

**Rincon Point - South Beach  
Redevelopment Plan**

**May 8, 2007**



**Redevelopment Agency of the  
City and County of San Francisco**

**REDEVELOPMENT PLAN  
FOR THE  
RINCON POINT - SOUTH BEACH PROJECT AREA**

Originally Adopted and Approved by  
the Board of Supervisors  
of the City and County of San Francisco,  
Ordinance No. 14-81, January 5, 1981

Amendments Adopted and Approved by  
the Board of Supervisors  
of the City and County of San Francisco,  
Ordinance No. 50-84, January 23, 1984  
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and  
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and  
Ordinance No. 270-92, August 10, 1992  
and  
Ordinance No. 430-94, December 12, 1994  
and  
Ordinance No. 119-97, March 24, 1997  
and  
Ordinance No. 276-97, July 7, 1997  
and  
Ordinance No. 334-97, August 18, 1997  
and  
Ordinance No. 211-03, August 12, 2003  
and  
Ordinance No. 115-07, May 8, 2007, Approved on  
May 18, 2007

# Rincon Point - South Beach Redevelopment Project

## REDEVELOPMENT PLAN

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## **Rincon Point - South Beach Redevelopment Project**

### **REDEVELOPMENT PLAN**

The Redevelopment Plan (hereinafter called the "Plan") for the Rincon Point South Beach Project (hereinafter called the "Project") consists of the following text and maps.

The Plan was prepared in accordance with the California Community Redevelopment Law. During the preparation of this Plan, the Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the Citizens Advisory Committee, the City Planning Commission, and the Port of San Francisco, and with other departments and offices of the City and County of San Francisco. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. Any development within the jurisdiction of the Bay Conservation and Development Commission shall conform to the San Francisco Bay Plan, including the Special Area Plan for the San Francisco waterfront.

#### **I. DESCRIPTION OF PROJECT**

##### **A. Project Boundaries**

The boundaries of the Project Area, indicated on the Boundary Map on page 4, are described as follows:

##### **(a) Rincon Point Sub-Area**

COMMENCING at the point of intersection of the northerly line of Mission Street with the easterly line of Steuart Street; and running thence westerly along the northerly line of Mission Street to the westerly line of Spear Street; thence at a right angle southerly along the westerly line of Spear Street to the southerly line of Howard Street; thence at a right angle easterly along the southerly line of Howard Street to the westerly line of Steuart Street; thence at a right angle southerly along the westerly line of Steuart Street to the westerly line of Lot 33, Assessor Block 3741; thence southwesterly along the northwesterly line of said Lot 33 to the easterly line of Spear Street; thence southerly along the easterly line of Spear Street to the southerly line of Folsom Street; thence at a right angle easterly along the southerly line of Folsom Street to the westerly line of Steuart Street; thence at a right angle southerly along the westerly line of Steuart Street to the northerly line of Harrison Street; thence at a right angle easterly 153 feet more or less along the easterly extension of the northerly line of Harrison Street to the Bulkhead Line; thence northerly along said Bulkhead Line to a point 137.6 feet more or less northerly of the easterly extension of the northerly line of Howard Street; thence westerly to a point 137.6 feet northerly of the northerly line of Howard Street and 137.5 feet easterly of the easterly line of Steuart Street; thence westerly 137.5 feet to the easterly line of Steuart Street (being the southerly line of Lot 7, Assessor Block 3715); thence at a right angle northerly along the easterly line of Steuart Street to the northerly line of Mission Street, the point of beginning.

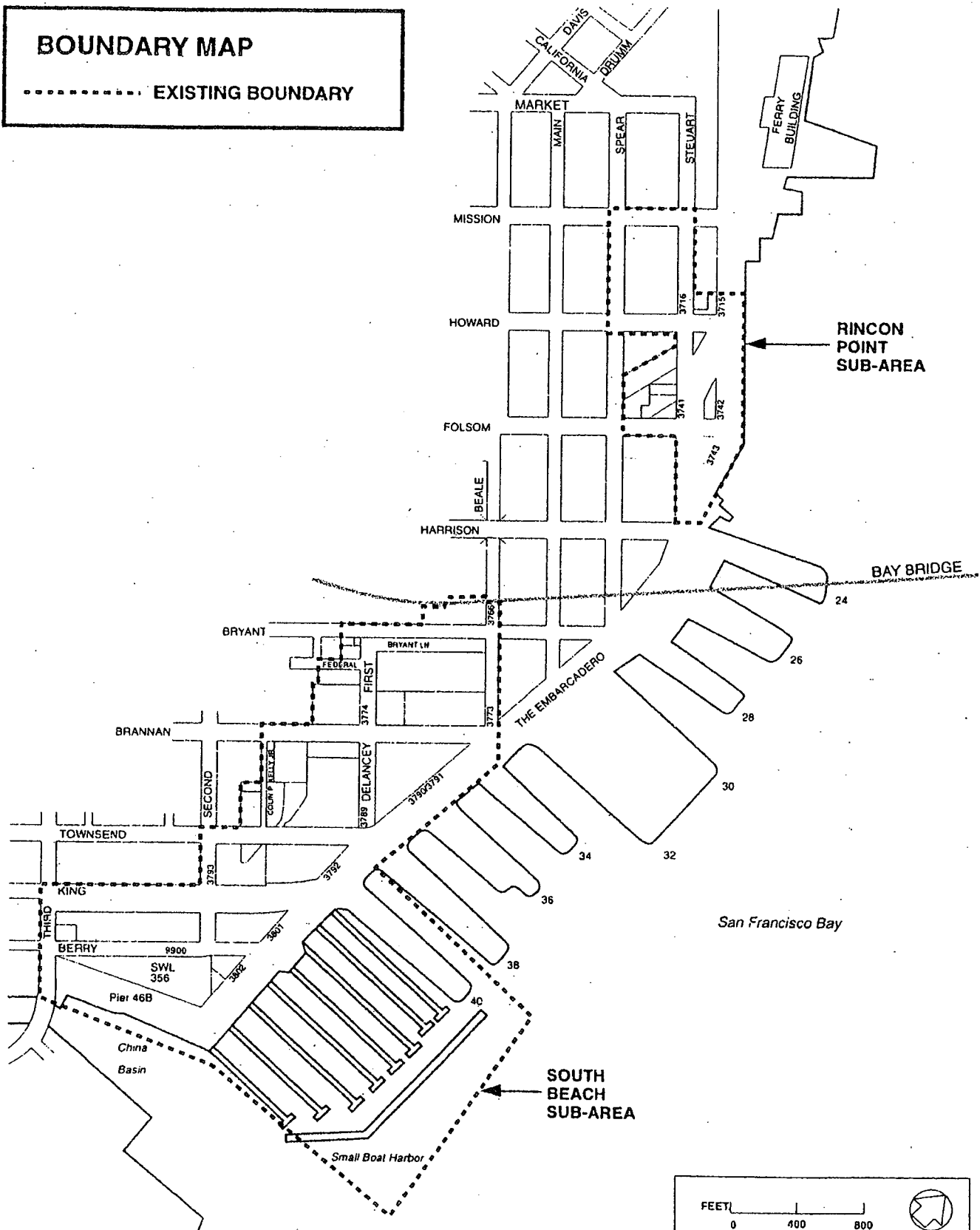
(b) South Beach Sub-Area

COMMENCING at the point of intersection of the southerly extension of the easterly line of Beale Street with the Bulkhead Line; and running thence northerly along said extension of the easterly line of Beale Street and the easterly line of Beale Street to a point 108.9 feet northerly of the northerly line of Bryant Street; thence at a right angle westerly to the westerly line of Beale Street; thence northerly along last said line of Beale Street 15.05 feet to the northeasterly prolongation of the main southeasterly face of the San Francisco-Oakland Bay Bridge anchorage; thence westerly along said prolongation and along said face 152.89 feet; thence southwestery at an angle, leaving said anchorage face, 56.93 feet to a point in a line that is parallel with and distant 73.47 feet northerly, measured at right angles, from the northerly line of Bryant Street; thence westerly along said parallel line a distance of 114.99 feet; thence southerly at a right angle a distance of 73.47 feet to the northerly line Bryant Street; thence westerly along the northerly line of Bryant Street to a point 100 feet westerly of the westerly line of First Street; thence at a right angle southerly to the southerly line of Bryant Street; thence southerly 80 feet (being the westerly line of Lot 62, Assessor Block 3774); thence at a right angle westerly 4.167 feet; thence at a right angle southerly 80 feet to the northerly line of Federal Street (being the westerly line of Lot 2, Assessor Block 3774); thence at a right angle westerly 148.833 feet along the northerly line of Federal Street; thence at a right angle southerly to the southerly line of Federal Street; thence southerly 80 feet (being the westerly line of Lot 18, Assessor Block 3774); thence at a right angle westerly 22 feet; thence at a right angle southerly 275 feet to the northerly line of Brannan Street (being the westerly line of Lot 24, Assessor Block 3774); thence at a right angle westerly along the northerly line of Brannan Street to the northerly extension of the westerly line of Colin P. Kelly Jr. Street; thence at a right angle southerly along the northerly extension of the westerly line of Colin P. Kelly Jr. Street to the southerly line of Brannan Street; thence southerly 275.094 feet along the westerly line of Colin P. Kelly Jr. Street (being the easterly lines of Lots 9 and 7, Assessor Block 3789); thence at a right angle westerly 117.5 feet (being the northerly line of Lot 10, Assessor Block 3789); thence at a right angle southerly 274.906 feet to the northerly line of Townsend Street (being the westerly lines of Lots 10 and 3, Assessor Block 3789); thence at a right angle westerly along the northerly line of Townsend Street to the westerly line of Second Street; thence at a right angle southerly along the westerly line of Second Street to the northerly line of King Street; thence at a right angle westerly along the northerly line of King Street to the westerly line of Third Street; thence at a right angle southerly along the westerly line of Third Street to a line which is parallel to and 100 feet more or less southerly of the southerly line of Piers 46A and 46B; thence easterly to the Pierhead Line; thence northerly along said Pierhead Line to an intersection with a line which is parallel to and 80 feet from the northerly line of Pier 40; thence westerly along said parallel line to the Bulkhead Line; thence northerly along said Bulkhead

Line to the southerly extension of the easterly line of Beale Street, the point of beginning.

# BOUNDARY MAP

..... EXISTING BOUNDARY



RINCON POINT SUB-AREA

SOUTH BEACH SUB-AREA

## RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT SAN FRANCISCO REDEVELOPMENT AGENCY

**B. Existing Conditions**

The project area is characterized by conditions of blight, conditions which include an extensive amount of vacant or underutilized land, unimproved and substandard streets, parcels of irregular form and shape and inadequate size for proper usefulness and development, and a substantial number of buildings and piers which are deteriorating, dilapidated, or of obsolete design. The extensive economic dislocation, which has affected both the piers and much of the inland sites, is a result of a decrease in maritime demand for this area as well as technological changes in cargo handling techniques.

**C. Summary of Proposed Actions**

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, the conditions causing blight presently existing in the Project Area by some or all of the following measures:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called "rehabilitation") of certain existing structures.
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation, lease, or any other lawful means.
3. Relocation of certain commercial and industrial occupants presently located in structures which may be subject to acquisition or rehabilitation.
4. Demolition, removal, or clearance of certain existing buildings structures, and improvements.
5. Installation, construction, or reconstruction of streets, utilities, and other public improvements or facilities.
6. Disposition of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be established by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.
7. Formulation and administration of rules and regulations for owner participation.
8. Formulation and administration of rules governing reasonable preference to owners or tenants of residential, business, or other types of real property who are displaced from the Project to reenter the Project Area.



## II. PROJECT PLAN

### A. Objectives

The objectives of the actions proposed by the Redevelopment Plan are to:

1. Remove structurally substandard buildings, eliminate blighting influences, remove impediments to land development, and achieve changes in land use.
2. Stimulate and attract private investment, thereby improving the City's economic health, tax base, and employment opportunities.
3. Provide for the creation of two major waterfront parks.
4. Provide for job opportunities through economic development improvements, including neighborhood commercial facilities, a small-boat harbor, a hotel complex, and the restoration and adaptive re-use of certain structures.
5. Provide for and facilitate the partial re-routing and the overall improvement of the Embarcadero Roadway into a boulevard, including a new mass transit line.
6. Assist in the suitable reestablishment of businesses and residents which will be displaced by the Project.
7. Encourage use of the most cost-effective energy efficient measures feasible.
8. Provide for the development of mixed-income housing.

With regard to this objective, the project-wide aggregate income-mix goal includes housing for persons and families of low or moderate income as follows: 30% moderate, and 20% low. The fulfillment of this goal shall be required of each residential developer if appropriate Federal, State, and/or local housing subsidies, grants, loans, guarantees, tax incentives, mortgage revenue bond proceeds, tax increment allocations, and/or public or private assistance programs of a comparable nature are available.

To implement this objective, the Agency has adopted a Housing Participation Policy to encourage affordable housing production in all Redevelopment Project Areas. It is reasonable for the Agency to seek affordable housing contributions from private developers who have benefited from Agency actions, Agency-financed public improvements, and Agency discretionary approvals. On new residential projects within the Rincon Point - South Beach Redevelopment Project Area, the Agency may implement its Housing Participation Policy to meet the affordable housing goals of the Rincon Point - South Beach Redevelopment Plan.

The term "persons and families of low or moderate income" has the same meaning as defined in Section 50093 of the California Health and Safety Code.

9. Facilitate the restoration and adaptive reuse of designated landmarks and contributing structures in designated historical districts.
10. Provide for the development of a major league ballpark in the South Beach sub-area.

The Project Area shall be redeveloped in accordance with the text and maps of this Redevelopment Plan and with the standards and guidelines contained in the document entitled Design for Development. The use of buildings shall be in accordance with this Plan. The maximum basic height of buildings shall range between 40 and 240 feet. Building types shall be those permitted by the San Francisco Building Code. The number of buildings shall not exceed 150. Limitations on the size of buildings will be determined by standards on height, open space, off-street parking, and building bulk as provided in this Plan and in the Design for Development.

The Project Area is comprised of two sub-areas: Rincon Point and South Beach. If fully developed under this Redevelopment Plan, the residential areas will contain an approximate number of 200 to 920 dwelling units in the Rincon Point Sub-Area and an approximate number of 1,700 to 2,530 dwelling units in the South Beach Sub-Area.

Public rights-of-way and land use boundaries shall be generally as indicated on Maps 1 and 2 and are subject to minor adjustments at the time of detailed engineering studies.

**B. Land Use Plan**

The location of planned land uses are identified on Map 1. For each sub-area, the land use standards are outlined below. Where there are alternate land uses permitted in a parcel, such alternate land uses may be combined on the same parcel.

**Rincon Point Sub-Area**

1. Commercial: The areas designated for this land use shall be developed for commercial uses. Permitted uses include, but are not limited to, business and professional offices, retail sales, and eating and drinking establishments. An alternate use for the southeasterly corner of Howard and Steuart Streets is for Open Space Park. Note: Housing at an average density of 110 units per acre with commercial and/or office may be developed as an alternate use on Assessor's Block 3715.

For new commercial office development within the Rincon Point Sub-Area, the Agency shall impose fees, conditions or exactions in accordance with the requirements of Sections 139, 149 and 313 of the San Francisco Planning Code, as such fees, conditions and exactions may from time to time be changed by amendments to the San Francisco Planning Code.

- a. Rincon Annex Site (Northerly portion of AB 3716) The Rincon Annex Building shall be retained and historically restored for adaptive re-use, such re-use may include such uses as a local post office and/or museum in the lobby area and the above permitted commercial uses around a new interior courtyard; a restaurant and publicly accessible open space may be developed on the roof. Additionally, the Agency may permit commercial uses to be developed above the existing roofline of the main structure conditioned upon the developer's written commitment to provide housing units for persons and families of low- or moderate-income on the southerly portion of AB 3716, in an amount satisfactory to the Agency.
2. Office: The area designated for this land use may be developed for a commercial office building. Note: Housing with a density range of 150 to 300 units per acre may be developed as an alternate use. Such housing use may include ground floor retail commercial uses.
3. Residential: The area designated for this land use shall be developed with housing with a density range of 150 to 300 units per acre and with commercial and/or office use on the lower floors.
4. Major Park: The area designated for this land use shall be developed for recreational use. In addition, up to 12,000 square feet of the area north of Folsom Street may be developed with restaurant uses.

### **South Beach Sub-Area**

For all sites which are developed for residential use, the overall average density of housing for this entire Sub-Area shall be within a range of 85 to 95 units per acre.

1. Residential: The areas designated for this land use shall be developed with housing. For each development site, 10% of the first floor area or 5,000 square feet, whichever is larger may be developed for small-scale neighborhood convenience retail uses.
2. Residential With Neighborhood Commercial: The areas designated for this land use shall be developed with housing. In addition, neighborhood convenience commercial uses (including but not limited to retail sales, professional offices, and eating and drinking establishments) may be developed.
3. Residential (Alternate: Light Industry): The area designated for this land use may be developed with housing. As an alternate, the area may be used to

meet possible industrial expansion needs of existing development on abutting property to the west, provided that such use shall be approved by the Agency within two years after the effective date of the ordinance approving this Plan.

4. **Commercial:** The areas designated for this land use shall be developed with neighborhood convenience commercial uses (including but not limited to retail sales, professional offices, and eating and drinking establishments). In addition, warehousing activities may remain. The Cape Horn Warehouse and the Japan Street Warehouses shall be retained and historically restored for adaptive re-use. As an alternative use, the Cape Horn Warehouse and the Japan Street Warehouses may be used for housing which may include 10% of the first floor area or 5,000 square feet, whichever is larger, in small-scale neighborhood convenience retail uses provided that prior thereto, the procedures of the National Historic Preservation Act, 16 USCA Section 470 et seq. are complied with.
5. **Major Park:** The areas designated for this land use shall be developed for recreational use and open space. In addition, the office use (located on the Embarcadero north of Berry Street) may remain in its existing use or other use compatible with and supportive of the park and small boat harbor, and the restaurant use in a ship (located on the Embarcadero between Piers 42 and 44) may remain in this area. In addition, a limited amount of harbor-related uses such as boat yard and boat haulout facilities may be permitted.
6. **Small Boat Harbor:** The area designated for this land use shall be developed with facilities for berthing of small boats and related uses. Pier 40 shall be used for support activities and public access and may include space for restaurant uses, small-scale office uses on the mezzanine level, and a full range of service uses related to recreational boating. These services may include but not be limited to such uses as boat building and repair facilities, dry dock storage, sail making, boat sales and rental, and ship chandlery.
7. **Oriental Warehouse:** For uses permitted in the Oriental Warehouse, see subsection C. below.
8. **Ballpark:** The area designated for this land use shall be developed with an open-air ballpark for major league baseball with a maximum of 45,000 seats plus related commercial uses.

**C. Retention-Rehabilitation and New Development**

Buildings proposed for retention and rehabilitation and sites proposed for new development are identified on Map 2.

Oriental Warehouse

The Oriental Warehouse shall be retained and historically restored for adaptive re-use. Restoration and adaptive re-use shall have as its objective the retention of all

exterior walls, the roof and its structural system, and the original interior elements, and avoidance of new exterior openings or changes in original exterior building openings. Certain alterations may be permitted as outlined in the paragraph below.

Potential alterations of the building may include, but not be limited to, those required to satisfy the State of California Historic Building Code and all other applicable building codes, safety standards, and design alterations required to facilitate adaptive and functional reuse of the building so that the development project considered as a whole will be economically feasible.

The Oriental Warehouse may include such uses as residential, day-care, recreation, and other public service facilities and parking accessory to other uses permitted in the building.









In as much as the "Design for Development" guidelines were amended to permit the development of buildings on Sites I-1 (which now contains the Oriental Warehouse) and I-3 up to a height of 160 feet, the Agency Commission shall make specific findings that such height is necessary to enable the financing for the restoration of the Oriental Warehouse and the new residential buildings before any height increase over the existing 105 feet may be granted. Notwithstanding the provisions of Section II.D, no height and/or density bonus shall be granted for Sites I-1 or I-3. Permission to develop buildings on Sites I-1 and I-3 above the 105-foot height limit shall be expressly conditioned upon the developer's binding commitment, reflected in a land disposition agreement and/or an owner participation agreement to restore the Oriental Warehouse.

**D. Height and Density Bonus**

The Agency is empowered to grant, as a form of local public subsidy, residential height and density bonuses. These bonuses, if granted, shall insure that additional low or moderate income dwelling units will actually be produced within the Project area. The Agency shall grant such bonuses only after a developer has demonstrated to the Agency's satisfaction that he has utilized his best effort to provide such low- or moderate-income dwelling units.

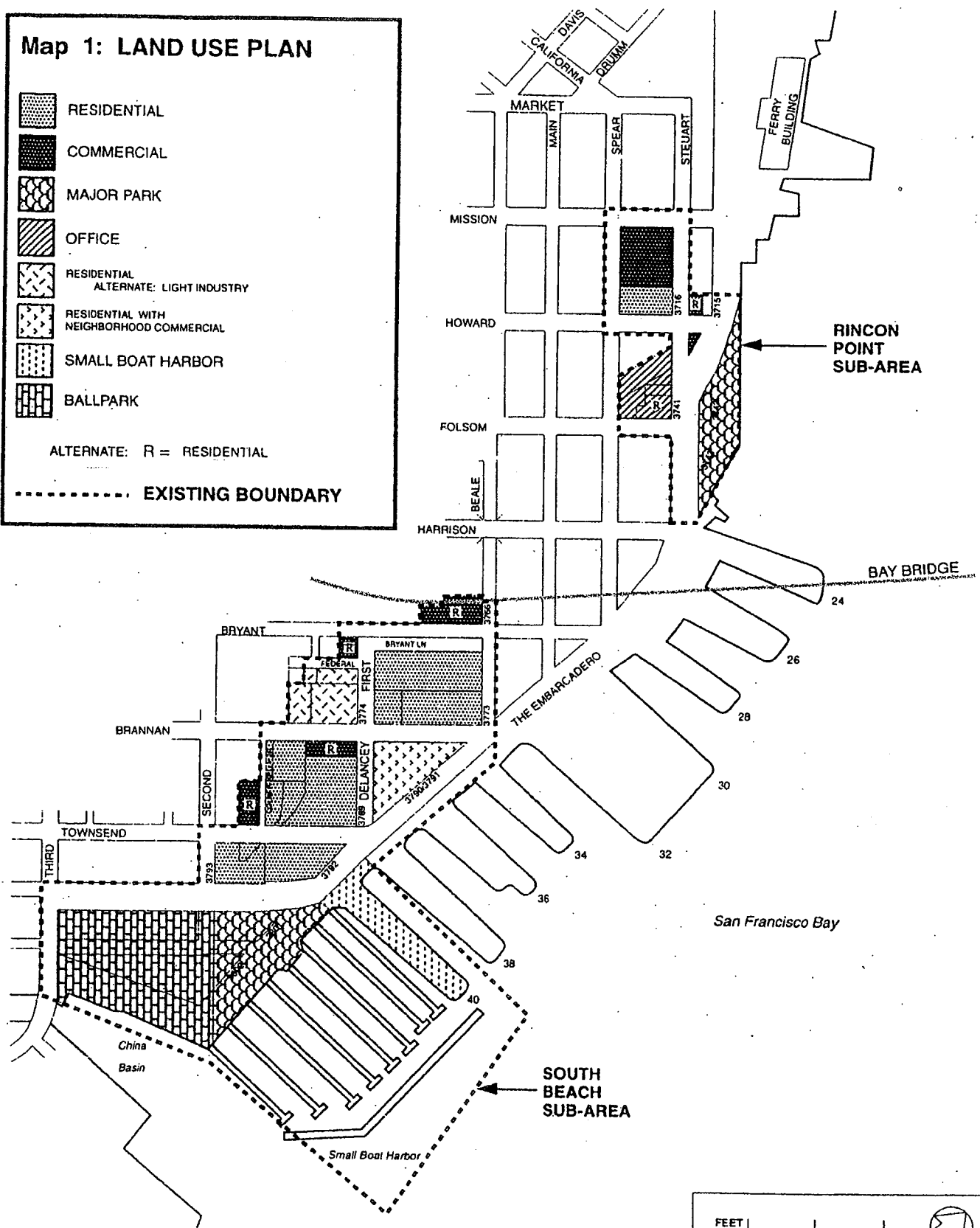
For the purpose of this paragraph, "height and density bonus" means an increase of up to 15 percent over the otherwise maximum allowable height and density provisions of this Redevelopment Plan, except that in no event shall height bonuses be granted in areas limited to 40 feet in height. The Agency shall adopt rules governing procedures and conditions under which such bonuses will be administered. Other Agency implementing responsibilities, such as the review of architectural designs, shall not be affected by the granting of such bonuses.

# Map 1: LAND USE PLAN

-  RESIDENTIAL
-  COMMERCIAL
-  MAJOR PARK
-  OFFICE
-  RESIDENTIAL  
ALTERNATE: LIGHT INDUSTRY
-  RESIDENTIAL WITH  
NEIGHBORHOOD COMMERCIAL
-  SMALL BOAT HARBOR
-  BALLPARK

ALTERNATE: R = RESIDENTIAL



----- EXISTING BOUNDARY



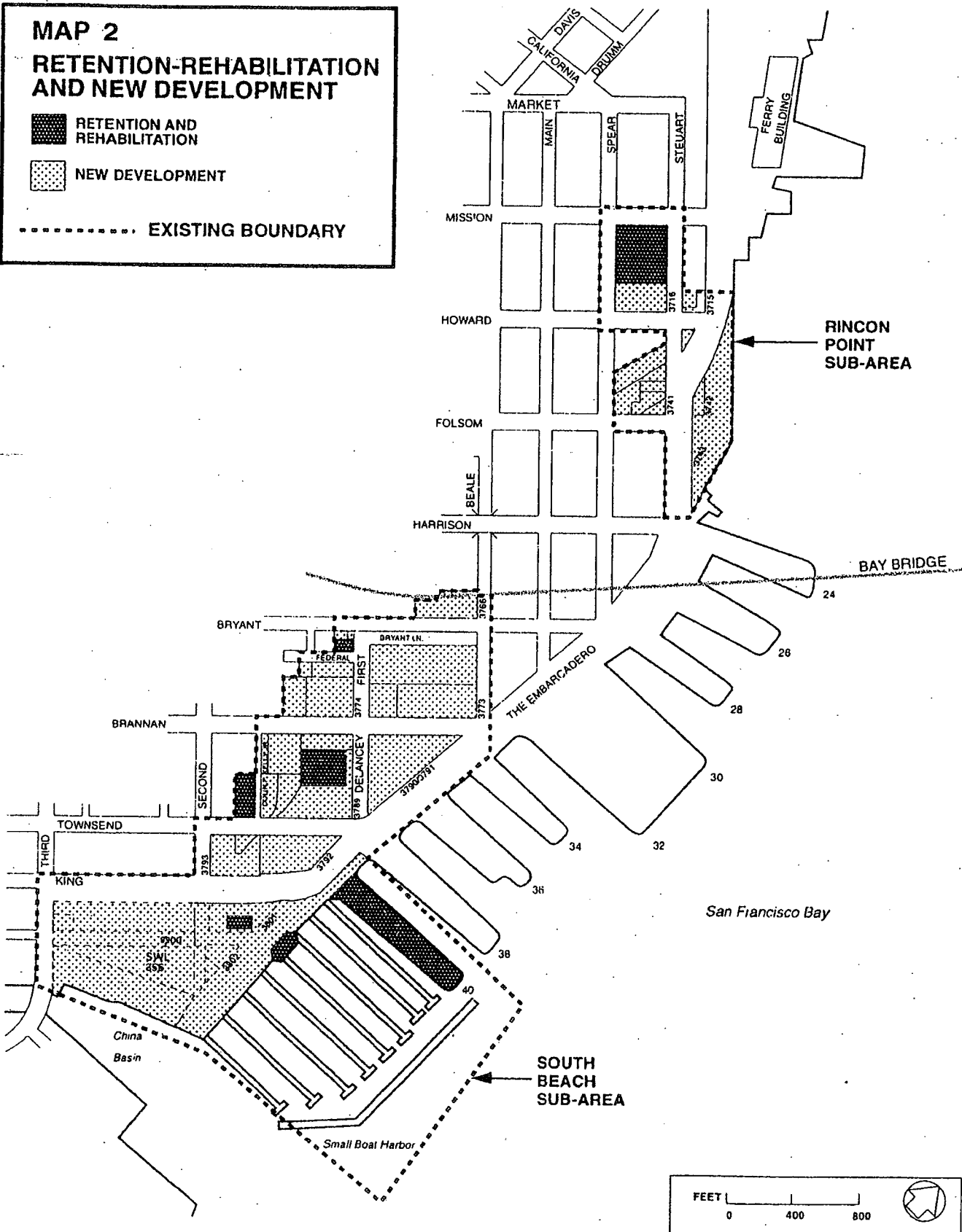
## RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT SAN FRANCISCO REDEVELOPMENT AGENCY

**MAP 2**

**RETENTION-REHABILITATION AND NEW DEVELOPMENT**

-  RETENTION AND REHABILITATION
-  NEW DEVELOPMENT

----- EXISTING BOUNDARY



**RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT**  
**SAN FRANCISCO REDEVELOPMENT AGENCY**

### **III. PROJECT PROPOSALS**

#### **A. Rehabilitation and New Development**

Parcels designated for rehabilitation and for new development are shown on Map 2: Retention-Rehabilitation and New Development.

Existing structures in the Project which are to remain shall be rehabilitated in accordance with applicable codes and ordinances of the City and County of San Francisco and the State of California as supplemented by the Agency. It is the intent of this Plan that proposed projects involving designated landmarks and contributing buildings in historic districts shall be reviewed for consistency with standards for other such landmark buildings in San Francisco.

The purpose of restoration and adaptive reuse of landmarks buildings is to protect, enhance, perpetuate and use structures that are reminders of past eras, events, persons and patterns of history; or which provide significant architectural styles, or landmarks in the history of architecture; or which provide this and future generations examples of the physical surroundings and experiences of past generations.

Proposed work shall not adversely affect the special character or special historical architectural or aesthetic interest or value of the landmark and its site as viewed both in themselves and in their setting, or of the historic district in applicable cases. The proposed work shall preserve, enhance or restore and shall not damage or destroy the exterior and major architectural features of the building. Any new construction, addition, or exterior change shall be compatible with the existing historical character.

Suitability of proposed design for projects involving designated landmarks and contributing buildings in designated historic districts shall be judged by these purposes and criteria.

In addition to the above, the suitability of the proposed design shall be measured by adaptive and functional reuse of the buildings so that the development project considered as a whole will be economically feasible.

Prior to the approval of any project involving a designated landmark, or contributing building in a designated historic district, the developer shall submit plans and specifications to the Landmarks Preservation Advisory Board for review and comment. The Landmarks Preservation Advisory Board shall submit its recommendation to the City Planning Commission for review and comment. The City Planning Commission shall forward its recommendation and those of the Landmarks Preservation Advisory Board to the Agency for final action.

All new development must conform to this Plan and all applicable Federal, State and local laws. All utilities shall be placed underground. Plans for rehabilitation and new development shall be submitted to the Agency for architectural review and approval.



To the extent now or hereafter permitted by law, the Agency may pay for, develop, or construct any building, facility, structure or other improvement either within or outside the Project Area, for itself or for any public body or entity, provided that such building, facility, structure or other improvement would be of benefit to the Project Area.

**B. Owner Participation**

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Redevelopment Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed, maintained, or rehabilitated for use in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules 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 the Plan, the declaration of restrictions and in accordance with such controls as may be found necessary to ensure that redevelopment is carried out pursuant to this Plan.

**C. Owner and Tenant Preference**

Persons who are either owners or tenants of residential, business, or other types of real property within the Project Area being displaced by rehabilitation, Agency property acquisition, or other Agency action occasioned by the implementation of this Plan shall be afforded certain preferences. The Agency shall extend preferences to such persons in order that they may re-enter the redeveloped Project Area. The Agency will administer such preferences through a Certificate of Preference Program. Participants in this program necessarily will be subject to and limited by the requirements of this Plan.

**D. Acquisition of Real Property**

Any real property located within the Project Area may be acquired by the Agency by purchase, gift, devise, exchange, condemnation, lease, or any other lawful method, including utilization of the power of eminent domain, if one or more of the following conditions are met:

1. The building is substandard to a degree requiring clearance as demonstrated by a structural inspection of the property.
2. The property must be acquired in order to eliminate an environmental deficiency, including but not limited to: incompatible land uses, small and irregular lot subdivision, or overcrowding of the land.
3. The property must be acquired in order to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities.
4. The building must be removed in order to effect a change in land use as provided in this Plan.
5. Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Redevelopment Plan.
6. The Agency shall not acquire real property to be retained by an owner pursuant to an Owner Participation Agreement unless said owner fails to enter into or perform under that agreement.

In order to eliminate the conditions requiring redevelopment and in order to execute the Plan, it is in the public interest and is necessary for the power of eminent domain to be employed by the Agency, to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Redevelopment Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than full fee title.

**E. Acquisition of Personal Property**

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

**F. Property Management**

During such time as any property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Further, said property owned by the Agency may be leased on a short-term basis for non-conforming uses, with the approval of the Agency Commission.

The Agency may in any year during which it owns property in this redevelopment Project pay directly to the City and County or any district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by the Agency to the City and County shall be disbursed by the City and County to any school district with territory located within this redevelopment Project Area in the City and County. "Proportionate share," means the ratio of the school district tax rate, which is included in the total tax rate of the City and County, to the total tax rate of the City and County.

The Agency may also pay to any taxing agency with territory located within a project area other than the community which has adopted the Project, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to any taxing agency by this Redevelopment Project.

**G. Relocation**

The Agency will provide relocation assistance and benefits in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and will meet applicable Federal, State, and local regulations. A review of the current project area indicates that relocation activities would relate solely to businesses. However, since the possibility of a residential tenancy may exist, either at present or prior to plan approval, provisions for benefits and assistance to residential tenants has been set forth within this Plan.

It is the Agency's objective that all eligible Project Area residents be rehoused with a minimum of hardship in accommodations which are decent, safe, sanitary and suitable to their individual needs; be located in an area not less desirable than the Project Area in regard to public utilities and public and commercial facilities, with reasonable access to their places of employment; and be provided housing priced within their financial means. The Agency will also assist those business concerns which may be displaced as a result of Project activities.

The Agency shall make relocation payments to eligible families and individuals displaced by redevelopment for moving expenses, for rental assistance, or for downpayment assistance. Eligible business concerns displaced by redevelopment shall likewise receive compensation and reimbursement for business displacement, for moving expenses, for direct losses of certain personal property otherwise uncompensated, for expenses incurred in-lieu of moving and related expenses. Such relocation payments presently required, as well as those which may be required in the future, shall be made pursuant to federal rules and regulations, as they now exist or may hereafter be amended; and such payments shall be made only to the extent eligible for payment from funds made available for those specific purposes by the federal government or other sources.

The Agency is authorized to provide temporary relocation benefits for residents and businesses displaced by the acquisition of property by the Agency, or during the course of Agency assisted rehabilitation work pursuant to this Redevelopment Plan. In order to qualify for such temporary relocation benefits, residents and businesses must be given the right of continued occupancy by the owner.

**H. Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures, and other improvements from real property owned by the Agency in the Project Area as necessary to carry out the purposes of this Plan.

**I. Public Improvements**

To the extent permitted by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities, on any parcel within or outside the Project Area, appropriate or necessary to carry out the Plan. Such public improvements may include but are not limited to streets, curbs, gutters, sidewalks, pedestrian bridges, street lights, street trees, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, small boat harbors, and parks.

**J. Temporary Public Improvements**

The Agency is authorized to install and construct or to cause to be installed and constructed temporary public improvements and temporary public utilities necessary to carry out the Plan. Such temporary public improvements include but are not limited to parks, streets, and utilities. Temporary utilities may be installed above ground only with the written approval of the Agency.

**K. Preparation of Building Sites**

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area owned by the Agency.

**L. Disposition of Real Property**

For the purpose of this Plan, the Agency is authorized to sell, lease, sub-lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

All real or personal property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall be not less than fair value for uses in accordance with the Plan, except for real property which is conveyed by the Agency to the City and County of San Francisco or to any other public body with or without consideration.

Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

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

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this 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 Plan.

**M. Disposition and Development Documents**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County of San Francisco.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. In addition, such property shall be made subject 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 as are required by law. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of any property in the Project Area shall contain the non-discrimination clauses prescribed by Section 33436 of the California Health and Safety Code.

**N. Disposition of Personal Property**

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

**O. Replacement Housing**

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low-and moderate-income housing market as part of this redevelopment project, the Agency shall, within four 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 the project area or within the territorial jurisdiction of the Agency.

#### IV. METHODS FOR PROJECT FINANCING

##### A. General

Upon adoption of this Plan by the Board of Supervisors, the Agency is authorized to finance this Project with assistance from the United States Government, including the United States Department of Housing and Urban Development (HUD) as part of the City's Community Development Program (CDP) as well as from other federal programs, from the State of California, from the City and County of San Francisco, from Agency bonds, or from other available sources.

The Agency is hereby authorized to issue bonds, obtain advances, borrow funds and create indebtedness in carrying out the Plan. Upon adoption of Ordinance No. 115-07, the Agency is authorized to issue bonds, obtain advances, borrow funds and create indebtedness exclusively for the provision of affordable housing; *provided, however*, that nothing contained herein shall limit the Agency's ability to incur indebtedness after the adoption of Ordinance No. 115-07 for the purpose of refunding, in whole or in part, indebtedness incurred for any purpose prior to the adoption of Ordinance No. 115-07. The term indebtedness, as used herein, shall include any such refunding indebtedness. The principal and interest of such advances, funds, and indebtedness may be repaid from any funds which may appropriately be available to the Agency.

Any other loans, grants, or financial assistance from the United States, or any other public or private sources will also be utilized, if available.

##### B. Tax Allocation

Taxes, if any, levied upon the taxable property in the Rincon Point - South Beach Redevelopment Project Area each year by or for the benefit of the State of California, the City and County of San Francisco, any district, or other public corporation, after the effective date of Ordinance No. 14-81, the ordinance approving this Plan, shall be divided as provided in Article 6, Chapter 6, Part I (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California, to wit:

- (a) 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 said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, 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 said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and

- (b) That portion of said 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 redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in the redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in paragraph designated (a) hereof, all of the taxes levied and collected upon the taxable property in the redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, then all moneys thereafter received from taxes upon the taxable property in the redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid, or as the same may exist on the date of the making of the loans, advances, or indebtedness referred to in the following paragraph.

Not less than 20 percent of the above taxes that are allocated to the Agency shall be used by the Agency for the purposes of increasing and improving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of the California Health and Safety Code, to persons and families of low- or moderate-income, as defined in Section 50093, to lower income households, as defined in Section 50079.5, and to very low income households, as defined in Section 50105. Upon adoption of Ordinance No. 115-07, the Agency shall use all of such taxes (that it receives from the Project, after payments to taxing entities required under Section 33607.5 of the Health and Safety Code, and that are not pledged to repay indebtedness outstanding prior to adoption of Ordinance No. 115-07) for the exclusive purpose of funding its affordable housing obligations, as defined in Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code.

In the proceedings for the advance of moneys, making loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Rincon Point-South Beach Redevelopment Project, the portion of taxes set forth pursuant to the Community Redevelopment Law and the Constitution (as the same may exist on the date of the making of said advances or loans or the incurring of indebtedness) as available to the Agency for such purposes may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness.

Prior to the adoption of Ordinance No. 115-07, the use of tax increment was limited in the following ways: 1) the amount of bonded indebtedness that could be outstanding at any one time from the issuance of bonds to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Health and Safety Code was limited to \$100,000,000; and 2) in order to adequately fund the repayment of such bonds (including principal, interest, and issuance cost), the number of dollars of taxes that could be divided and allocated to the Redevelopment Agency pursuant to Section 33670 of the California Health and Safety Code was limited to \$230,000,000.



Upon adoption of Ordinance No. 115-07, the limits described in this paragraph on the total amount of bond indebtedness that the Agency may have outstanding and the total amount of tax increment funds that the Agency may receive are suspended, pursuant to Section 33333.8 (e) of the Health and Safety Code, to enable the Agency to fund its affordable housing obligations, as defined in Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code.

No loans, advances, or indebtedness to finance the redevelopment project in whole or in part and to be repaid from the allocation of taxes pursuant to Section 33670 of the Health and Safety Code shall be established or incurred by the Agency after January 1, 2021.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 of the Health and Safety Code after it has fulfilled its affordable housing obligations under Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code.

Eminent domain proceedings to acquire property within the project area shall not commence after 17 years from the effective date of the ordinance originally approving this Plan. Bond issues, the principal and interest of which the Agency proposes to pay with tax allocations under Health and Safety Code 33670, are subject to Board of Supervisors approvals, as are all bond issues of the Agency; where the Agency proposes to utilize tax allocations for other than repaying principal and interest on bond issues, the Agency shall prepare, for the approval of the Board of Supervisors, an annual Project work program, which program shall outline in detail the activities to be undertaken by the Agency, the loans and/or advances to be received and/or the indebtedness to be incurred.

## **V. ACTIONS BY THE CITY**

The City, by the adoption of this Plan, and the Port of San Francisco, through a separate agreement, agree to aid and cooperate with the Agency in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project Area of conditions causing blight. Such actions shall include but not be limited to the following:

- Revision of zoning within the Project Area to conform to the land uses and development authorized by this Plan.
- Institution and completion of proceedings necessary for changes and improvements in publicly-owned utilities within or affecting the Project Area.
- Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

- Referral shall be made to the Agency prior to approval by the City of each building permit application. No building permit shall be issued unless it conforms to this Plan.
- The City is authorized, but not obligated to provide funds to ensure the completion of the Project as a whole in accordance with this Plan.
- The undertaking and completing of any other proceedings necessary to carry out the Project.

**VI. PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in Section 33450-33458 of the California Community Redevelopment Law, or by any other procedure hereafter established by law.

**VII. PROCEDURE FOR MINOR VARIANCE**

The land use provisions within this Plan shall be applied by the Agency in order to achieve the purposes of the Redevelopment of this Project Area. In regard to minor variances from the land use provisions in this Plan, the Agency may, in its discretion, modify such provisions where, owing to unusual and special conditions, enforcement would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of these provisions, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent of these land use provisions.

**VIII. DURATION OF PLAN**

The Plan shall be effective until January 5, 2021 except for the nondiscrimination and nonsegregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.



**City and County of San Francisco**  
**Office of the Clerk of**  
**BOARD OF SUPERVISORS**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

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Your attention is hereby directed to the following:

I, Angela Calvillo, Clerk of the Board of the City and County of San Francisco, California do hereby certify that the annexed Ordinance No. 115-07 (Legislative History File No. 070335) is a full, true and correct copy of the original thereof on file in this office.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco, California this 6th day of August, A.D., 2007.

Angela Calvillo  
Clerk of the Board  
City and County of San Francisco

By

Angela Calvillo

1 [Approving an Amendment to the Rincon Point-South Beach Redevelopment Plan to Extend  
 2 the Redevelopment Agency's Time for Repaying Debt and to Suspend the Limit on Total  
 3 Indebtedness and Tax Increment Revenue for Affordable Housing Development..]

4 **Ordinance approving an amendment to the Rincon Point-South Beach Redevelopment**  
 5 **Plan to extend the time for the San Francisco Redevelopment Agency's receipt of tax**  
 6 **increment and to suspend both the limit on the total indebtedness outstanding at any**  
 7 **one time and the limit on the total number of dollars of tax increment revenue that may**  
 8 **be received by the San Francisco Redevelopment Agency under the Plan in order to**  
 9 **continue financing Low and Moderate Income Housing Fund activities under the Plan.**

10 Note: Additions are single-underline italics Times New Roman;  
 11 deletions are ~~strikethrough italics Times New Roman~~.  
 12 Board amendment additions are double underlined.  
 Board amendment deletions are ~~strikethrough normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. The Board of Supervisors of the City and County of San Francisco hereby  
 15 finds and declares as follows:

16 a. The Board of Supervisors originally approved the Rincon Point-South Beach  
 17 Redevelopment Plan by adopting Ordinance No. 14-91 on January 5, 1981. Since then, the  
 18 Board of Supervisors has amended the plan nine times. (The plan, as so amended, is  
 19 referred to herein as the "Plan".) The Plan contains several limitations on the use of property  
 20 taxes received pursuant to California Health and Safety Code Section 33670 previously  
 21 imposed by the Community Redevelopment Law, California Health and Safety Code  
 22 Sections 33000 et seq. (All future section references are to the California Health and Safety  
 23 Code unless otherwise noted.) The Plan presently (i) prohibits the Redevelopment Agency of  
 24 the City and County of San Francisco (the "Redevelopment Agency") from incurring new debt  
 25 after January 5, 2021, the date on which the Plan terminates, (ii) prohibits the Redevelopment

1 Agency from repaying any debt incurred for the Plan after January 5, 2031, (iii) imposes a  
2 \$100,000,000 limit on the amount of debt that can be outstanding at any one time from the  
3 issuance of bonds to be repaid in whole or in part from the allocation of tax increment  
4 revenue, and (iv) imposes a \$230,000,000 limit on the total amount of tax increment revenue  
5 that the Redevelopment Agency may receive cumulatively over the life of the Plan for  
6 redevelopment activities.

7 b. The current amount of outstanding indebtedness under the Plan is  
8 approximately \$88,000,000 and the total amount of tax increment revenue to be received by  
9 the Redevelopment Agency over the life of the Plan is over \$229,000,000; thus the limits on  
10 the Redevelopment Agency's bonded indebtedness and tax increment revenue for the Plan  
11 have either been reached or substantially reached.

12 c. Since January 1, 1976, all redevelopment agencies have had a statutory  
13 obligation under Section 33413 to provide an equal number of replacement housing units  
14 when they destroy or remove housing affordable by low or moderate income persons  
15 ("Affordable Housing") in a redevelopment project area.

16 d. In 2000, the California Legislature added Section 33333.7, which authorized the  
17 Redevelopment Agency, with the Board of Supervisors' approval, to extend its tax increment  
18 revenue financing powers "to redress the demolition of a substantial number of residential  
19 dwelling units affordable to very low, low, and moderate income households during the  
20 agency's earlier urban renewal efforts [prior to 1976]." (Statutes 2000, Chapter 661 § 1(a)).  
21 The Legislature found that the "Redevelopment Agency of the City and County of  
22 San Francisco, due to its unique housing situation and net loss of affordable housing units in  
23 [older] project areas, wishes, to the greatest extent feasible, to replace these lost units  
24 according to the formulas set forth in Section 33413 of the Health and Safety Code."  
25 (Statutes 2000, Chapter 661 § 1 (b)).

1 e. The California Department of Housing and Community Development ("HCD")  
2 has determined that, prior to 1976, the Redevelopment Agency demolished 14,207 units and  
3 replaced 7,498 units, resulting in a net loss of 6,709 affordable units. To date, the  
4 Redevelopment Agency has not replaced these lost units, but has committed funding for the  
5 construction of 241 replacement units that are in the predevelopment phase.

6 f. In 2001, the California Legislature revised the Health and Safety Code to add  
7 Section 33333.8 and Section 33333.6(f). Under Section 33333.8, any time limit in a  
8 redevelopment plan for the receipt of tax increment revenue and the repayment of debt, and  
9 any limit on the total amount of tax increment funds that a redevelopment agency may receive  
10 for any project area, shall be suspended until the redevelopment agency fulfills its affordable  
11 housing obligations. Section 33333.8 (a)(1) defines these obligations and includes the  
12 "obligation to provide replacement housing pursuant to subdivision (a) of Section 33413  
13 and other similar and related statutes" (the "Affordable Housing Obligations").  
14 Section 33333.6(f) confirms that the suspension of plan limits provided by Section 33333.8  
15 applies to redevelopment plans adopted on or before December 31, 1993. Under  
16 Section 33333.6(e)(4)(B) the Board of Supervisors may amend the Plan as contemplated by  
17 the Ordinance without following the amendment process otherwise required by the  
18 Community Redevelopment Law. Accordingly, under Section 33333.8 the Board of  
19 Supervisors has the authority to amend the Plan as contemplated by this Ordinance to permit  
20 the Redevelopment Agency to receive additional tax increment revenue from the Rincon  
21 Point-South Beach Project Area for use in fulfilling the Redevelopment Agency's Affordable  
22 Housing Obligations, subject only to the payment of funds to repay indebtedness and required  
23 payments to taxing entities under Section 33607.5.

24 g. On July 18, 2006, the Board of Supervisors adopted Resolution No. 423-06,  
25 approving the Redevelopment Agency's budget for fiscal year 2006-07, and authorizing the

1 issuance by the Redevelopment Agency of bonds in a principal amount not to exceed  
2 \$146,850,000, including at least approximately \$34,000,000 in bonds that are contingent on  
3 the adoption of this Ordinance.

4 h. In Ordinance No. 15-05, the Board of Supervisors has previously approved the  
5 extension of time limits for establishment of loans, advances and indebtedness applicable to  
6 the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan, the Hunters Point  
7 Redevelopment Plan, and the India Basin Redevelopment Plan for the exclusive purpose of  
8 financing low and moderate income housing fund activities.

9 i. The Redevelopment Agency approved the proposed amendments to the Plan at  
10 a public hearing on January 16, 2007, and transmitted to the Clerk of the Board of  
11 Supervisors a certified copy of San Francisco Redevelopment Agency Resolution No. 4-2007,  
12 recommending that the Board of Supervisors amend the Plan. Copies of the San Francisco  
13 Redevelopment Agency Resolution and the proposed amendment to the Plan (the  
14 "Redevelopment Plan Amendment") are on file with the Clerk of the Board of Supervisors in  
15 File No. 070335.

16 j. This Ordinance is exempt from the California Environmental Quality Act  
17 (California Public Resources Code Sections 21000 et seq. and hereafter referred to as  
18 "CEQA") because it creates a government funding mechanism that does not involve any  
19 commitment to any specific project which may result in a potentially significant physical impact  
20 on the environment and therefore is not a "project" under Sections 15378(b)(4) and  
21 15060(c)(3) of the State CEQA Guidelines.

22 Section 2. Pursuant to Sections 33333.8 and 33333.6(e)(4)(B), the Board of  
23 Supervisors of the City and County of San Francisco hereby approves the Redevelopment  
24 Plan Amendment filed with the Clerk of the Board of Supervisors in File No. 070335  
25

1 The Redevelopment Plan Amendment will (i) extend the time limit for the receipt of tax  
2 increment revenue to repay indebtedness for the purpose of enabling the Redevelopment  
3 Agency to fulfill its Affordable Housing Obligations under Sections 33333.8(a) and 33333.7(d),  
4 and (ii) suspend, for the exclusive purpose of financing Low and Moderate Income Housing  
5 Fund activities as described in Section 1 above, (a) the \$100,000,000 limit on the amount of  
6 debt that can be outstanding at any one time from the issuance of bonds to be repaid in whole  
7 or in part from the allocation of tax increment funds, and (b) the limit on the amount of tax  
8 increment funds that the Redevelopment Agency may receive.

9 Section 3. Nothing in this Ordinance shall be construed to: 1) change the existing  
10 January 5, 2021 time limit for incurring new debt under Plan for the purpose of financing Low  
11 and Moderate Income Housing Fund activities; 2) extend the effectiveness of the Plan beyond  
12 its expiration date of January 5, 2021; 3) limit the Redevelopment Agency's ability to refund, in  
13 whole or in part, any indebtedness incurred by the Redevelopment Agency for any purpose so  
14 long as the refunding achieves debt service savings; or 4) authorize the Redevelopment  
15 Agency to incur any indebtedness, other than as provided in subsection 3 above, not  
16 previously approved by the Board of Supervisors.

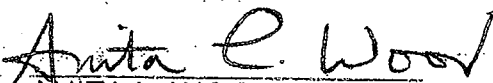
17 Section 4. The Redevelopment Agency will continue to (a) ensure that its expenditure  
18 of funds will be consistent with San Francisco's housing element and its consolidated and  
19 annual action plans submitted to the United States Department of Housing and Urban  
20 Development, and will address the unmet housing needs of very low, low- and moderate  
21 income households, (b) request that HCD certify annually, among other things, that  
22 San Francisco has a housing element that substantially complies with state law, that the  
23 housing element indicates an unmet need for Low and Moderate Income Housing Fund  
24 activities, and that the Redevelopment Agency has met its other affordable housing  
25



1 obligations, and the Redevelopment Agency will obtain the appropriate certifications prior to  
2 incurring any debt that this Ordinance would authorize, and (c) make the required payments to  
3 taxing entities under Section 33607.5 until the Plan terminates on January 5, 2021.

4 Section 5. The Clerk of the Board of Supervisors shall without delay (1) transmit a  
5 copy of this Ordinance to the Redevelopment Agency, (2) record or ensure that the  
6 Redevelopment Agency records a certified copy of this Ordinance, and (3) transmit, by  
7 certified mail, return receipt requested, a copy of this Ordinance, together with a copy of the  
8 Redevelopment Plan Amendment and a legal description of the Rincon Point-South Beach  
9 Project Area and a map indicating the boundaries of the Rincon Point-South Beach Project  
10 Area, to the Controller, the Tax Assessor, the State Board of Equalization and the governing  
11 body of all taxing agencies in the Rincon Point-South Beach Project Area.

12 APPROVED AS TO FORM:  
13 DENNIS J. HERRERA, City Attorney

14 By:   
15 ANITA L. WOOD  
16 Deputy City Attorney  
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25



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Ordinance

**File Number:** 070335

**Date Passed:**

Ordinance approving an amendment to the Rincon Point-South Beach Redevelopment Plan to extend the time for the San Francisco Redevelopment Agency's receipt of tax increment and to suspend both the limit on the total indebtedness outstanding at any one time and the limit on the total number of dollars of tax increment revenue that may be received by the San Francisco Redevelopment Agency under the Plan in order to continue financing Low and Moderate Income Housing Fund activities under the Plan.

May 1, 2007 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Ammiano, Alioto-Pier, Daly, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Noes: 1 - Jew

May 8, 2007 Board of Supervisors — FINALLY PASSED

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Maxwell, Mirkarimi, Peskin, Sandoval

Noes: 1 - Jew

Excused: 1 - McGoldrick

File No. 070335

I hereby certify that the foregoing Ordinance  
was **FINALLY PASSED** on May 8, 2007 by  
the Board of Supervisors of the City and  
County of San Francisco.

MAY 18 2007

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Date Approved

*Kay Gulbengay*

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Kay Gulbengay  
Interim Clerk of the Board

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Mayor Gavin Newsom