the actions of the Agency. In August 2004, the Redevelopment Agency of the City and County of San Francisco (Agency or SFRA) notified the State Board of Equalization, county officials and affected taxing entities of its intent to use of FY 2004/05 as the base year. The Agency subsequently notified the State Board of Equalization of its intent to use FY 2005/06 as the base year. The minutes summarized below encapsulate the monthly PAC meetings. PAC meetings agendas, minutes, handouts and audio tapes are available at the PAC offices located at 1800 Oakdale Avenue, Suite B, Room 8, San Francisco, CA.

A list of the current PAC members is located at the end of this appendix in Appendix Table J-1.

B. Summary of the Record

September 16, 2004

Stanley Muraoka, SFRA Project Manager, reported that he presented to the PAC Executive Committee the September 13th revised draft Plan Amendment, which incorporated comments from the PAC members and explained in detail why some PAC comments were not incorporated. Mr. Muraoka also presented an update on the DEIR. He reminded PAC members he needed to receive their comments on the DEIR by August 30, 2004. He reviewed the timeline process for the Concept Plan and Redevelopment Plan Amendment. Mr. Muraoka also noted that the DEIR would be published on October 9, 2004 and followed by a series of public hearings in November. The PAC approved Dan Dodt's motion to adopt changes in Plan Amendment text and agreed to thoroughly review the entire Plan Amendment.

October 21, 2004

Stanley Muraoka reported that the DEIR is available for public review until December 10, 2004. Public notice of the EIR review will be made by placing posters in Bayview Hunters Point. The public will have access to the EIR via the internet. PAC members were notified of two public hearings scheduled for EIR review, one before the Planning Commission on December 2, 2004, the other before the Agency Commission on December 7, 2004. Mr. Muraoka distributed a map delineating the seven activity nodes and the existing Redevelopment Projects. Mr. Muraoka highlighted the main focus areas of the Plan Amendment, which include the affordable housing program, community enhancements program and economic development program. Mr. Muraoka also explained that the PAC will remain in existence for three years after the adoption of the Plan Amendment. Upon approval of the Plan Amendment, the PAC's role shifts to monitoring how the Plan Amendment is implemented through reviewing development proposals within Project Area B. Mr. Muraoka noted that the Plan Amendment was changed per PAC member Linda Richardson's request to include the requirement that after the Plan Amendment is approved all development projects be brought before the PAC or an appropriate citizens advisory committee before they are considered by the Agency or Planning Department. Two action items were brought before the PAC, but not voted on. They included a motion to accept the text modifications to the Framework Housing document and a motion to accept the text modifications regarding the Plan Amendments for the India Basin Project Area.

November 28, 2004

Stanley Muraoka made available to the audience copies of Plan Amendments. He stated that the Agency held a community workshop on the Bayview Hunters Point Plan Amendment on October 21, 2004. Discussion was held about the relationship of the San Francisco Housing Authority (SFHA) properties and the Redevelopment Plan Amendment. Angelo King encouraged the use of local SFHA residents for contract work during redevelopment. Mr. Muraoka pointed out that Third Street is not in the existing Redevelopment Project Area, and that Plan Amendments should be adopted as soon as possible to allow Third Street to benefit from tax increment dollars.

December 2004

There was no PAC meeting held.

January 20, 2005

The PAC approved a motion to write a letter stating its disappointment with the delay in the adoption of the Bayview Hunters Point Plan Amendment and distribute the letters to Mayor Gavin Newsom, Supervisor Sophie Maxwell, the San Francisco Planning Commission, the San Francisco Planning Department and the San Francisco Redevelopment Agency. PAC members were notified by Gaynell Armstrong, SFRA Assistant Project Manager, that it would be a conflict of interest for PAC members to purchase property in the Bayview or advocate for a piece of land.

February 17, 2005

Stanley Muraoka announced the Final EIR will be published on March 18, 2005. The Preliminary Report and the tax increments projections will be presented to the PAC. Mr. Muraoka stated that he needs the PAC to review both documents. The Plan Amendment is anticipated to be adopted in June. The PAC decided to invite the Mayor to its next meeting. Mr. Muraoka stated that March 18, 2005 is the deadline for publishing public comments on the EIR and the Agency is scheduling a public meeting in April to finalize the EIR.

March 17, 2005

Stanley Muraoka announced the Final EIR is a week behind schedule, and it will now be presented to the Agency Commission on March 25th. He reported that the Preliminary Report, which includes tax increment projections, should be available in a couple of weeks. The PAC passed two motions requesting updates from Agency director, Marcia Rosen: one requesting an update in the timeline for the Bayview Hunters Point Plan Amendment and another requesting an update on the Hunters Point Shipyard Project Area. Angelo King, PAC Chair, stated that the PAC is pushing for the adoption of the Bayview Hunters Point Redevelopment Plan Amendment in July.

April 21, 2005

Stanley Muraoka reported that the final EIR will be available within the next couple of weeks. Mr. Muraoka requested that the PAC would defer action on the Redevelopment Plan Amendment. Discussion followed about affordable housing in and around the Bayview. Mr. Muraoka clarified that the Agency does not have authority over areas outside of Project Areas, but that they could request information about projects in other areas. PAC members expressed frustration at the length of time it was taking the city to act on its redevelopment intentions. The PAC moved to approve the Redevelopment Plan Amendment.

May 19, 2005

Stanley Muraoka stated that the Agency is about 90 percent finished on completing the responses to comments on the DEIR. The Final EIR should be ready for publication in short order and will proceed to public hearings at the Agency Commission, with General Plan amendments to the Planning Commission in June or July 2005. He stated that proposed General Plan amendments will be available for the PAC to review at that time.

He will discuss tax increment financing at upcoming Land Use and Economic Development and Employment sub-committee meetings. Gaynell Armstrong, SFRA Assistant Project Manager, gave a presentation on the Model Block Program. Stanley Muraoka stated that the Model Block Program is a separate program that is funded by the Agency's Citywide Affordable Housing Fund and tax increment revenues generated in Project Area B will help fund it in the future.

June 16, 2005

Stanley Muraoka said that the Agency had a preliminary draft of the responses to comments for the final EIR; he anticipated finishing the document by late July. After publication, certification meetings for the EIR would start with the Planning Commission and the Redevelopment Commission in August. Juan Monsanto of the SFHA stated that the SFHA will not sell any property to private developers, but that the SFHA hopes to replace the existing public housing units with new units, primarily in the Alice Griffith area.

July 21, 2005

Home Depot presented to the PAC about a possible store in the Bayview; Home Depot would provide mitigation and improvements, as well as hiring preference from the Bayview and surrounding neighborhoods. The PAC voted to strongly endorse the project to the Planning Commission. The Agency staff updated the PAC on the status of the EIR and anticipates hearings on the Plan Amendment at the end of August 2005. The Agency said that the Preliminary Report on the Plan Amendment would soon be available. Juan Monsanto of SFHA announced that the SFHA is providing technical assistance to SFHA sites, particularly Alice Griffith. SFHA has been assisted by the Department of Public Works and Young Community Developers. Monsanto said that a possibility exists that some market rate housing will be created at Hunters View, along with replacement affordable units, but that had yet to be designed and financed. The SFHA is working on a relocation plan acceptable to the community. The PAC requested specific details on SFHA's actions. Monsanto replied that the SFHA was willing to come before the PAC, but that it did not have any plan details or proposals at this time. PAC member Linda Richardson expressed concern at the lack of a plan. The PAC requested that it receive monthly reports on the eviction of residents from Housing Authority properties. Public comment indicated resident opposition to, and confusion about, the Housing Authority's plan. The PAC moved to schedule a meeting with Hunters Point Hill residents.

August 18, 2005

Stanley Muraoka said that the Agency would need several more weeks to refine the comments and responses to the EIR. Members of the PAC expressed dissatisfaction with the construction bidding process, referring to a letter that the PAC sent to Agency Director Marcia Rosen regarding a construction contract for Colorado-based AIMCO. The PAC heard reports from the Budget, Education, Health and Environment, and Land Use, Planning and Transportation subcommittees.

September 15, 2005

Meeting was cancelled due to lack of quorum.

October 20, 2005

Redevelopment Director Marcia Rosen spoke about the Agency's commitment to the community, and her own frustration with the bureaucratic process and the long schedule in amending the Hunters Point Plan. She said that Tom Evans, SFRA lead planner, will lead an interagency team with the Planning Department to expedite the process. She hopes that the Plan Amendment and EIR could be brought to the Board of Supervisors by the end of Fiscal Year 2005/2006. She expressed uncertainty about the Shoreline Activity node because of a potential large-scale residential development that has not been included as a project analyzed in the EIR without additional traffic studies. The PAC asked about the expectation that the Agency would enforce the PAC's wishes. Director Rosen said that the PAC should expect the Agency's assistance in coordinating with other agencies, but that the Redevelopment Agency does not have jurisdiction over other agencies. The PAC expressed frustration stemming from development that occurs without the PAC's approval or knowledge via the Planning Department. Director Rosen stated that the PAC could talk to the Planning Department staff about tracking development applications, and that this information is publicly available. She said that the Agency only has knowledge about and authority over projects in Project Area A; the current emphasis is on the Plan Amendment, not current development regulation. Juan Monsanto, of the SFHA, introduced the Hunters View development team, consisting of Jack Gardner with The John Stewart Company and Larry Hollingsworth with Bridgeport Corporation. He said that there will be a one for one replacement of every public housing unit with minimal relocation offsite. The SFHA will aim to double the current Hunters View density (currently 270 units) through a mixture of public housing, other affordable rental housing, first time homebuyer units, and so on. He said that the SFHA is committed to a maximum of employment opportunity for Bayview residents.

November 17, 2005

The Redevelopment Agency reported that it has an aggressive schedule for the final EIR to be published in February 2006. Stan Muraoka introduced Tom Evans as the lead planner on the effort, and Jon Lau from the Planning Department. Tom Evans stated that the EIR schedule is dependent on one change to the Shoreline boundary. Michael Cohen of the Mayor's office explained that the Shoreline Activity Node had little detail compared to the other nodes and removing it allows for a speedy approval of the rest of the Plan Amendment. This approach is supported by Mayor Gavin Newsom. Tom Evans said that the portion of the Shoreline Node area to be potentially removed is within the Survey Area and subject to the PAC's consideration. The PAC voted to send the issue of the Shoreline Activity Node to the subcommittees for review. The PAC voted to establish the language and written guidelines for developers around community benefits for Bayview Hunters Point.

December 2005

There was no PAC meeting held.

January 19, 2006

Stanley Muraoka introduced other Agency and City staff members present at the PAC meeting including Tom Evans with the Agency, Jon Lau from the Planning Department, and Greg Asay from Supervisor Maxwell's office. Linda Richardson acknowledged the Agency was taking the PAC comments seriously regarding the Shoreline area. She was pleased that the Shoreline area has been designated as a "Special Use District" and will be considered as a redevelopment area in the future. Tom Evans outlined the process the Agency went through to designate a portion of the Hunter's Point Shoreline Area as a Special Use District. Project Area C is the Hunters Point Shoreline portion that is proposed to be removed from Project Area B and designated as a Special Use District. Mr. Evans proceeded to explain the next steps to obtaining Agency Commission approval on the Plan Amendment on March 7, 2006. PAC members had questions regarding the boundaries of Project Area C and Project Area B. Mr. Evans explained that Project Area C would remain in the Survey Area and under the advisory capacity of the PAC. He went on to say that if Project Area C were to be added to the Project, there would be one redevelopment plan with three phases of development, Project Areas A, B, and C. Linda Richardson stated that the PAC has a Memorandum of Understanding (MOU) with the Agency recognizing the PAC's role in Project Area C. Ms. Richardson moved to amend Project Area B by removing Project Area C and recognize the Indian Basin Special Use District. She stated in her motion that the PAC would continue to advise the Agency on the planning and revitalization of Project Area B and Project Area C. The motion carried.

February 16, 2006

Agency Director Marcia Rosen presented the draft Plan Amendment to the PAC. She reviewed the components of the Plan Amendment and answered questions from PAC members and responded to attendees concerns. The draft Plan Amendment has been reorganized from the draft Plan Amendment initially endorsed by the PAC on September 16, 2004. The PAC expressed interest in having enough time to review the draft Plan Amendment. Several meeting attendees voiced their concern about eminent domain. Marcia Rosen clarified that the Plan Amendment will permit limited eminent domain power in Project Area B for twelve years from the date of the ordinance adoption by the Board of Supervisors; however, the power of eminent domain will not be authorized on residentially zoned property (residentially zoned means property within "R" land use districts as defined in the Planning Code of the City and County of San Francisco). The Plan Amendment will not reauthorize eminent domain in Project Area A.

March 1, 2006

At its upcoming March 1, 2006 special meeting, the PAC is anticipating preparing its report and recommendation to the Board of Supervisors, as required by CRL Section 33366. If the PAC were to recommend against the Plan Amendment, the Board of Supervisors may only adopt the Plan Amendment by a two-thirds vote of its entire eligible and qualified members.

Future PAC Meetings

As required by CRL Section 33386, the PAC serves as an advisory body to the Agency, which must consult with the PAC concerning policy matters that deal with the planning and provision of residential facilities for residents displaced by the project and on other policy matters affecting the residents of the Project Area. The Agency must continue to consult with the PAC for at least three years after the Plan Amendment is adopted, subject to one-year extensions by the Board of Supervisors.

**Appendix Table J-1
Bayview Hunters Point Project Area Committee
2006 PAC Members**

First Name	Last Name	Affiliation	Committee Role
Ena	Aguirre	Residential Owner Representative (At-Large)	
Lavonne	Barnes	Community Representative: Bayview Hunters Point Boys and Girls Club	Chairperson, Housing/Framework Housing Committee
Ollie	Burgess	Community Organization Representative: Southeast Health Center	Chairperson, Health & Environment Committee
Dr. George	Davis	Community Representative: Bayview Hunters Point Multipurpose Senior Center	
Daniel	Dotd	Business Representative (At-Large)	Vice Chair, Executive Committee
Michael	Hamman	Business Representative (At-Large)	Treasurer, Executive Committee
Rev. Cordell	Hawkins	Community Representative: Double Rock Baptist Church	
Cedric	Jackson	Business Representative (At-Large)	Chairperson, Economic Development, Employment & Education
Alvin	Jones	Residential Tenant Representative (At-Large)	
Angelo	King	Residential Tenant Representative (College Student)	Chairman
Dennis	Lumsey	Residential Tenant Representative (At-Large)	
Dr. Betty	McGee	Community Representative: The Bayview Hunters Point Health & Environment Resource Center	
Linda	Richardson	Residential Owner Representative (At-Large)	Chairperson, Land Use, Transportation & Planning Committee
Dorris	Vincent	Residential Owner Representative (At-Large)	Parliamentarian, Executive Committee
Jessie	Williams	Residential Owner Representative (At-Large)	

FISCAL AGENT:

Shelly	Bradford-Bell	Director of Long-Range Planning, Bayview Opera House	Fiscal Agent
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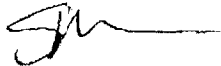
Appendix K:
Report of the Fiscal Officer



TRANSMITTAL

SAN FRANCISCO REDEVELOPMENT AGENCY

To: Marie Munson, Seifel Consulting; FAX 415-618-0707

From: Stanley Muraoka; FAX 415-749-2585 

Date: February 21, 2006

RE: COUNTY FISCAL OFFICER'S REPORT

Please find enclosed the County Fiscal Officer's Report (10 pages).



CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE CONTROLLER

Ed Harrington
Controller
Monique Zmuda
Deputy Controller

February 21, 2006

Ms. Marcia Rosen
Executive Director
San Francisco Redevelopment Agency
One South Van Ness Ave., 5th Floor
San Francisco, CA 94103

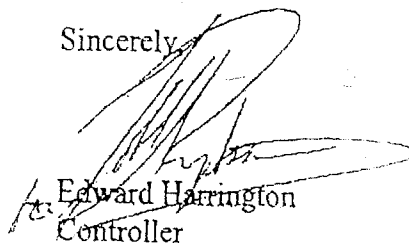
Subject: County Auditor's Report on the Proposed Plan Amendment for Bayview Hunters Point
Redevelopment Project Area B

Dear Ms. Rosen:

On December 9, 2004, a County Fiscal Officer's Report with a base year of 2004-05 was issued for the Bayview Hunters Point Redevelopment Plan Amendment Project Area. Subsequently on December 21, 2005, the San Francisco Redevelopment Agency indicated its intention to use the last equalized assessment roll of FY 2005-06 as the base year.

In accordance with Section 33328 of the Code, the Office of the Controller has prepared the enclosed Report of the County Fiscal Officer on Assessed Values and Tax Revenues related to the Bayview Hunters Point Redevelopment Plan Amendment Project. This report is being transmitted to the Board of Supervisors, each of the taxing agencies, and the State Board of Equalization.

Sincerely,


Edward Harrington
Controller

Enclosures



CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE CONTROLLER

Ed Harrington
Controller

Monique Zmuda
Deputy Controller

February 21, 2006

THE REPORT OF
THE COUNTY FISCAL OFFICER
ON ASSESSED VALUES
AND
TAX REVENUES

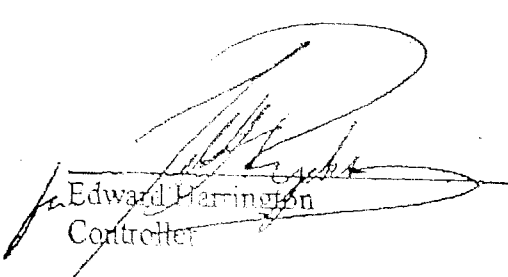
Related to the

Proposed Plan Amendment for the

Bayview Hunters Point Redevelopment Project Area B

TO: San Francisco Board of Supervisors
San Francisco Unified School District
San Francisco Community College District
Bay Area Air Quality Management District
Bay Area Rapid Transit District
State Board of Equalization
San Francisco Redevelopment Agency

FROM: Office of the Controller
City and County of San Francisco


Edward Harrington
Controller

San Francisco Redevelopment Agency
Bayview Hunters Point Redevelopment Plan Amendment Project Area B

List of Schedules
Required by Health and Safety Code Section 33328

- A. Total assessed valuation of all taxable property within the Project Area as shown on the Base Year Assessment Roll.
- B. Identification of each taxing agency levying taxes in the Project Area.
- C. Ad Valorem tax revenues derived by each taxing agency from the base year assessment roll from the Project Area, including state subventions for homeowners, business inventory, and similar subventions.
- D. Total Ad Valorem tax revenues for each taxing agency from the entire City and County of San Francisco.
- E. Estimated first year taxes available to the Redevelopment Agency from the Project Area.
- F. Assessed valuation of the Project Area for the preceding year except for state assessed property on the Board roll.

Introduction

On December 12, 1996, the City Planning Commission of the City and County of San Francisco adopted an Amended Preliminary Plan for the proposed Bayview Hunters Point Redevelopment Project Area B. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. It will include 2 project areas: Area A is the existing project area, while Area B is to be added to the project in this amendment process.

Pursuant to Section 33327 of the California Community Redevelopment Law, the Redevelopment Agency of the City and County of San Francisco (Agency) transmitted to the Board of Supervisors, the Controller, the Assessor, and the Tax Collector of the City and County of San Francisco, to all other relevant taxing agencies, and to the State Board of Equalization the following information:

1. A Statement of Preparation indicating that the Agency is in the process of completing the Amended Redevelopment Plan of the Bayview Hunters Point Project Area B.
2. A legal description of the boundaries of the Amended Project Area B, and
3. A map depicting the legal boundaries of the Amended Project Area B.

In addition, the Redevelopment Agency indicated that the use of the allocation of taxes allocated pursuant to Section 33670 of the Health and Safety Code will be utilized, whereby tax increments may be used for project financing, and that the proposed base year for such tax increments will be fiscal year 2005-06 as the last equalized assessment roll prior to the effective date of the ordinance adopting the amended redevelopment plan.

Section 33328 of the Community Redevelopment Law requires the Office of the Controller of the City and County of San Francisco to prepare and submit to the Redevelopment Agency and the taxing agencies a report containing the following information, with respect to the Amended Project Area B:

- The total assessed valuation of all taxable property within the Amended Project Area as shown on the base year assessment roll. – See Schedule A
- The identification of each taxing agency levying taxes in the Amended Project Area. - See Schedule B
- The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the Amended Project Area, including state subventions for homeowners, business inventory, and similar subventions. – See Schedule C
- For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the Amended Project Area. – See Schedule D
- The estimated first year taxes available to the Redevelopment Agency, if any, based on information submitted by the Redevelopment Agency, broken down by taxing agencies – See Schedule E
- The assessed valuation of the Amended Project Area for the preceding year, except for state assessed property on the Board roll. – See Schedule F

The above information is contained in this report.

Schedule A

San Francisco Redevelopment Agency
 Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Total Assessed Valuation of All Taxable Property
 within the Project Area
 (Base Year 2005-2006)

1. <u>Secured Roll</u>	<u>Assessed Values</u>
Land	\$ 476,792,018
Improvements	563,496,454
Personal Property	22,968,758
Other Exemptions	(47,262,638)
Total	\$ 1,015,994,592 ⁽¹⁾
1. <u>Possessory Interest Roll</u>	
Land	\$ - 0 -
Improvements	- 0 -
Total	\$ - 0 -
2. <u>Unsecured Roll</u>	
Personal Property	\$ 146,241,457
3. <u>State Board Equalization Utility Roll</u>	
Land	\$ 2,338,751
Improvements	415,809
Personal Property	238,036
Total	\$ 2,992,596
GRAND TOTAL	\$ 1,165,228,645

⁽¹⁾ Total secured roll includes homeowners' exemptions of \$6,468,000.

Schedule B

San Francisco Redevelopment Agency
 Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Identification of Each Taxing Agencies Levying Taxes in the Project Area

	2005-2006 Tax Rates for	
	<u>Secured Roll</u>	<u>Unsecured Roll</u>
City and County of San Francisco	0.64685541 ⁽¹⁾	0.64685541 ⁽¹⁾
San Francisco Community College District Fund	0.01444422	0.01444422
San Francisco Unified School District General Fund	0.07698857	0.07698857
Bay Area Air Quality Management District	0.00208539	0.00208539
Bay Area Rapid Transit District General Fund	0.00632528	0.00632528
Educational Revenue Augmentation Fund	<u>0.25330113</u>	<u>0.25330113</u>
Total General	1.00000000	1.00000000
Rates for Debt Service		
City and County of San Francisco	0.12012547	0.12838968
San Francisco Unified School District	0.01092226	0.00393518
San Francisco Community College District	0.00415227	0.01167514
Bay Area Rapid Transit District	<u>0.00480000</u>	<u>0.00000000</u>
Total Debt Service	<u>0.14000000</u>	<u>0.14400000</u>
Tax Rate	<u>1.14000000</u>	<u>1.14400000</u>

⁽¹⁾ Tax rate includes Special Revenue Funds of the City and County of San Francisco.

Schedule C

San Francisco Redevelopment Agency
 Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Ad Valorem Tax Revenues Derived by Each Taxing Agency from the Base Year Assessment
 Roll of the Project Area
 (Base Year 2005-2006)

	<u>Secured Base Year Revenues</u>	<u>Unsecured Base Year Revenues</u>
City and County of San Francisco	\$ 6,591,373 ⁽¹⁾	\$ 945,971 ⁽²⁾
San Francisco Community College District Fund	147,185	21,123
San Francisco Unified School District General Fund	784,504	112,589
Bay Area Air Quality Management District	21,250	3,050
Bay Area Rapid Transit District General Fund	64,454	9,250
Educational Revenue Augmentation Fund	2,581,106	370,431
Total General	<u>\$ 10,189,872</u>	<u>\$ 1,462,414</u>
 Debt Service		
City & County of San Francisco	\$ 1,224,064	\$ 187,759
San Francisco Unified School District	111,296	5,755
San Francisco Community College District	42,311	17,074
Bay Area Rapid Transit District	48,911	0
Total Debt Service	<u>\$ 1,426,582</u>	<u>\$ 210,588</u>
Total Tax Revenue	<u>\$ 11,616,454</u>	<u>\$ 1,673,002</u>

(1) This secured revenue amount includes \$815,190 for the Special Revenue Funds of the City and County of San Francisco.

(2) This unsecured revenue amount includes \$116,993 for the Special Revenue Funds of the City and County of San Francisco.

Schedule D

San Francisco Redevelopment Agency
 Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Total Ad Valorem Tax Revenues for Each Taxing Agency
 from the Entire City and County of San Francisco

(Base Year 2005-2006)

Taxing Agency	Revenues from	
	Secured Roll	Unsecured Roll
City and County of San Francisco	\$ 560,972,714 ⁽¹⁾	\$ 40,160,009 ⁽¹⁾
	78,609,791 ⁽²⁾	5,667,761 ⁽²⁾
	118,037,976 ⁽³⁾	9,096,025 ⁽³⁾
San Francisco Community College District	18,270,105	1,850,479
San Francisco Unified School District	86,365,975	5,733,206
Bay Area Air Quality Management District	2,048,686	147,744
Bay Area Rapid Transit District	10,930,538	448,127
Educational Revenue Augmentation Fund	244,730,653	17,945,627
	<u>\$1,119,966,438</u>	<u>\$ 81,048,978</u>

- (1) General Fund of the City and County of San Francisco.
- (2) Special Revenue Funds of the City and County of San Francisco.
- (3) General Obligation Debt Service of the City and County of San Francisco.

San Francisco Redevelopment Agency
 Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Estimated First Year Tax Increment Available to the Redevelopment Agency
 from the Addition to the Original Project Area

Estimated 2006-2007 Assessed Value

Secured	\$1,018,987,188 ⁽¹⁾
Redevelopment Tax Rate – secured	1.021% ⁽³⁾
Secured Tax Amount on Assessed Value	\$ 10,403,859
Unsecured	\$ 146,241,457 ⁽⁵⁾
Redevelopment Tax Rate – unsecured	1.026% ⁽³⁾
Unsecured Tax Amount on Assessed Value	\$ 1,500,437
Total Estimated 2006-2007 Tax Amount on Assessed Value	\$ 11,904,296

2005-2006 Assessed Value ⁽²⁾

Secured	\$1,018,987,188
Redevelopment Tax Rate – secured	1.021% ⁽⁴⁾
Secured Tax Amount on Assessed Value	\$ 10,403,859
Unsecured	\$ 146,241,457
Redevelopment Tax Rate – unsecured	1.026% ⁽⁴⁾
Unsecured Tax Amount on Assessed Value	\$ 1,500,437
Total Estimated 2005-2006 Tax Amount on Assessed Value	\$ 11,904,296

Estimated First Year Tax Increment Available to the Redevelopment Agency \$ 0

⁽¹⁾ This assessed value is subject to change based on new construction, consumer price index adjustment, and change of ownership that may occur as of January 1, 2006.

⁽²⁾ Assessed value is provided by the Assessor's Office of the City and County of San Francisco.

⁽³⁾ Assume the 2006-2007 tax rate remains unchanged. The actual tax increment will be calculated based on the actual 2006-2007 tax rate.

⁽⁴⁾ The Citywide tax rate of \$1.140 per \$100 assessed value is used to levy taxes on secured taxable properties in the redevelopment project area for 2005-06. The Redevelopment Agency (RDA) tax rate is used only to determine the tax increment available to the RDA. The RDA tax rate is lower than the Citywide tax rate because pursuant to Section 33670(e) of the Health & Safety Code, RDA is not entitled to the revenues produced from the portion of the tax rate levied to repay the City's bonded indebtedness for the acquisition or improvement of real property that is approved by the City's voters on or after January 1, 1989.

⁽⁵⁾ Assume the 2006-2007 total unsecured assessed value remains unchanged from the 2005-2006 total unsecured assessed value.

Schedule F

San Francisco Redevelopment Agency
Bayview Hunters Point Redevelopment Plan Amendment Project Area B

Assessed Valuation of the Project Area for the Preceding Year Except for State
Assessed Property on the Board Roll

Assessment of the Project Area

Secured Roll	\$ 956,195,717
Unsecured Roll	\$ 141,007,531

Appendix L:
Documentation of Consultation with Taxing Entities

December 16, 2004

Scott Schroeder
Controller Treasurer
Bay Area Rapid Transit District
PO Box 12688
Oakland, CA 94604-2688

RE: San Francisco Redevelopment Agency –Proposed Project Area Amendments

Dear Mr. Schroeder,

The San Francisco Redevelopment Agency is proposing two amendments to existing redevelopment project areas that affect the taxing agencies within the City and County of San Francisco. The proposed Bayview Hunters Point project is an amendment to add new area to the Hunters Point Project Area. The Bayview Industrial Triangle is an old redevelopment project for which tax increment was never initiated. It is the intent of the Redevelopment Agency to use the 2004-2005 roll for both project areas as the Base Year Assessment Roll for the purpose of our plan amendments. The Redevelopment Agency had earlier filed notices for these project areas using the previous year's tax rolls, however the plan amendments and their companion documents were not completed before the new tax rolls were applicable.

Please find enclosed statements of preparation of redevelopment plan amendments for both the Bayview Hunters Point Project Area B and the Bayview Industrial Triangle Project Area, along with maps illustrating their project boundaries. We are currently preparing preliminary reports for these plan amendments which, upon completion, will be mailed to you for your review, pursuant to Section 33344.5 of the California Health and Safety Code.

Please contact me if you have any questions.

Thank you,

Tom Evans
Assistant Project Manager

John Blemont
Controller
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Bill Norton
Control Officer
Bay Area Air Quality Management District
939 Ellis St.
San Francisco, CA 94109

John Queen
Attorney
San Francisco Unified School District
555 Franklin Street
San Francisco, CA 94102

Scott Schroeder
Controller Treasurer
Bay Area Rapid Transit District
PO Box 12688
Oakland, CA 94604-2688

Edward Harrington
Controller
City and County of San Francisco

**STATEMENT OF PREPARATION OF REDEVELOPMENT PLAN AMENDMENT OF
THE HUNTERS POINT REDEVELOPMENT AREA TO INCLUDE THE
PROPOSED BAYVIEW HUNTERS POINT PROJECT AREA B**

Pursuant to Section 33328 of the California Health and Safety Code, you are hereby notified that the Redevelopment Agency of the City and County of San Francisco is in the process of completing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. It will include 2 project areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law. It is the intent of the Redevelopment Agency to use the 2004-2005 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

Dated: December 16, 2004

Redevelopment Agency of the
City and County of San Francisco

Tom Evans
Assistant Project Manager

Initial Plan

Amended Plan

 2 Number of Areas

1638 Acreage of Total Area

August 17, 2004

Mr. David Martin
Tax Area Services Section
State Board of Equalization
450 N Street, MIC: 59
P.O. Box 942879
Sacramento, CA 94279-0059

RE: San Francisco Redevelopment Agency – Re-Filing for Proposed Project Areas and Amendments

Dear Mr. Martin,

The San Francisco Redevelopment Agency is requesting that the State Board of Equalization re-file five of our proposed redevelopment project areas; Transbay, Mid-Market, Bayview Hunters Point, South of Market, and Bayview Industrial Triangle. None on these project proposals have been approved in time to use the previous base year, thus we are requesting the state role value for 2004-2005 in order to conduct new base year calculations.

The Transbay and Mid-Market proposed projects are new redevelopment areas. Bayview Hunters Point is an amendment to add new area to the Hunters Point Project Area. South of Market will also add new area and convert an Earthquake recovery Area into a full-scale redevelopment project. Finally Bayview Industrial Triangle is an old redevelopment project for which tax increment was never initiated.

Mid-Market is the only proposed project area that has undergone any boundary changes. The proposed Mid-Market boundary has been altered slightly to include two small parcels. A revised boundary map and boundary description for Mid-Market are enclosed with this letter. No other map changes are required for the other four project areas.

Please contact me if you have any questions.

Thank you,

Tom Evans
Associate Planner

**STATEMENT OF PREPARATION OF REDEVELOPMENT PLAN AMENDMENT OF
THE HUNTERS POINT REDEVELOPMENT AREA TO INCLUDE THE
PROPOSED BAYVIEW HUNTERS POINT PROJECT AREA B**

To: Auditor, Assessor, Tax Collector of San Francisco County

Pursuant to Section 33327 of the California Health and Safety Code, you are hereby notified that the Redevelopment Agency of the City and County of San Francisco is in the process of completing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. It will include 2 project areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law.

We are hereby requesting the 2004-2005 roll for AREA B as the Base Year Assessment Roll for the purpose of our plan amendment.

Dated: August 20, 2004

Redevelopment Agency of the
City and County of San Francisco

Tom Evans
Associate Planner

[] Initial Plan

[x] Amended Plan

 2 Number of Areas

1638 Acreage of Total Area

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415 749 2400
TTY 415.749.2500

NO. 1299 P. 2

GAVIN NEWSOM, Mayor

Richard H. Petersen, Jr., President
London Breed, Vice President
Frances Covington
Leroy King
Ramon E. Romero
Deshan Singh
Benny Y. Yee

March Rosen, Executive Director

VIA CERTIFIED MAIL

December 21, 2005

John Belmont, Controller
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

110-83-05-153

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point
Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San
Francisco

Dear Mr. Belmont:

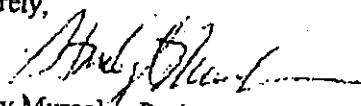
Attached is the Preliminary Report for the proposed Bayview Hunters Point Redevelopment Plan Amendment. The purpose of the Preliminary Report is to inform all of the affected taxing agencies about the basis for the amended Hunters Point Redevelopment Plan, including an assessment of the proposed methods of financing for the redevelopment project, which include the use of redevelopment tax increment funds.

The San Francisco Redevelopment Agency (the "Agency") is proposing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. The plan area will include a total of 1638 acres and will include 2 project sub-areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law (CRL). It is the intent of the Agency to use the 2005-2006 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

Pursuant to Section 33328.5 of the CRL, the Agency is transmitting for your review the Preliminary Report on the Plan Amendment. We will invite you to a consultation meeting that will be held in January 2006 at the San Francisco Redevelopment Agency. Additional information regarding this meeting will be sent to you at the beginning of the year.

Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

Sincerely,


Stanley Muraoka, Project Manager

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415 749 2400
TTY 415 749 2500

GAVIN NEWSOM Mayor

Richard H. Peterson Jr. President
London Breed Vice President
Frances Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rubin, Executive Director

VIA CERTIFIED MAIL

December 21, 2005

110-84-05-104

Bill Norton
Air Pollution Control Officer
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San Francisco

Dear Mr. Norton:

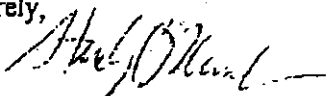
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The San Francisco Redevelopment Agency (the "Agency") is proposing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. The plan area will include a total of 1638 acres and will include 2 project sub-areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law (CRL). It is the intent of the Agency to use the 2005-2006 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

Pursuant to Section 33328.5 of the CRL, the Agency is transmitting for your review the Preliminary Report on the Plan Amendment. We will invite you to a consultation meeting that will be held in January 2006 at the San Francisco Redevelopment Agency. Additional information regarding this meeting will be sent to you at the beginning of the year.

Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

Sincerely,



Stanley Muraoka, Project Manager

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500

GAVIN NEWSOM Mayor

Richard H. Peterson Jr. President
London Breed Vice President
Frances Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen Executive Director

VIA CERTIFIED MAIL

December 21, 2005

110-85-05-175

John Queen, Attorney
San Francisco Unified School District
555 Franklin Street
San Francisco, CA 94102

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San Francisco

Dear Mr. Queen:


Attached is the Preliminary Report for the proposed Bayview Hunters Point Redevelopment Plan Amendment. The purpose of the Preliminary Report is to inform all of the affected taxing agencies about the basis for the amended Hunters Point Redevelopment Plan, including an assessment of the proposed methods of financing for the redevelopment project, which include the use of redevelopment tax increment funds.

The San Francisco Redevelopment Agency (the "Agency") is proposing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. The plan area will include a total of 1638 acres and will include 2 project sub-areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law (CRL). It is the intent of the Agency to use the 2005-2006 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

Pursuant to Section 33328.5 of the CRL, the Agency is transmitting for your review the Preliminary Report on the Plan Amendment. We will invite you to a consultation meeting that will be held in January 2006 at the San Francisco Redevelopment Agency. Additional information regarding this meeting will be sent to you at the beginning of the year.

Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

Sincerely,


Stanley Muraoka, Project Manager

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500

GAVIN NEWSOM, Mayor

Richard M. Pellegrin, Jr. President
London Broad, Vice President
Frances Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benay Y. Yee

Marcia Rosen, Executive Director

VIA CERTIFIED MAIL

December 21, 2005

110-83-95-105

Scott Schroeder, Controller-Treasurer
Bay Area Rapid Transit District
800 Madison Street
Oakland, CA 94607

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San Francisco

Dear Mr. Schroeder:

Attached is the Preliminary Report for the proposed Bayview Hunters Point Redevelopment Plan Amendment. The purpose of the Preliminary Report is to inform all of the affected taxing agencies about the basis for the amended Hunters Point Redevelopment Plan, including an assessment of the proposed methods of financing for the redevelopment project, which include the use of redevelopment tax increment funds.

The San Francisco Redevelopment Agency (the "Agency") is proposing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. The plan area will include a total of 1638 acres and will include 2 project sub-areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law (CRL). It is the intent of the Agency to use the 2005-2006 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

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Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

Sincerely,



Stanley Muragka, Project Manager

110-85-75-105

Scott Schroeder, Controller-Treasurer
Bay Area Rapid Transit District
800 Madison Street
Oakland, CA 94607

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point
Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San
Francisco

Dear Mr. Schroeder:

Attached is the Preliminary Report for the proposed Bayview Hunters Point Redevelopment Plan Amendment. The purpose of the Preliminary Report is to inform all of the affected taxing agencies about the basis for the amended Hunters Point Redevelopment Plan, including an assessment of the proposed methods of financing for the redevelopment project, which include the use of redevelopment tax increment funds.

The San Francisco Redevelopment Agency (the "Agency") is proposing a redevelopment plan amendment of the Hunters Point Redevelopment Project. The amended Hunters Point Redevelopment Project will be renamed the Bayview Hunters Point Project. The plan area will include a total of 1638 acres and will include 2 project sub-areas. Area A is the existing project area, while Area B is to be added to the project in this amendment process. It is the intention of the Agency to complete said plan amendment and to have it adopted pursuant to California Community Redevelopment Law (CRL). It is the intent of the Agency to use the 2005-2006 roll for the Bayview Hunters Point Project Area B as the Base Year Assessment Roll for the purpose of our plan amendment.

Pursuant to Section 33328.5 of the CRL, the Agency is transmitting for your review the Preliminary Report on the Plan Amendment. We will invite you to a consultation meeting that will be held in January 2006 at the San Francisco Redevelopment Agency. Additional information regarding this meeting will be sent to you at the beginning of the year.

Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

Sincerely,



Stanley Muragka, Project Manager

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415 749.2400
TTY 415 749.2500

SAVA NEWSOM Mayor

Richard H. Peterson, Jr. President
Landon Broad Vice President
Frances Cowington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y Yee

Marcia Rosen Executive Director

December 21, 2005

110-87-05-154

Edward M. Harrington, Controller
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Preliminary Report on the Plan Amendment for Proposed Bayview Hunters Point Redevelopment Project Area, San Francisco Redevelopment Agency, City and County of San Francisco

Dear Mr. Harrington:

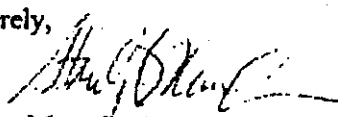
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Pursuant to Section 33328.5 of the CRL, the Agency is transmitting for your review the Preliminary Report on the Plan Amendment. We will invite you to a consultation meeting that will be held in January 2006 at the San Francisco Redevelopment Agency. Additional information regarding this meeting will be sent to you at the beginning of the year.

Should you have any comments or questions, please contact Tom Evans, Lead Planner, at 749-2539, or Joanne Sakai, Deputy Executive Director, at 749-2441.

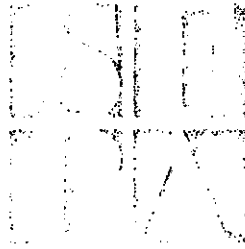
Sincerely,


Stanley Muraoka, Project Manager

**San Francisco
Redevelopment Agency**

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500



GAVIN NEWSOM, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director

January 12, 2006

110-03-06-154

Edward M. Harrington, Controller
San Francisco County Office of the Auditor-Controller
City Hall, Controller's Office, Room 306
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Base Year Report for Proposed Bayview Hunters Point Plan Amendment, San Francisco Redevelopment Agency, City and County of San Francisco

Dear Mr. Harrington:

This letter is a request for new tax year calculations for a proposed redevelopment project area amendment for Hunters Point. We need to conduct our tax increment projections based on the 2005-2006 base year.

Pursuant to California Redevelopment Law Section 33327, the San Francisco Redevelopment Agency is notifying officials of its intent to amend the Hunters Point Redevelopment Plan which shall be renamed the Bayview Hunters Point Redevelopment Area. We made requests last year for this area, thus it should already have an assigned tax area code.

CRL Section 33328 states that upon receipt of this notice that:

“ . . . the county officials charged with the responsibility of allocation taxes under Section 33670 and 33607.5 shall prepare and deliver to the redevelopment agency and each of the taxing agencies, a report which shall include all of the following:

- a) The total assessed valuation of all taxable property within the project area as shown on the base year assessment roll.
- b) The identifications of each taxing agency levying taxes in the project area.
- c) The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the project area, including state subventions for homeowners, business inventory, and similar subventions.
- d) For each taxing agency, its total ad valorem from all property within its boundaries, whether inside or outside the project area.

- e) The estimated first year taxes available to the redevelopment agency, if any, based upon information submitted by the redevelopment agency, broken down by taxing agencies.
- f) The assessed valuation of the project area for the preceding year, or, if requested by the redevelopment agency, for the preceding five years, except for state assessed property on the board roll. However in preparing this information, the requirements of Section 33670.5 shall be observed. The assessed value shall be reported by blocks if the property is divided by blocks, or by any other geographic area as may be agreed upon by the Agency and county officials."

We are requesting the assessed values for the current year, 2005-2006 for the project area. I have attached a new statement of plan preparation for the proposed redevelopment plans amendment. If you have any questions, please call me at (415) 749-2539. Thank you for your attention.

Sincerely,

SAN FRANCISCO REDEVELOPMENT AGENCY



Tom Evans
Lead Planner

cc: Mario Menchini, SFRA
Joanne Sakai, SFRA
Stanley Muraoka, SFRA
Edel Antiniw, Property Tax Manager

January 19, 2006

110-xxxx-219

Mr. Mike Harris
Tax Area Services Section
State Board of Equalization
450 N Street, MIC: 59
P.O. Box 942879
Sacramento, CA 94279-0059

RE: San Francisco Redevelopment Agency – Re-Filing for Proposed Project Areas and
Amendments

Dear Mr. Harris,

The San Francisco Redevelopment Agency is requesting that the State Board of Equalization re-file our proposed redevelopment project amendment Bayview Hunters Point. This project proposal has not been approved in time to use the previous base year, thus we are requesting the state role value for 2005-2006 in order to conduct new base year calculations.

The Bayview Hunters Point project is a proposed plan amendment to add new area to the Hunters Point Project Area. The proposed project boundary has been changed slightly. A revised boundary map and a list of parcels to be excluded from the earlier plan boundary are enclosed with this letter.

Please contact me if you have any questions.

Thank you,

Tom Evans
Lead Planner
415-749-2539

cc Mario Menchini, SFRA
Joanne Sakai, SFRA
Errol Tankiamco, SBE
Edel Antiniw, SF County Office of the Auditor-Controller

112-08503-178
January 25, 2006

Peter Goldstein, Vice Chancellor of Finance
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Re: Revision to Project Area for BVHP Plan Amendment

Dear Mr. Goldstein:

On December 21, 2005, the San Francisco Redevelopment Agency mailed to you the Preliminary Report for the proposed Bayview Hunters Point Plan Amendment. The purpose of the Preliminary Report is to inform all of the affected taxing agencies about the basis for the amended Hunters Point Redevelopment Plan (to be renamed Bayview Hunters Point Redevelopment Plan), including an assessment of the proposed methods of financing for the redevelopment project, which include the use of redevelopment tax increment funds.

Since publication of the Preliminary Report the boundary of the proposed project area has been revised slightly to remove approximately 53 acres that include 116 parcels. Please refer to the attached map for the project area revision.

For your convenience, we would like to invite you to a consultation meeting that will be held on Tuesday, January 31, at 10:00 a.m., at the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, 3rd Floor, San Francisco, CA 94102. Should you have any comments or questions, please give me a call at 749-2539 or send me an email at tom.evans@sfgov.org.

Sincerely,

Tom Evans
Lead Planner

cc: Mario Menchini, SFRA
Joanne Sakai, SFRA