

Appendix A:

Sources

Sources

Information presented in the Preliminary Report was compiled from the following sources:

Documents Related to Plan Amendment

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City and County of San Francisco Persons Contacted

Len Broberg, San Francisco Police Department Gang Task Force
 Bill Bulkley, San Francisco Department of Public Works, Traffic and Parking
 Captain Rick Bruce, San Francisco Police Department, Bayview Station (2004)
 Jose Campos-Esparza, San Francisco Redevelopment Agency, Planning Manager
 Rodrigo Castillo, San Francisco Department of Technology
 Jean Chisholm, San Francisco Police Department
 Amy Cohen, Mayor’s Office of Economic and Workforce Development, Director, Neighborhood Business Development
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 Nat Lee, San Francisco Department of Public Works, Traffic and Parking
 Captain John Loftus, San Francisco Police Department, Bayview Station (2009)
 Erin McGrath, Mayor’s Office of Economic and Workforce Development, Project Manager
 Catherine McGuire, San Francisco Controller’s Office
 Don Miller, San Francisco Department of Public Works
 Corina Monzon, San Francisco Controller’s Office
 Juan Monsanto, San Francisco Housing Authority (2006)
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 Officer Rob O’Sullivan, San Francisco Police Department
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 Mike Roetzer, San Francisco Housing Authority
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Mathew Snyder, San Francisco Planning Department, Planner
Terri Schwartz, City and County of San Francisco, Recreation and Park Department,
Superintendent, Southern Division (2006)
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Other Organizations and Persons Contacted

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Marcus Simpson, Department of Toxic Substances Control
Larry Woodson, Department of Toxic Substances Control

Real Estate Property Owners and Brokers Contacted

Kenneth Brown, Blatteis & Schnur, Broker
Luis Cornejo, Starboard TCN Commercial Group, Broker
Mary Gebrian, Vanguard Properties, Broker
Chris Harney, HC&M Commercial, Broker
Joe Harney, HC&M Commercial, Broker
Jamie Harrison, TouchStone Commercial Properties
Scott Mason, BT Commercial, Broker
Ed Marielle, Citi Vision, Broker
Mark Mellbye, BT Commercial, Broker
Kenny Mesker, TRI Commercial, Broker
Mychael Monroe, Realty World, Broker
Peter Rothschild, Rothschild & Associates, Broker
Don Saunders, Zephyr Real Estate, Broker
Dick Stole, CB Richard Ellis, Broker
Terry Trevino, J Wavro and Associates, Broker
Lou Vasquez, Build Inc., Principal of Development

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Appendix B:
**Photographic Documentation of Remaining
Adverse Conditions**

Introduction

Appendix B provides photographs that illustrate existing conditions within the boundaries of the Bayview Hunters Point Redevelopment Project Area B (Project Area B). The photographs, taken by the consultants in March and April 2009, are representative of the adverse conditions observed during that time and serve as an update to the survey conducted for the 2006 Bayview Hunters Point Plan Amendment.

A. Conditions Illustrated in the Photographs

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

Unsafe or Unhealthy Buildings (CRL Section 33031(a)(1))

A significant number of buildings in Project Area B are dilapidated or deteriorated. Deficiencies shown in the photographs include: mildew, mold, informal and substandard construction, deteriorated, sagging and failed roofing, extensive deferred maintenance, dry rot, broken windows, peeling paint, and water damage. These conditions stem from long term neglect and may reflect building code violations. They result in unsafe and unhealthy buildings.

Seismically Vulnerable Structures (CRL Section 33031(a)(1))

Buildings in Project Area B are also seismically vulnerable due to their age, construction type, and state of repair. The photographs indicate aged wood frame structures, concrete and masonry buildings with inadequate reinforcement, dry rot, and other structural deterioration that weakens a building's resistance during an earthquake. These conditions result in unsafe and unhealthy buildings.

Adjacent or Nearby Incompatible Uses (33031(a)(3))

The photographs show examples of incompatible uses such as rail lines that run through commercial streets without proper buffering, residential buildings abutting industrial uses and homes adjacent to freeways or on-ramps. These types of uses are incompatible because they create noise, fumes, vibrations, traffic, and unsafe conditions that adversely affect Project Area B.

Inadequate Public Improvements (CRL Section 33030(c))

Photographs in the appendix also show a number of public improvement deficiencies. These include informal and deteriorated curbing, uneven and deteriorated pavement surfaces, standing water, lack of pedestrian infrastructure, and inadequate or lacking sound and safety barriers next to rail lines. These conditions contribute to blight in Project Area B.

Indicators of Economically Distressed Buildings (CRL Section 33031(a)(2), 33031(b)(3))

Vacant businesses and abandoned buildings are prominent in Project Area B. Some of these buildings have boarded windows and/or security fencing. Vacant businesses, both commercial and industrial, are often evidence of the physical obsolescence of a building type or the general economic decline of an area.

Excess of Problem Businesses (CRL Section 33301(b)(6))

The photographs show several examples of bars and liquor stores in Project Area B, particularly along Third Street. An excess of such businesses can lead to significant public health, safety and welfare problems such as violence, intimidation of pedestrians, public intoxication, and dealing of illicit drugs.

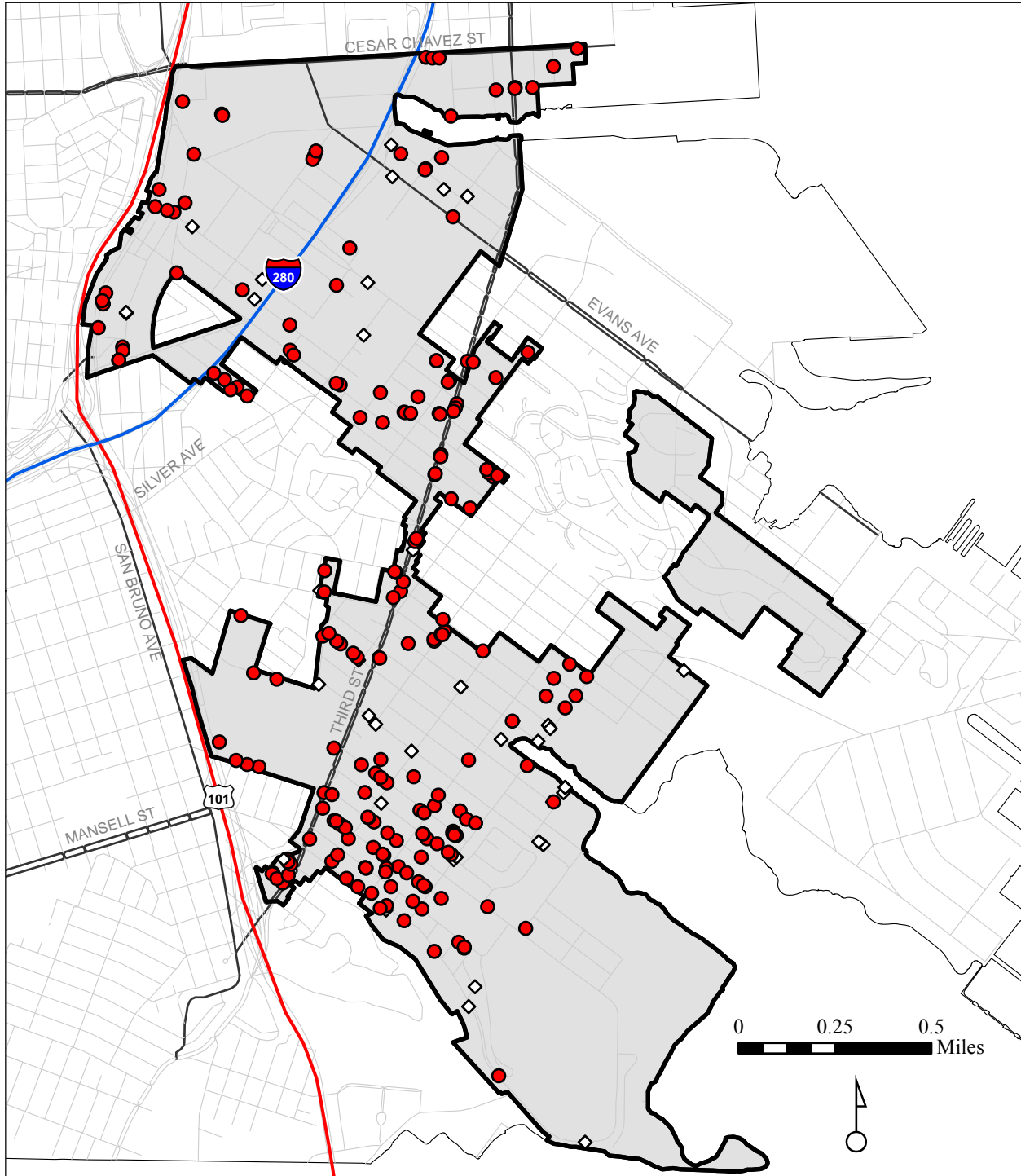
Indicators of a High Crime Rate (CRL Section 33031(b)(7))

Indicators of a high crime rate were documented throughout Project Area B. These indicators include the presence of security devices (door and window bars, fences, security cameras) and graffiti.

B. Organization

Figure B-1 indicates the approximate location of the photographs in Project Area B. The pages following the map present the photographs in roughly a geographic procession through the Project Area.

Appendix Figure B-1
Photo Locations
Bayview Hunters Point Redevelopment Project Area B



- Photo of Unsafe and/or Unhealthy Building
- ◇ Photo of Other Blighting Condition

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3rd Street near Shafter Avenue: barbed wire, dented fencing, illegally parked car.



3rd Street at Thornton Avenue, rear: extensive dilapidation, deteriorating roof and walls, substandard and informal construction, outdoor trash dumping.



3rd Street near Shafter Avenue: deferred maintenance, boarded window, cracked wall.



3rd Street near Shafter Avenue: deteriorated siding, cracked wall, external wiring, peeling paint.



3rd Street at Thornton Avenue: extensive deferred maintenance, peeling paint, graffiti, deteriorating roof and eaves,



3rd Street near Thornton Avenue: informal and substandard structure, graffiti, extensive dilapidation.



3rd Street near Williams Avenue: extensive dilapidation, deteriorating roofing, broken and boarded windows, overgrown landscaping.



3rd Street near Williams Avenue: abandoned business space, boarded storefront, extensive deterioration, informal and substandard construction.



Reddy Street near Williams Avenue, rear of property: informal and substandard construction, peeling paint, deteriorated roofing.



Reddy Street near Williams Avenue, rear of home: deferred maintenance, peeling paint.



Williams Avenue: trash accumulation, graffiti near rail tunnel.



3rd Street near Yosemite Avenue: deteriorated building, exposed wiring, water damage, cracked wall.



3rd Street near Yosemite Avenue: deferred maintenance, deteriorated sign, outdoor storage.



Armstrong Avenue near Mendell Street: peeling paint and deteriorated doors and windows. Shed shows signs of water damage and rotting wood.



Armstrong Avenue and Mendell Street: industrial building with peeling paint, rusted siding, outdoor storage.



Armstrong Avenue and Mendell Street: trash accumulation, peeling paint.



Armstrong Avenue near 3rd Street: informal external wiring, peeling paint.



Armstrong Avenue at 3rd Street: residential building abutting warehouse, evidence of incompatible uses.



Carroll Avenue near Phelps Street: peeling paint, cracked siding, deterioration.



Carroll Avenue near Mendell Street: lack of sidewalk, curb or gutter; inadequate public improvements; open gravel pile; and abandoned train tracks.



Egbert Avenue near Newhall Street: peeling paint; evidence of water damage; trash accumulation; lack of sidewalk, curb or gutter; and abandoned rail lines.



Egbert Avenue and Newhall Street: property with peeling paint and boarded windows.



3rd Street near Egbert Avenue: extensive deterioration rusted metal siding, peeling paint, broken windows.



Near Bayshore Boulevard and Paul Avenue: apparently abandoned building, broken and boarded windows, graffiti.



Paul Avenue and Wheat Street: apparently abandoned building, broken windows, peeling paint, extensive deterioration, barbed-wire fence.



Paul Avenue near Wheat Street: long-vacant building with shuttered windows.



3rd Street at Paul Avenue: deferred maintenance, graffiti on both signs, deteriorated signage.



3rd Street at Salinas Avenue: extensive dilapidation, peeling paint, boarded windows, deteriorating roofing and eaves.



Key Avenue near 3rd Street: lack of buffering between residences and U.S. 101 on-ramp.



Key Avenue near 3rd Street: security camera in front of garage, peeling paint.



3rd Street and Key Avenue: deteriorated siding, overgrown landscaping.



Key Avenue near 3rd Street (close up of above): cracked retaining wall, overgrown landscaping, informal and substandard construction.



3rd Street near Key Avenue: informal and substandard construction, extensive deterioration.



LeConte Avenue near 3rd Street: deferred maintenance and broken windows.



LeConte Avenue and 3rd Street: motel property for sale exhibiting faded and peeling paint, cracked walls, extensive deferred maintenance, protective bars on windows.



LeConte Avenue and 3rd Street (close up of above): faded paint and water damage on walls.



Jamestown Avenue near Jennings Street: deteriorating and water-damaged roofing.



Jamestown Avenue near Ingalls Street: apparently abandoned dilapidated building, informal and substandard construction, peeling paint, broken and boarded windows, overgrown landscaping, abandoned vehicle.



Jamestown Avenue near Redondo Street: vacant building, extensive dilapidation, broken and boarded windows, overgrown landscaping.



Redondo Street near Jamestown Avenue: extensive deterioration, sagging roof, peeling paint, overgrown landscaping, water damage.



Jamestown Avenue near Redondo Street: suspended residential development.



Jamestown Avenue near Hawes Street: peeling paint, water damage, alignment problems, extensive deterioration.



Jamestown Avenue near Griffith Street: peeling paint, deferred maintenance, water damage.



Jamestown Avenue near Ignacio Avenue: deteriorated pavement, cracked sidewalk, overgrown grass on sidewalk.



Jamestown Avenue: mold on Candlestick Stadium, deferred maintenance.



Jamestown Avenue near Hunters Point Expressway: trash dumping, lack of sidewalk, limited pedestrian access.



Jennings Street near Ingerson Avenue: extensive deterioration, peeling paint, water damage.



Jennings Street near Ingerson Avenue: peeling paint, deteriorated roofing, older windows.



Ingerson Avenue near Ingalls Street: foundation and frame damage, evidence of dry rot.



Ingerson Avenue near Ingalls Street: smoke damage above door, broken/missing eaves.



Ingerson Avenue near Ingalls Street (close up of above): smoke damage, broken/missing eave.



Ingerson Avenue near Redondo Street: peeling paint, deteriorated windows, abandoned vehicle.



Ingerson Avenue near Hawes Street: deteriorated, missing siding, informal and substandard construction, broken window.



Ingerson Avenue near Hawes Street: aging retaining wall supporting driveway, residence with faded paint, water damage, security camera.



Ignacio Avenue near Ingerson Avenue: informal and substandard construction, sagging roof, alignment problems, faded paint.



Ignacio Avenue near Ingerson Avenue: deteriorated siding, damaged gutters, peeling paint, security grates.



Ignacio Avenue near Ingerson Avenue: cracked wall, peeling paint, water damage, extensive deterioration.



Visible from Ignacio Avenue: Candlestick Stadium.



3rd Street at Hollister Avenue: vacant business space, extensive siding deterioration, peeling paint, graffiti.



Hollister Avenue near Jennings Street: Cracked wall, water damage, older windows.



Hollister Avenue near Jennings Street: peeling and faded paint.



Hollister Avenue near Jennings Street: deteriorated roof, water damage, security door, window grates.



Hollister Avenue near Jennings Street: deteriorated roof, evidence of dry rot, peeling paint, security gate, apparently inoperable vehicle.



Hollister Avenue near Jennings Street (close up of above): vegetation growing from rain gutter, deteriorated attic window.



Hollister Avenue near Jennings Street: deteriorating fence, security door, security grates on windows.



Jennings Street near Hollister Avenue: informal and substandard construction, deteriorated roofing, alignment problems.



Hollister Avenue near Ingalls Street: extensive deterioration, deteriorated siding, external wiring, dilapidated door.



Hollister Avenue near Ingalls Street: dilapidated roofing, deteriorated garage siding.



Hollister Avenue near Ingalls Street: deteriorated siding, security door, peeling paint, missing cripple wall.



Hollister Avenue near Ingalls Street: security door, water-damaged siding, older windows.



Hollister Avenue near Hawes Street: severely weathered siding.



Hollister Avenue near Hawes Street: deterioration, peeling/cracking siding, peeling paint, external wiring.



Hollister Avenue near Hawes Street: extensive deferred maintenance, evidence of dry rot, deteriorated siding, external wiring.



Hollister Avenue near Hawes Street: peeling paint, dry rot, cracked siding, informal and substandard construction.



Gilman Avenue near 3rd Street: informal and substandard construction, boarded windows, deferred maintenance, missing or deteriorated eaves.



Gilman Avenue near Jennings Street: cracked wall, building deterioration, peeling paint, and water damage.



Gilman Avenue near Jennings Street: peeling paint, water damage, deferred maintenance.



Gilman Avenue near Jennings Street: extensive deferred maintenance, peeling paint, deteriorating siding, broken eaves, cracked retaining wall, dilapidated fence.



Gilman Avenue near Ingalls Street: deteriorated staircase, peeling paint, security grates.



Gilman Avenue near Ingalls Street: deferred maintenance, dry rot, water damage, peeling paint.



Gilman Avenue near Ingalls Street: peeling paint, deteriorated eaves, cracked sidewalk.



Gilman Avenue near Griffith Street: extensive siding deterioration, peeling paint, water damage, external wiring, security doors, deteriorated older windows.



Fitzgerald Avenue near Jennings Street: deferred maintenance, evidence of dry rot, peeling paint.



Fitzgerald Avenue near Jennings Street: liquor store with security grates, dilapidated siding.



Fitzgerald Avenue near Ingalls Street: security grates, deteriorated siding, peeling paint.



Fitzgerald Avenue near Ingalls Street: dilapidated garage door, extensive deterioration, older windows, peeling paint.



Fitzgerald Avenue near Ingalls Street: trash accumulation, vacant lot used as auto storage, peeling paint.



Fitzgerald Avenue near Hawes Street: deteriorated roofing, extensive deferred maintenance, dilapidated garage door.



Fitzgerald Avenue near Hawes Street: extensive deterioration, dilapidated siding, evidence of serious dry rot.



Fitzgerald Avenue near Hawes Street: unreinforced masonry construction, graffiti, security fencing.



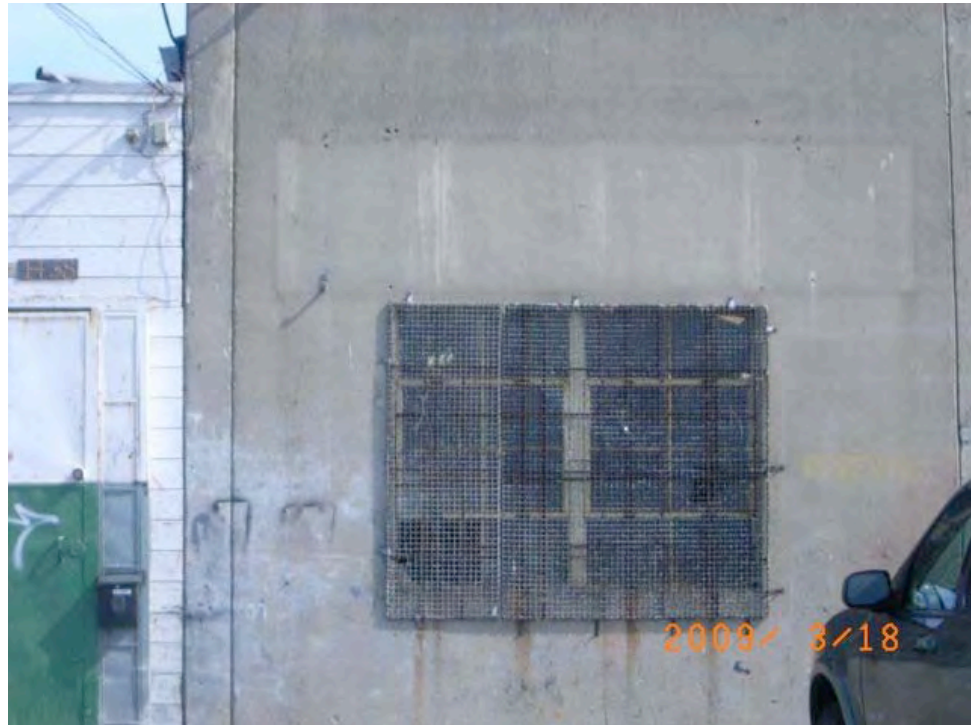
Hawes Street near Fitzgerald Avenue: deteriorated roadway, lack of sidewalks.



Hawes Street near Fitzgerald Avenue: inadequate public improvements, lack of accessibility, overgrown landscaping.



Egbert Avenue near 3rd Street: roofing deterioration from rust.



Egbert Avenue near Jennings Street: security grate, graffiti, water damage.



Egbert Avenue near Jennings Street: deteriorated metal roof, damaged siding, security grate, graffiti.



Egbert Avenue near Jennings Street: deteriorated roofing and siding, peeling paint, water damage.



Egbert Avenue near Jennings Street: substandard exterior wiring, peeling paint, graffiti.



Egbert Avenue and Jennings Street: deteriorated, broken and boarded windows, informal external wiring, peeling paint.



Egbert Avenue near Ingalls Street: informal and substandard construction, water damage, alignment problems.



Egbert Avenue near Ingalls Street: informal and substandard construction, water damage, outdoor storage.



Ingalls Street near Egbert Avenue: building alignment problems, informal and substandard construction, peeling paint.



Egbert Avenue near Hawes Street: informal and substandard construction, sagging roof.



Egbert Avenue near Hawes Street: peeling paint, graffiti.



Egbert Avenue near Hawes Street: informal and substandard construction, water damage to wood siding.



Egbert Avenue near Hawes Street: cracking foundation wall, rotting wood, alignment problems.



Donner Avenue between 3rd Street and Jennings Street: damaged siding, informal and substandard construction.



Donner Avenue between Jennings Street and Ingalls Street: deteriorated façade, peeling paint.



Donner Avenue near Ingalls Street: faded paint, partially reinforced masonry.



Donner Avenue near Ingalls Street: graffiti, deteriorated siding.



Donner Avenue near Ingalls Street: rusted and damaged siding.



Donner Avenue near Hawes Street: deteriorated roof and siding, rusted door.



Carroll Avenue near Keith Street: deferred sidewalk maintenance, graffiti.



Carroll Avenue near Keith Street: abandoned train tracks, poor pedestrian access, incomplete sidewalk, overgrown landscaping.



Carroll Avenue near Jennings Street: cracked concrete structure, graffiti removal, abandoned train car stored in public right-of-way, unpaved sidewalk.



Carroll Avenue near Arelious Walker Drive: eroding hillside with inadequate grading; lack of sidewalk, curb or gutters; standing water; and trash accumulation.



Carroll Avenue near Arelious Walker Drive (close up of above): standing water; lack of sidewalk, curb or gutters; and eroding hillside.



Ingalls Street near Bancroft Avenue: rusted and deteriorated siding, graffiti, security grate and barbed wire.



Armstrong Avenue at Griffith Street: unpaved right-of-way, lack of sidewalks, blocked circulation, trash and industrial material dumping.



Armstrong Avenue at Griffith Street: rusted and deteriorated siding, outdoor storage, lack of sidewalks.



Griffith Street near Yosemite Slough: illegal dumping of industrial waste, possible presence of hazardous materials, overgrown landscaping, graffiti, inadequate circulation.



Near Yosemite Avenue and Griffith Street: illegal industrial dumping, abandoned and deteriorated structures in Yosemite Slough, lack of public improvements.



Yosemite Slough near Yosemite Avenue and Griffith Street: illegal industrial dumping, lack of public improvements, extensive fence deterioration, graffiti visible in background.



Yosemite Avenue near Ingalls Street: illegal dumping, lack of sidewalks.



Yosemite Avenue near Hawes Street: deteriorated buildings, outdoor storage, informal and substandard construction.



Wallace Avenue near Keith Street: deteriorated building, peeling paint, dry rot.



Wallace Avenue near Jennings Street: standing water, abandoned trailer on public right-of-way, inadequate pedestrian improvements.



Wallace Avenue near Ingalls Street: graffiti, trash accumulation, blocked right of way.



Wallace Avenue near Ingalls Street: informal and substandard construction, deteriorated sidewalk, extensive deferred maintenance, razor wire security fence, rusted gate.



Wallace Avenue near Hawes Street: informal and substandard construction, graffiti, dilapidated fencing.



Van Dyke Avenue near Keith Street: damaged wood siding, sagging roof, cracked foundation.



Van Dyke Avenue near Keith Street: sagging roof, informal and substandard construction.



Van Dyke Avenue near Hawes Street: industrial junkyard, graffiti.



Van Dyke Avenue near Hawes Street: outdoor trash dumping.



Underwood Avenue near Keith Street: deterioration, informal and substandard construction, peeling paint, evidence of dry rot.



Keith Street near Underwood Avenue: peeling paint, sagging roof, dry rot, extensive deterioration of smaller building, missing eaves.



Keith Street near Underwood Avenue (different angle on property above): sagging roof, dry rot, deteriorated windows, deteriorated fence, external wiring, extensive deterioration.



Keith Street near Underwood Avenue: vacant property with no broker information, boarded windows, roof deterioration, evidence of dry rot.



Underwood Avenue at Jennings Street: chipped/cracked siding, security grates and door, evidence of dry rot, deferred maintenance.



Underwood Avenue near Ingalls Street: deteriorated and rusted roofing and siding, razor wire security fence.



Underwood Avenue near Hawes Street: peeling paint; deteriorating siding, roofing and fencing; lack of sidewalk.



Thomas Avenue near Ingalls Street: severely deteriorated façade, informal and substandard construction, peeling paint, razor wire security fence.



Thomas Avenue near Hawes Street: wall collapsing onto a public right-of-way, graffiti, peeling paint, rotting wood, deteriorated and overgrown sidewalk.



Shafter Avenue near Hawes Street: peeling paint, deteriorating siding.



Shafter Avenue near Hawes Street: informal and substandard construction, dilapidated building, deteriorating siding, graffiti.



Revere Avenue near I-280: deferred maintenance, water damage on siding, possible dry rot.



Revere Avenue near I-280: deteriorated building, lack of highway buffer, vegetation growing in gutter, peeling paint.



Revere Avenue near I-280: dilapidated building, dry rot deteriorating roofing, informal and substandard construction.



Revere Avenue near I-280: peeling paint, deferred maintenance.



Revere Avenue near I-280: peeling paint, sagging roof, extensive deferred maintenance.



Phelps Street near Palou Avenue: deteriorated building, rotting garage door and peeling paint.



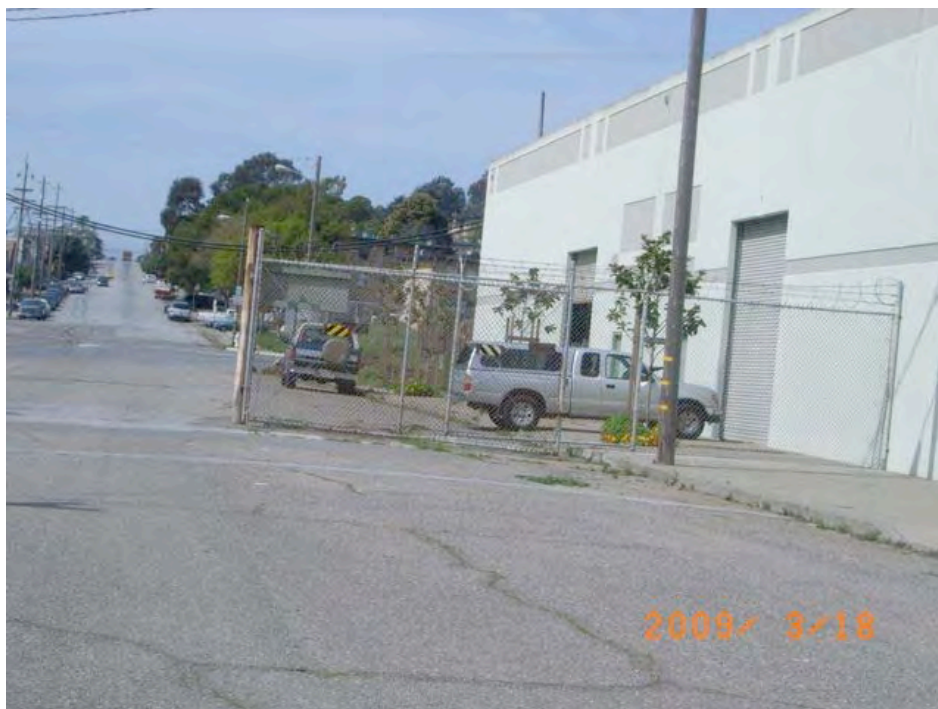
3rd Street near Palou Avenue: boarded door, graffiti, extensive deferred maintenance, alignment problems.



3rd Street near Palou Avenue (close up of above): boarded windows, graffiti, deteriorating siding.



Palou Avenue near Lane Street: peeling paint, rotting wood, dilapidated roof, water damage.



Palou Avenue near Griffith Street: fence blocking pedestrian access to public right-of-way.



Oakdale Avenue near Barneveld Avenue: vacant business space, boarded windows, substandard and informal construction, peeling paint, graffiti, deteriorating and sagging roof.



Oakdale Avenue near Rankin Street: graffiti, deteriorated sign, boarded windows.



Oakdale Avenue near Quint Street: severely dilapidated building, sagging roof with large gaps, dry rot, broken windows.



Oakdale Avenue near Quint Street: deteriorated building, dry rot, peeling paint.



Oakdale Avenue near Quint Street: extensive dilapidation (middle building), broken windows, damaged eaves, broken and boarded windows.



3rd Street near Oakdale Avenue: informal and substandard construction, extensive dilapidation, missing siding, boarded windows and door, alignment problems, water damage.



Newcomb Avenue near Toland Street: dilapidated building, graffiti, informal and substandard construction, broken windows.



Newcomb Avenue near I-280: lack of sidewalks and deteriorated pavement.



Newcomb Avenue near Rankin Street: cracked wall, water damage, peeling paint, graffiti.



Newcomb Avenue at Phelps Street: external wiring, substandard and informal construction, peeling paint.



Newcomb Avenue near Newhall Street: peeling paint, water damage, evidence of dry rot.



Newcomb Avenue near Newhall Street: cracked wall, peeling paint, evidence of dry rot.



Newcomb Avenue near Newhall Street (close up of above): extensive deterioration, peeling paint, rotting wood, and deteriorating siding.



Newcomb Avenue near Newhall Street: dry rot and deteriorating siding.



Newcomb Avenue near Lane Street: water damage, faded paint, deteriorated fencing, overgrown landscaping.



Newcomb Avenue near Lane Street: peeling paint, cracked foundation, deteriorated eaves.



Newcomb Avenue near Lane Street: dilapidated and abandoned house, boarded windows, water damage, graffiti, external wiring.



Newcomb Avenue near Lane Street: abandoned house, boarded windows, dry rot, outdoor storage, cracked wall, informal and substandard construction.



McKinnon Avenue near Barneveld Avenue: cracked pavement, abandoned rail line, lack of sidewalks.



McKinnon Avenue near I-280: standing water, deteriorated pavement.



McKinnon Avenue near Newhall Street: extensive deferred maintenance, sagging floor above garage, cracked wall, dry rot, broken windows.



McKinnon Avenue near Newhall Street (close up of above): cracked wall, dry rot, peeling paint.



Quint Street near McKinnon Avenue: homeless encampment.



Newhall Street near LaSalle Avenue: alignment problems, substandard construction.



Newhall Street near Lasalle Avenue: alignment problems, substandard construction, broken and boarded windows.



Newhall Street near Lasalle Avenue: informal and substandard construction, alignment problems, boarded doors.



3rd Street near LaSalle Avenue: peeling paint, deferred maintenance, deteriorating roofing.



3rd Street near LaSalle Avenue: vacant business space, dilapidated signage, water damage, peeling paint, deterioration.



Kirkwood Avenue near Rankin Street: cracked foundation.



Kirkwood Avenue near Newhall Street: peeling paint, dilapidated siding, extensive deterioration.



Kirkwood Avenue near Newhall Street: extensive deterioration, peeling paint, dry rot, informal and substandard construction, security bars.



Innes Avenue near Rankin Street: deterioration, outdoor trash accumulation.



Jerrold Avenue near Rankin Street: outdoor trash accumulation, lack of sidewalk, overgrown landscaping.



3rd Street near Jerrold Avenue: extensive deterioration, peeling paint, water damage, deteriorating roof and chimney.



3rd Street at Jerrold Avenue: vacant commercial building, partially reinforced masonry construction, boarded windows.



Jerrold Avenue near 3rd Street: broken and boarded windows, peeling paint, extensive deterioration.



Hudson Avenue at Mendell Street: cracked and leaning retaining wall, extensive deterioration, water damage, boarded window.



Toland Street near Galvez Avenue: deteriorated siding, extensive deterioration.



Toland Street near Galvez Avenue: deteriorated siding, dilapidation, cracked foundation.



Toland Street near Galvez Avenue: cracked foundation.



Evans Avenue near I-280: scrap metal yard.



Evans Avenue near Quint Street: cracked brick wall.



Davidson Avenue near I-280: homeless encampment, outdoor trash accumulation and graffiti.



Davidson Avenue near I-280: extensive deferred maintenance, peeling paint.



Davidson Avenue near Rankin Street: graffiti, informal and substandard construction, boarded windows.



Davidson Avenue near Rankin Street: vacant and severely dilapidated industrial building, broken and boarded windows, graffiti, unreinforced masonry.



Quint Street near Davidson Avenue: lack of buffering between rail line and street, lack of pedestrian infrastructure, dilapidated pavement.



Davidson Avenue near Quint Street: illegal dumping, lack of sidewalk.



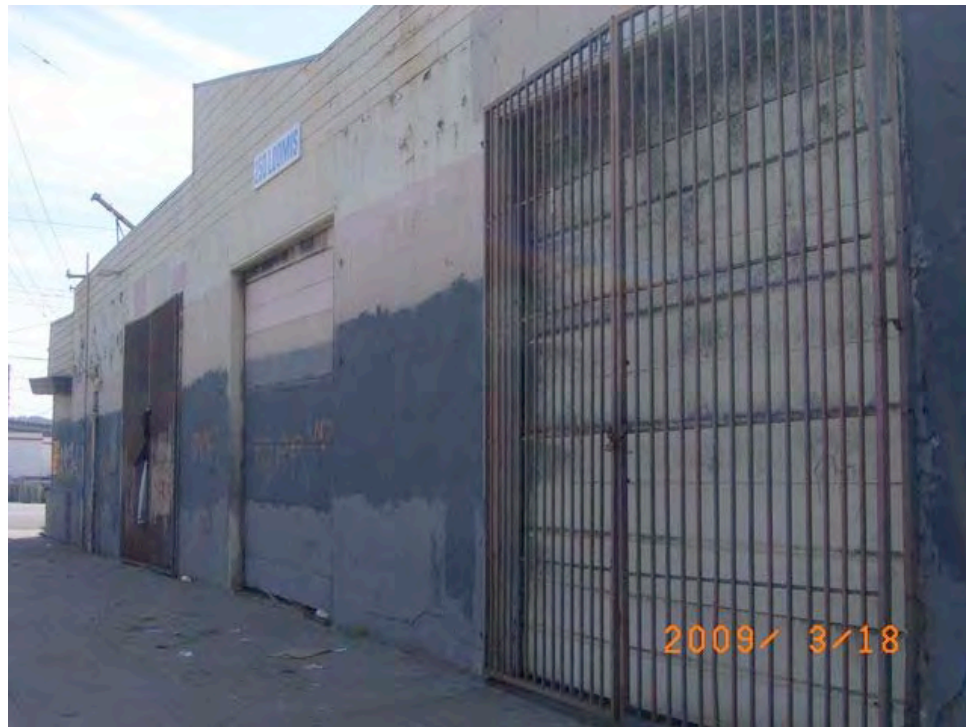
Loomis Street near Waterloo Street: camping in recreational vehicles.



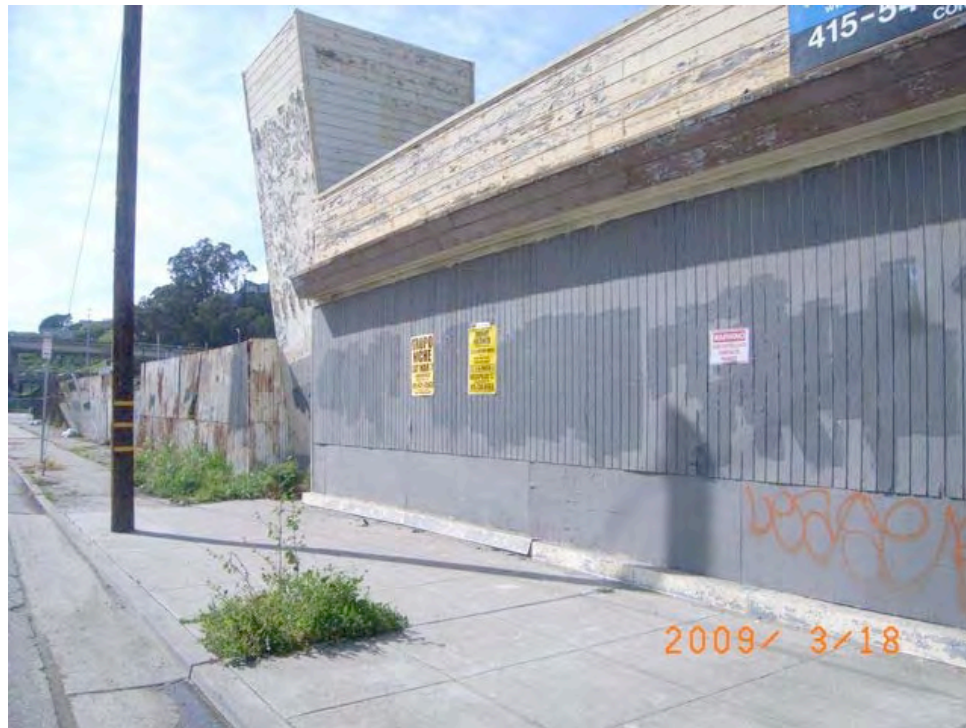
Loomis Street near Waterloo Street: vacant warehouse space, outdoor storage, trash dumping, razor wire security fencing.



Loomis Street near Waterloo Street: rusted and dilapidated roofing and siding, razor wire security fencing.



Loomis Street near Industrial Street: vacant and dilapidated building, large crack on the wall, deteriorated siding, graffiti, peeling paint, security grate.



Industrial Street near Loomis Street: vacant and dilapidated building, peeling paint, dry rot, graffiti, security camera warning, informal and substandard construction of fence.



Industrial Street near Loomis Street (close up of above): vacant and dilapidated building, peeling paint, dry rot, graffiti.



Bayshore Boulevard near Cortland Avenue: vacant and dilapidated commercial building, graffiti, sagging awning, security grates.



Bayshore Boulevard near Cortland Avenue: rusted roof, peeling paint, dilapidated pavement, extensive deterioration.



Bayshore Boulevard near Cortland Avenue: peeling paint, deteriorated signage.



Bayshore Boulevard near Cortland Avenue: vacant building, informal and substandard construction, extensive deterioration, peeling paint.



Bayshore Boulevard near Costa Street: eroded foundation, rusted and deteriorated siding, damaged roof, extensive deterioration, informal and substandard construction.



Bayshore Boulevard near Costa Street: extensive deterioration, broken windows, deteriorated siding, graffiti, eroded foundation.



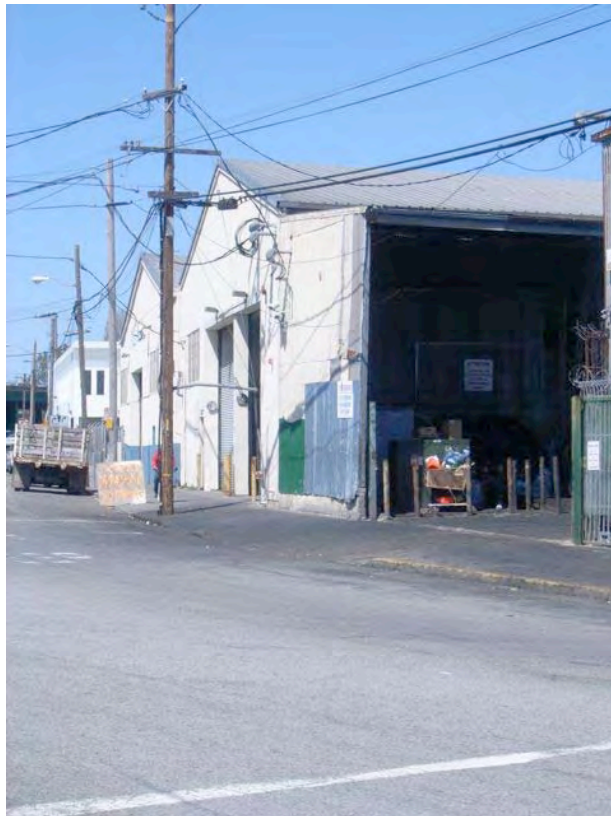
Bayshore Boulevard near Costa Street: extensive deterioration, broken windows, informal and substandard construction, deteriorated siding, graffiti.



Bayshore Boulevard near Costa Street: peeling paint and cracked wall.



Barneveld Avenue near McKinnon Avenue: peeling paint, extensive dilapidation, alignment issues.



Jerrold Avenue near Barneveld Avenue: informal and substandard construction, serious alignment problems.



Marin Street near Bayshore Boulevard: deteriorated roofing and signage.



Marin Street near Jerrold Avenue: outdoor storage, unreinforced masonry construction, extensive deterioration.



Marin Street near Jerrold Avenue: fire damage, extensive dilapidation, broken/missing windows.



Marin Street near Jerrold Avenue: extensive dilapidation, informal and substandard construction, broken windows, graffiti, deteriorated roofing.



Cesar Chavez Street near I-280: graffiti, broken and boarded windows, barbed wire security fencing, extensive dilapidation.



Cesar Chavez Street near I-280: vacant building, boarded windows, graffiti, extensive dilapidation, vegetation growing in rain gutters.



Cesar Chavez Street near I-280: vacant building, boarded windows, overgrown landscaping, extensive dilapidation.



Indiana Street near Tulare Street: uninhabitable dilapidated building, collapsed roof, dry rot, peeling paint, graffiti.



Tennessee Street near Marin Street: sagging roof, barbed wire security fence.



3rd Avenue near Tulare Street: roof rust and deterioration.



3rd Avenue near Tulare Street: sagging roof.



Illinois Street near Marin Street: mailboxes indicating possible residential use of industrial building.



Michigan Street near Marin Street: abandoned railroad tracks,deteriorated siding.



Cesar Chavez Street near Michigan Street: large crack on wall above door, peeling paint.



Custer Avenue near Rankin Street: abandoned building, cracked wall, fire damage, broken windows, extensive dilapidation, outdoor storage, graffiti.

Appendix C:
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 Immediate Needs Report compiled in 2007 by the San Francisco Housing Authority. SFHA assessments and an energy audit identified uniform needs across the SFHA properties within Project Area B, which are described below. Property-specific conditions follow the list of conditions in all properties.

All Properties

- Energy Audit:
 - Install/increase ceiling insulation to a R30 rating.
 - Install water efficient showerheads and faucet aerators.
 - Replace the incandescent lights with compact florescent lamps in the dwelling units and common areas.
 - Replace single-pane windows with energy efficient double-paned windows.
- Lead Paint Abatement: Lead-based paint is present and needs to be abated.
- Window Security Screens: Security screens need to be installed in all ground floor windows.

Hunters View

- Landscaped Areas: All of the landscaping needs to be reseeded and replanted. The trees need to be pruned.
- Irrigation: The entire irrigation system needs to be replaced to meet current needs.
- Steps/Ramps: Most of the steps and ramps, including pedestrian 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: All of the fencing is in extremely poor condition and 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.
- Foundation: The foundation at one building has failed and needs 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. The walls are in need of birdproofing.
- 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.
- Laundry Rooms: All of the 3-story buildings need new laundry drain systems.
- 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 buildings are structurally unsound and need to be replaced.
- Casework: The casework in approximately half of the units is in some level of disrepair. The case 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.
- Local HVAC: The local HVAC systems in two buildings need maintenance to address malfunction.
- 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 three buildings.

Alice Griffith

- Landscaped Areas: All grass areas are eroded and need to be reseeded.
- Irrigation System: The irrigation system is in disrepair and approximately 75 percent needs to be replaced.
- Paved Vehicle Surfaces: The entire concrete paved vehicle surface is cracked and uneven and 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: Dry rot is prevalent, and the affected structure needs to be replaced. 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 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. Heat risers piping requires replacement to meet 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.
- Boiler Room: The boiler and its equipment, controls and piping are old and require replacement 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. All of the building interior surfaces need repainting. The ceramic tile needs to be replaced due to disrepair.
- **Ceiling Surfaces:** Approximately half of ceilings need cracks patched and repaired. All building interior surfaces need repainting.
- **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.
- **Doors:** Most doors have been vandalized and are in disrepair. All doors need to be replaced.
- **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. Hydronic heaters need to be replaced with electric heaters. Hot water heaters also need to be installed.
- **Window Shade Devices:** Most units need new window shading due to tears and broken hangers.
- **Refrigerators:** Refrigerators are old and require replacement to meet current needs.
- **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. An irrigation systems needs to be added to the site. The basketball backstops need to be replaced.
- **Paved Vehicle/Walk Surfaces:** Minor cracks in asphalt and concrete need sealed and repaired.
- **Curbing:** Remove and replace damaged sections of concrete curbing.
- **Exterior Stairs:** The exterior stairs are collapsing and need to be repaired and repainted.
- **Mailboxes:** All of the mailboxes need to be replaced.
- **Site furniture:** All of the site furniture needs to be replaced.
- **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.
- **Underground Drainage:** Underground drainage needs to be installed to address issues with underground streams.
- **Lighting:** Pole mounted lighting has broken bulbs and covers and needs to be replaced.
- **Water Lines:** The water lines are outdated and need to be replaced to meet current needs.
- **Gas Lines:** The gas lines are outdated and need to be replaced to meet current needs.
- **Sanitary Lines:** The sanitary lines are outdated 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. The building interiors have not been painted in eight years and have extensive damage. 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. Bathroom wall surfaces around showers and tubs have dry rot and need to be replaced with ceramic tiles.
- 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 Escapes: One building has fire escape with broken elements and 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 or replaced.
- 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.
- Laundry Rooms: The electrical panels in the laundry rooms need to be upgraded.
- 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. The playground equipment requires minor repairs.
- Steps/Ramps: Approximately 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.
- Lighting: All of the pole mounted lighting needs to be replaced to meet current needs. The building mounted lights need to be upgraded.
- 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.
- Roof Drainage – Exterior: The roof drainage of two buildings is in need of repair.
- Windows: Single-paned windows in two buildings need to be replaced with energy-efficient double-paned windows.
- 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 in the Management Office do not have breakaway hardware and need to be replaced.
- 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 repaired, and all interior surfaces need to be repainted.
- Carpet: The carpet in the management office is torn and stained, and approximately 10 percent needs to be repaired.

- Resilient Flooring: Flooring in three buildings is chipped, old, stained or water damaged and requires total 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: There are smoke detectors throughout four buildings are missing and need to be replaced.

Appendix D:
Photographs of Activities in Project Area B



Armstrong Avenue near Mendell Street: new residential construction.



Armstrong Avenue near 3rd Street: new housing construction.



LeConte Avenue near 3rd Street: new residential construction.



Jamestown Avenue near Redondo Street: interrupted residential development.



3rd Street near Oakdale Avenue: new construction, graffiti.



3rd Street near LaSalle Avenue: recent housing construction.



Arelious Walker Drive near Gilman Avenue: new housing development.

Appendix E:
Potential Funding Sources

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Primary Sources			
San Francisco Redevelopment Agency	Tax Increment	Tax increment revenue is generated by the increase in property values within a designated Project Area and is generally the primary source of financing for an Agency's programs. The Agency is obligated to dedicate 20 percent of tax increment revenue to affordable housing production. Eligible activities include those that contribute to the elimination of blighting conditions within the designated Project Area and to the creation of affordable housing.	\$1.88 B for Candlestick Point Activity Node \$660 M for BVHP Project Area B (Non-Candlestick)
City of San Francisco or San Francisco Redevelopment Agency	Mello-Roos Community Facilities District (CFD)	The most common method for imposing special taxes in California is through a tax levied pursuant to the Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act), which authorizes certain public entities to form a Community Facilities District (CFD). The Mello-Roos Act authorizes the formation of a special tax district to finance capital improvement projects and pay for ongoing operations and maintenance. A CFD can be formed in conjunction with the establishment of a redevelopment project to undertake new public projects to joint benefit. One of the key innovations of the Mello-Roos Act is that it allows for property owners to approve a parcel tax if there are less than 12 registered voters. Property owners can be taxed for improvements that provide a general, areawide benefit. Mello-Roos parcel taxes are levied on real property and collected on the county property tax bills. The taxes are calculated pursuant to a formula that is established during the formation proceedings and is effectively part of the voter approval. Mello-Roos taxes are commonly based on the size of property or the improvements on the property. The City or Agency can issue Mello-Roos bonds to finance public infrastructure that are secured by the special taxes on privately owned land and improvements. Several project areas in San Francisco have employed CFDs as funding sources for redevelopment activities, including Mission Bay North and South Redevelopment Project Areas. Typically, Mello-Roos districts are very difficult to form in urbanized areas, given that they require two-thirds resident voter approval. However, the formation of a Mello-Roos district is expected to provide significant funding for the redevelopment of the Candlestick Point Node of the Project Area and will be key to the timely implementation of infrastructure improvements necessary for further development.	\$597 M for Candlestick Park Node and Shipyard Phase 2 ^a
Private Sector	Developer Participation	Developer and property owner participation has been used as a means for funding redevelopment activities in many communities. For example, funds may be advanced to a city or agency in the form of a negotiated fee or grant, or a loan for public improvements that is repaid during the course of project implementation from tax increment revenues. Some agencies have development agreements with developers, by which developers contribute funding for specific improvements, such as infrastructure and street improvements. Property owners provide repayment on low interest loans or are required to provide private funds to match agency rehabilitation grants. Developer and property owner participation is expected to contribute a significant amount to the redevelopment of the Candlestick Point Node of the Project Area, as the Agency is currently in negotiations with a private developer about a Disposition and Development Agreement (DDA) for a master planned project.	\$618 M for Candlestick Park Node and Shipyard Phase 2 ^a

a. Candlestick Point and Hunters Point Shipyard Phase 2 Revitalization Project, Plan for Financing and Transaction Structure, October 2008.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
U.S. Department of Transportation	Safe, Accountable, Flexible and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)	SAFETEA-LU addresses significant transportation challenges in the areas of safety, security, congestion, intermodal connectivity and timely project delivery. A considerable number of safety, finance, highway, environmental, public transportation, planning and research programs are funded under SAFETEA-LU including the Congestion Mitigation and Air Quality Improvement Program (CMAQ), Highway Safety Improvement Program, Transportation Infrastructure Finance and Innovation Act Program (STIP), and Transportation and Community and System Preservation Program (TSCSP). SAFETEA-LU funds for the Bay Area are administered by the Metropolitan Transportation Commission (MTC) and are allocated through a competitive process. The SAFETEA program is set to expire on September 30, 2009. If reauthorized the program would provide additional funding for highway and safety programs and for public transportation programs for future years.	Unknown
U.S. Department of Transportation	Surface Transportation Program (STP)	The Surface Transportation Program (STP) is part of SAFETEA-LU and provides flexible funds to be used on surface transportation projects. At least 10 percent of STP funds must be spent on projects that enhance transportation systems such as scenic beautification, historic preservation, and bicycle and pedestrian facilities. Other uses of funds include road improvements; publicly owned intermodal freight transportation projects that address economic, congestion, safety, and environmental issues associated with freight transportation gateways; brownfield remediation; transportation system management and operations; environmental restoration; and pollution abatement to mitigate impacts of transportation projects funded under Title 23. This funding could be used for activities such as remediation of hazardous materials or truck route improvements within the Project Area.	Unknown
U.S. Department of Transportation	Transportation and Community and System Preservation Program (TCSP)	The Transportation and Community and System Preservation Program (TCSP) is part of SAFETEA-LU and provides funding for planning grants, implementation grants and research grants to investigate and address the relationship between transportation and community system preservation. Grants may plan and implement strategies that improve the efficiency of the transportation system; reduce environmental impacts of transportation; reduce the need for costly future public infrastructure investments; ensure efficient access to jobs, services and centers of trade; examine development patterns; and identify strategies to encourage private sector development patterns that achieve these goals. TCSP is a potential source of funding for transit and general circulation improvements in the Project Area.	Unknown
U.S. Department of Transportation/Caltrans	Safe Routes to School Program (SRTS)	The Federal Safe Routes to Schools Program (SRTS) was established in 2005 as a part of SAFETEA-LU. It encourages the establishment of safe environments for pedestrians and bicyclists within a two-mile radius of schools. During the first cycle of funding, the program awarded \$45 million to 98 projects, out of a total of 459 applications. Caltrans has also administered a State-level Safe Routes to Schools (SR2S) program since 2000. SR2S awards approximately \$50 million annually in grants up to \$450,000 per project, requiring a 10 local percent match. Either or both of these programs could provide funding for pedestrian improvements near schools in the Project Area.	Unknown
Department of Public Works / Metropolitan Transportation Commission (MTC)	Fuel Tax	The State imposes a tax on gasoline, aircraft jet fuel and diesel fuel sales. An interstate user tax and use fuel tax is also collected by the State. Approximately one-third of the fuel tax revenues are distributed to local jurisdictions on a formula based on population and other factors. These revenues may be used for street maintenance, construction activities and circulation improvements throughout the City and County. The City's revenue estimates for FY 2009/10 includes approximately \$17.5 million in gas tax revenues, which are distributed between the Department of Public Works (DPW) and the San Francisco County Transportation Authority (SFCTA) programs. Gas tax funds are currently a source of funding for circulation improvements in the Bayview and will likely remain a source in the future. As available, gas tax funds from the state and county may be used in Candlestick Point Activity Node and Project Area B for transportation improvements and public transit facilities.	\$17,500,000 Citywide in FY 2009/10

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
California Transportation Commission/Metropolitan Transportation Commission (MTC)	State/Regional Transportation Improvement Program (STIP/RTIP)	The State Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State highway system. STIP programming generally occurs every two years. The program lists all capital improvement projects approved by the California Transportation Commission (CTC) to be funded with State transportation funds, including proceeds from bond acts (such as Proposition 116) and motor vehicle fuel taxes. The STIP also includes federal funds apportioned to the State for transportation purposes. The MTC administers STIP for the Bay Area under the Regional Transportation Improvement Program (RTIP). The City applies for funds through the MTC, who then forwards a list of the region's highest priority transportation projects to the CTC for approval. Past STIP/RTIP-funding projects in the Project Area include Third Street light rail extension (\$22.6 million) and Third Street/Bayshore payment rehabilitation (\$4.8 million).	Unknown
Metropolitan Transportation Commission (MTC)	Transportation for Livable Communities (TLC)	The MTC's Transportation for Livable Communities (TLC) Program supports community-based transportation projects that help to revitalize downtown areas, commercial cores, neighborhoods and transit corridors. The TLC Program offers three kinds of financial assistance: Planning Grants, Capital Grants and the Housing Incentive Program grants. Planning Projects must be intended to assist in solving economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Capital Grants directly support construction and help turn plans into reality, such as streetscape improvements, transit villages and pedestrian plazas. Funding for Capital Grants comes from SAFETEA-LU funds. Past TLC planning and capital grants have funded pedestrian and streetscape improvements in the Project Area along Third Street at Oakdale Avenue, in connection with the new MUNI light rail station and the Bayview Opera House redevelopment. The planning grant for this project was \$50,000 and two capital grants totaled \$3.5 million. The Agency expects to continue to request funding in the future, and tax increment funds will provide important local matching funds to enhance the City's competitive position in obtaining these funds.	Unknown
Metropolitan Transportation Commission (MTC)	Housing Incentive Program (HIP)	The Housing Incentive Program (HIP), administered by the MTC as part of the TLC program, provides grants to local governments that help build housing near transit stops. Key objectives of the program include: increasing the supply of housing in areas with existing infrastructure and services; locating new housing in areas with viable non-automotive transportation options; and establishing the residential density and ridership markets necessary to support high-quality transit service. Projects must be at least 25 units per acre and within one-third mile of a major transit station or corridor with peak period service intervals of 15 minutes or less. Additional grants are available if affordable units are included. Funds can also be used for improvements to sidewalks and crosswalks linking housing to nearby community facilities or streetscape improvements that support increased pedestrian, bicycle and transit activities and safety. The HIP requires a 11.5 percent minimum match.	Unknown
Metropolitan Transportation Commission (MTC)	Transportation Development Act (TDA)	Transportation Development Act (TDA) funds are generated statewide through a one-quarter cent tax on retail sales in each county. TDA funds may be used for regional and municipal transit program, special transit projects for disabled persons, and bicycle and pedestrian purposes. The City and County of San Francisco may not use TDA funds for street and road construction and maintenance, due to statutory restrictions on counties with populations greater than 500,000. The City receives an annual TDA apportionment, and the MTC determines the ways in which the funds are spent. In FY 2009/10, the City's apportionment totals \$33.5 million. TDA funds are a potential source of funds for improvements designed to reduce automobile usage, such as pedestrian and bicycle networks.	\$33,500,000 Citywide in FY 2009/10

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
Metropolitan Transportation Commission (MTC)	Measure 2 Transit Funding	Regional Measure 2 (RM2) is projected to raise \$125 million each year to ease congestion in the Transbay bridge corridors and enhance the convenience and reliability of the Bay Area's public transit system. Administered by the MTC, the revenue is generated by a \$1 toll increase, effective July 1, 2004, on the region's seven state-owned toll bridges, not including the Golden Gate Bridge. Although a significant portion of this money is aimed at large regional projects such as the first leg of the planned BART extension to Silicon Valley, redevelopment of San Francisco's Transbay Terminal, and the seismic retrofit of the Transbay BART tube, approximately 38 percent of total annual RM2 funds are dedicated to provide critically needed operating funds for rail, express and local bus and ferry service. This potential funding source could be used for promoting public transportation and enhancing access to employment for the residents of the Bayview.	Unknown
Bay Area Air Quality Management District (BAAQMD)	Transportation Fund for Clean Air (TFCA)	The Bay Area Air Quality Management District (BAAQMD) manages the Transportation Fund for Clean Air (TFCA) Regional Fund. The TFCA program awards grants for transportation projects that reduce motor vehicle emissions. Eligible projects include the purchase of low emission, alternative fuel vehicles with a gross vehicle weight of 10,000 pounds or more, including school buses and transit buses; shuttle and feeder bus service to train stations; ridesharing programs; bicycle facility improvements; arterial management projects that improve the flow of traffic on major roadways; transit information projects; and smart growth and traffic calming projects. TFCA grants could assist with circulation issues and incompatible uses, but are typically small grants.	Unknown
San Francisco County Transportation Authority	Transportation Sales Tax Reauthorization and Expenditure Plan (Proposition K)	Proposition K, the Transportation Sales Tax Reauthorization and Expenditure Plan, was approved by San Francisco voters in 2003 and instituted a half-cent sales tax to be used for major transit projects, new streets and traffic signals, bicycle and pedestrian projects, paratransit, maintenance of streets and traffic signals, and transit maintenance and rehabilitation. To date, the Project Area has received Proposition K funds for the Bayview Hunters Point Neighborhood Transportation Plan and traffic signal enhancements associated with the Third Street light rail. The project priorities for FY 2009/10 through FY 2013/14 are currently being updated.	Unknown
Environmental Protection Agency (EPA)	Brownfields Cleanup Revolving Loan Fund (BCRLF)	<p>The Environmental Protection Agency (EPA) administers the Brownfields Cleanup Revolving Loan Fund (BCRLF). The purpose of the BCRLF program is to provide financial assistance for the remediation of brownfields. The BCRLF enables state and local governments to make low interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare.</p> <p>In 2006, a coalition called California's Urban Reuse for Brownfields (CURB), consisting of the California Department of Toxic Substances Control (DTSC), the City of Los Angeles, and the Agency, received an award of \$3 million to establish a Revolving Loan Fund (RLF) under the BCRLF program. Several sites within the Project Area have been identified as target applicants for RLF funds. Eligible borrowers can be any public or private entity with control over or access to a Brownfields site. Eligible subgrantees are limited to states, political subdivisions, U.S. territories, Indian tribes, and nonprofit organizations that own the site they intend to clean up.</p> <p>Available loans are from \$200,000 to \$900,000 per site and subgrants are up to \$200,000 per site. subgrant funds are limited. Loan interest rates will be based on the length of the loan, usually between 2% to 4.5%. Borrowers will be responsible for a 10% owner equity participation match. The Agency has seen little interest in this program since it was established.</p>	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
Economic Development Administration (EDA)	Technical Assistance Program	The Technical Assistance program, sponsored by the U.S. Economic Development Association (EDA), promotes economic development to alleviate underemployment in distressed areas. It provides funds through grants or other cooperative agreements to fund feasibility studies and other projects leading to local economic development. The program assists in the long range economic development of areas with severe unemployment and low income families, and aids in the development of public facilities and private enterprise to help create permanent jobs. Projects funded through this program help to solve economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Many local technical assistance projects are used to determine the economic feasibility of various local development projects involving industrial, commercial and other activities. The technical assistance program could be a potential source of funding for economic development activities.	Unknown
Economic Development Administration (EDA)	Public Works Grants	Federal Public Works grants provide investment to support the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment. Projects must also contribute to the long-term economic development of the area by creating or retaining permanent jobs and raising income levels. Sponsored by the EDA, eligible activities include infrastructure development such as water and sewer facilities, industrial access roads, rail spurs, port improvements, skill-training facilities, technology-related infrastructure, as well as demolition, renovation and construction of publicly-owned buildings. This grant could contribute to the improvement of public facilities and truck routes that help attract, retain or enhance local employment.	Unknown
California Infrastructure and Economic Development Bank (IBANK)	Infrastructure State Revolving Fund (ISRF)	The Infrastructure State Revolving Fund (ISRF) is low cost financing from the California Infrastructure and Economic Development Bank (IBANK) to public agencies for a wide variety of infrastructure projects with loan terms of up to 30 years to be repaid with local tax revenues. The interest rate is fixed for the term of financing and is set at 67 percent of tax-exempt "A" rated bonds with a weighted average life similar to IBANK financing. Eligible applicants include cities, counties, special districts, assessment districts, joint powers authorities and redevelopment agencies. Eligible projects include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational features, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment distribution, defense conversion, public safety facilities, and power and communication facilities. However, these funds would need to be repaid out of tax increment revenues and are not a direct source of funding.	Unknown
San Francisco Recreation and Parks Department	Clean and Safe Neighborhood Parks Bond	The Clean and Safe Neighborhood Parks bond was approved in 2008 (Proposition A) to extend funding to address capital needs within the City's parks system. Past funding under the previous bond helped improve the Bayview playground and the Joseph Lee Rec Center within the Project Area. Although no parks within the Project Area are currently slated for major renovations under this program, additional funding may assist with restroom repair and renovation as well as community-led projects.	Unknown
Association of Bay Area Governments (ABAG)	San Francisco Bay Trail Program	Directed by the Association of Bay Area Governments (ABAG), the San Francisco Bay Trail is a partially completed recreational corridor that will encircle the San Francisco and San Pablo Bays. It is a continuous 400 mile network of bicycle and hiking trails that provides access to recreational opportunities and wildlife viewing. The San Francisco Bay Trail Project was created as a nonprofit organization in 1990, dedicated to the planning, promotion, and implementation of the Bay Trail. Among its activities, the Bay Trail Project provides grants for trail construction and maintenance. One of the key priorities for the Bay Trail Project is providing technical assistance and planning for key Bay Trail segments, one of which is the Third Street corridor in the Bayview. This grant could assist in funding improvements of Third Street or other community enhancements.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
California Coastal Conservancy	San Francisco Bay Area Conservancy Program (Bay Program)	Administered by the Coastal Conservancy, the San Francisco Bay Area Conservancy Program (Bay Program) provides grants to help achieve the following Bay Program goals: (1) protect, restore, and enhance natural habitats and other regional open space resources throughout the nine Bay Area counties; (2) improve public access to the Bay, its surrounding hills and the coast through completion of bay, coast and ridge trails that are a part of the regional trail system; and (3) promote projects that provide open space accessible to urban populations for recreation and education purposes. This program is funded through two voter approved bond funds: Proposition 40 and Proposition 50. The Coastal Conservancy is expected to spend \$40 million from Proposition 40 and \$20 million from Proposition 50 in the San Francisco Bay region. The Bay Program may fund property acquisition and project planning, design and construction. Research, assessments and environmental education activities will only be considered when tied to on-the-ground projects. Proposition 40 funds may be used for projects implementing Bay Program goals mentioned above. This funding source could be used in providing Bayview residents access to open space and improving access to the waterfront.	Unknown
California State Library	Public Library Fund (PLF)	The Public Library Fund (PLF) provides direct state aid to California public libraries for basic public library service. It is intended to embody the state's interest in the general diffusion of information and knowledge through free public libraries, encourage lifelong learning, supplement the system of free public education, help libraries serve as sources of information and inspiration to all persons, and furnish a resource for continuing education. Funding is based on the population of the library's service area. Libraries must formally apply for this funding, and this funding could support the improvement of public library facilities.	Unknown
San Francisco Public Library	San Francisco Branch Library Improvement Program	The Branch Library Improvement Program combines funds authorized by Proposition A in 2000 and Proposition D in 2007 to upgrade San Francisco's branch library system. The fund is designed to renovate 19 branches of the San Francisco Public Library system, replace four leased facilities with city-owned branches and construct a new facility in Mission Bay. The priorities are to reduce seismic risk, meet modern technological needs and current code requirements, and comply with the Americans with Disabilities Act (ADA). On March 1, 2007, the San Francisco Library Commission voted to expand the scope of investment in the Bayview/Anna E. Waden branch, located at 5075 Third Street in the Project Area. The Bayview project budget is now between \$9.9 – 10.3 million and it is slated for a major expansion. Currently, three options are being studied: building a brand new 2-story branch on the same site, purchasing an adjacent property and building a brand new 1-story branch, or purchasing another property and building a new branch.	\$9.9 – 10.3 M
San Francisco Redevelopment Agency	Citywide Affordable Housing Fund	The Redevelopment Agency has a policy goal of using 50 percent of the Agency's tax increment funds available for the Redevelopment Program for the development of affordable housing. Since 1990, over \$288 million in Agency funds have aided the creation or preservation of more than 9,000 housing units for low- and moderate-income families and individuals throughout San Francisco. Funds generated by development within redevelopment Project Areas are invested in affordable housing developments citywide, both within and outside of redevelopment areas. The funds are distributed as grants and loans and used as aid in all stages of development. Agency-assisted housing units are wide ranging and include family apartments, SRO residential hotels, special needs/supportive housing, emergency shelters, transitional facilities, and rental and home ownership opportunities—both new construction and rehabilitation. Due to CRL requirements and the limited availability of affordable housing funds as well as the citywide need for housing, existing funds in the Citywide Affordable Housing Fund could not be the sole source of financing for affordable housing in the Project Area.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
Housing and Community Development (HCD)	Transit-Oriented Development (TOD)	The Transit-Oriented Development Program (TOD), administered by HCD, offers competitive low-interest loans for construction of rental housing developments that include affordable housing and are within one-quarter mile of a transit station. Additionally, the program provides grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments. Eligible applicants include public and private entities, such as redevelopment agencies. TOD funds were used to finance the new affordable housing development at 5600 Third Street (Armstrong Place).	Unknown
Housing and Community Development (HCD)	Infill Infrastructure Grant Program (IIG)	The Infill Infrastructure Grant Program (IIG), administered by HCD, provides competitive grants to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible applicants include non-profit and for-profit developers, as well as public agencies partnering with a private developer. Infill infrastructure grants could be used to support new housing in industrial portions of the Project Area that are currently underserved by residential infrastructure.	Unknown
Housing and Community Development (HCD)	Building Equity and Growth in Neighborhoods Program (BEGIN)	The Building Equity and Growth in Neighborhoods Program (BEGIN), administered by HCD, provides grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. The program also includes second mortgage loans for downpayment assistance to low or moderate income first-time homebuyers. Eligible homes must be newly constructed in projects facilitated by local regulatory incentives or barrier reductions, and may include manufactured homes.	Unknown
Housing and Community Development (HCD)	CalHOME Program	The CalHOME Program, administered by the California Department of Housing and Community Development (HCD), provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Eligible activities include predevelopment, site development, and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation of site-built housing; and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance are offered for self-help developments, or projects built using "sweat-equity." The Mayor's Office of Housing (MOH) uses CalHOME funds to assist homeowners of one to four unit properties to address code deficiencies, health and safety hazards, deferred maintenance, meet housing standards, remediate lead based paint hazards, and to provide accessibility modifications. Loans are for low-income homeowners who are unable to secure conventional financing.	Unknown
Housing and Community Development (HCD)	Downtown Rebound Program	The Downtown Rebound Capital Improvement Program, administered by HCD, provides competitive loans to eligible projects that promote the adaptive reuse of vacant or underused commercial and industrial space into housing where at least 20 to 40 percent of units are affordable to low income households, residential infill, development of high-density housing near mass transit stations. Funding may be used for planning for infill housing, adaptive reuse, and other forms of downtown housing development, including seismic and structural feasibility studies related to adaptive reuse. Eligible applicants include private and public entities, such as redevelopment agencies.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Secondary Sources			
California Office of Historic Preservation	Mills Act Property Tax Abatement Program	The Mills Act Property Tax Abatement Program provides eligible historic private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief. Owner must enter into a ten year contract with a participating city to rehabilitate the building in exchange for a reduction in local property taxes. Owner-occupied single family residences and income-producing commercial properties may qualify. Eligible properties must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county or city official register. Adopted by the City of San Francisco in 1996, the Mills Act could be an applicable source of funds for historic preservation projects in the Project Area.	Unknown
City of San Francisco	Development Impact Fees	The City charges development impact fees on new private development within San Francisco to mitigate specific consequences of new growth. Impact fees are used to increase levels of service for future residents and businesses that are needed as a result of new or increased demand on existing services and facilities. Different requirements exist for each fee, and some are only applicable to certain areas of San Francisco. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed. Since many public improvements are needed to serve existing Bayview residents and businesses and alleviate existing deficiencies, development impact fees will cover only the portion of the cost of needed public improvements attributable to new development.	Unknown
San Francisco Redevelopment Agency	Interest Income	Some income will accrue to the Agency from the investment of tax increment revenues and tax increment bond proceeds. Income from this source could be made available for a variety of redevelopment activities. However, much, if not all, of the interest income will likely be offset by the need for the Agency to pay interest on indebtedness, including Agency issued bonds. Actual income from this source would also be influenced by the amount of money available for investment, term of the investment, and achievable interest rates.	Unknown
Complementary Sources			
Private Sector	Assessment District	Assessment Districts enable a city to levy additional taxes on property within designated areas in order to finance improvements directly benefiting those areas. Bonds are issued to finance local improvements such as streets, sidewalks, and parking facilities. Typically, an assessment district is formed to undertake a particular public improvement, and bonds are issued under one of two major assessment acts: the Improvement Act of 1911 and the Improvement Bond Act of 1915. Upon the issuance of bonds, the district has the power to assess all property owners included in the district in order to repay the borrowed funds. Assessment districts are not limited by Proposition 13 and Proposition 4, and have the advantage of placing the costs of public facilities directly on the benefited property owners. However, Proposition 218, a 1996 state constitutional amendment, enacted more restrictive requirements for adopting an assessment district and limited the improvements and activities that can be financed through an assessment district. Since the passage of Proposition 218, assessment districts can no longer levy property-related fees to pay for general governmental services or for other services—such as libraries, police, fire, etc.—that are not immediately available to the property owner.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Complementary Sources			
Public / Private Sector	Business Improvement District (BID)	<p>A Business Improvement District (BID) is a special type of assessment district that generates revenue to support enhanced services. Two types of BID mechanisms exist under California law: 1) Business Improvement Areas (BIAs); 2) Property Based Improvement District (PBIDs). BIAs have been used widely in the state and provide for an additional fee to be added to annual business licensing charges. However, due to the limited income generated through the business license fee, BIAs have typically had a relatively narrow scope of services. In 1994, the Property and Business Improvement District Law provided for an assessment of commercial property, thereby paving the way for a new generation of PBIDs to eventually replace the existing BIAs. The creation of a PBID requires petition support from businesses that would pay more than 50 percent of the annual fees to be collected in the proposed area. A PBID has a cap on assessments and a five year maximum life, requiring a new petition process. PBIDs require the creation of an advisory committee of property and business owners.</p> <p>The City has also passed an ordinance to facilitate the creation of these assessment districts. PBID Funds are most effective when leveraged with CDBG funds and redevelopment funds. Eligible activities include enhanced services such as maintenance, sidewalk cleaning, security, marketing and economic development. PBIDs can fund these activities as well as public improvements such as acquisition and maintenance of parking facilities, benches, trash receptacles, street lighting, decoration and public plazas. A PBID is a potential funding source for community enhancements, however given the poor economic performance of the businesses along Third Street and the length of the Third Street corridor, a PBID would be difficult to initiate and maintain without supplementary funding from tax increment.</p>	Unknown
Economic Development Administration (EDA)	Small Business Revolving Loan Fund	<p>Sponsored by the EDA and administered locally, the Small Business Revolving Loan Fund can be used in designated census tracts to provide low interest loans to businesses in disadvantaged neighborhoods. The loan fund can be used for a variety of assistance, such as working capital, machinery and equipment, leasehold improvements, and façade improvements benefiting disadvantaged neighborhoods. Interest accrued from the fund can be used for marketing, technical assistance and administrative costs. This program may be a possible source of funding for property improvements on Third Street or for other economic development programs.</p>	Unknown
Economic Development Administration (EDA)	Small Business Administration (SBA)	<p>A number of federal Small Business Administration (SBA) funding programs are available, ranging from small business loans, special loans and equity investment programs. All financing options are tailored to small business needs. Loans programs include Basic 7(1) Loan Guaranty, Certified Development Company (CDC), and Microloan and Loan Prequalification. Special loan programs include the Export Working Capital Program that provides short-term working capital to exporters, and International Trade Loan. SBA's investment program consists of privately owned and managed investment firms that provide venture capital and start-up financing to small businesses. Generally, technical assistance is provided, but grants and loans are also available. This funding source could help strengthen the economic base of the business community. Eligible activities include one on one counseling with small business owners, hosting workshops, classes, and web site design.</p>	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Complementary Sources			
Department of the Treasury	New Market Tax Credits (NMTC)	<p>The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). A substantial amount of the qualified equity investment must be used by the CDE to provide investments in low income communities. Qualified CDEs apply to the Community Development Financial Institutions (CDFI) Fund for an award of New Markets Tax Credits. The CDE seeks taxpayers to make qualifying equity investments in the CDE.</p> <p>A CDE that receives a NMTC award is required to use the qualifying equity investments to make Qualified Low-Income Community Investments in Qualified Active Low-Income Businesses (QALIBs) located in low-income communities. The taxpayers are eligible to claim a tax credit equal to 5 percent of its equity investment in the CDE for each of the first three years and a 6 percent credit for each of the following four years (39 percent in total).</p> <p>Examples of NMTC eligible investments include loans, equity investments, capital to businesses, and purchase of certain loans made by other CDEs; financial counseling and related services to businesses; and equity investment, loans and counseling to other CDEs. Investments may also be made in community development projects, such as community health centers and charter schools. The process for the allocation of tax credits is competitive and best used as a complementary funding source for assisting local business and community development.</p>	Unknown
National Parks Service	Historic Rehabilitation Tax Credits	<p>The Historic Rehabilitation Tax Credits program provides: 1) Two tier tax credit equal to 20% of the cost of rehabilitating certified historic buildings or 2) Tax credit equal to 10% of the costs of substantial rehabilitation of depreciable property. Rehabilitation must meet specific physical tests for retention of external walls and internal structural framework. Credit cannot be claimed on "tax exempt use" or on federal grant funds used for rehabilitation. Eligible activities include rehabilitation of certified historic buildings and rehabilitation of non-historic buildings built before 1936 used for non-residential purposes.</p>	Unknown
California Tax Credit Allocation Committee (CTCAC)	Low Income Housing Tax Credits (LIHTC)	<p>The Low Income Housing Tax Credit (LIHTC) Program allows investors to contribute equity to affordable housing projects in exchange for tax relief. The California Tax Credit Allocation Committee (CTCAC) administers two types of federal tax credits: a competitive program that allows developers to "sell" up to 9 percent of eligible costs for new construction and rehabilitation in tax credits, and a non-competitive program funding 4 percent of eligible project costs (mostly for acquisition and minor rehabilitation) through tax credits to investors. Affordable units in projects receiving federal tax credits in California must remain affordable to households at or below 60 percent of area median income (AMI) for 55 years and rent in these units is restricted to 30 percent or less of total household income. Additionally, the State of California has its own tax credit program for funding of projects that currently receive or have previously received federal tax credits.</p>	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
<p>San Francisco Mayor's Office of Community Development (MOCD)</p>	<p>Small Business Loans</p>	<p>Many San Francisco small business owners are eligible to apply for loans administered by the Mayor's Office of Community Development. Applications are evaluated based on the applicant's business plan, financial soundness, credit history, demonstrated capability, and ability to repay the loan. Programs include the Micro-enterprise Loan Program, the Small Business Loan Program, and the Section 108 Loan Program. Loans are required to create one full-time job for every \$35,000 borrowed, and at least 51% of new jobs created must be filled by or made available to lower-income San Francisco residents.</p> <p>MOCD loan applications must be sponsored by a City-funded Economic Development Organization, which provides small businesses with technical assistance, training, and loan packaging services. Eligible organizations include the Mission Economic Development Association, San Francisco Renaissance, Urban Solutions, the Southeast Asian Community Center, Women's Initiative for Self Employment, the Small Business Development Center, Bayview Small Business Resource Center, Northeast Community Federal Credit Union, and the LGBT Community Center.</p>	<p>Unknown</p>
<p>California Department of Insurance</p>	<p>California Organized Investment Network (COIN)</p>	<p>California Organized Investment Network (COIN) facilitates the offering of a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. COIN envisions no limit on the type or nature of capital investment that insurance companies may provide to eligible proposals. Broadly categorized, COIN-facilitated investment products may be versions of debt, equity or credit enhancement. To be eligible, proposals must satisfy each of the three guiding investment principles: 1) provide safe, sound and solvent investments offering an acceptable financial return; 2) provide investments in or benefiting low income and rural people or communities either directly or through intermediaries; 3) add value to capital products and programs currently available. COIN administers the program by certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and by certifying the tax credits for investors. Program activities must have either an affordable housing or economic development benefit. Affordable housing benefits include affordable rental housing, affordable ownership housing, or mixed-income and/or mixed-use development. COIN could be used to complement economic development and housing programs.</p>	<p>Unknown</p>
<p>Bay Area Council</p>	<p>Community Capital Investment Initiative (CCII) and the Bay Area Family of Funds</p>	<p>The Community Capital Investment Initiative (CCII) is a regional effort developed by the Bay Area Council to build healthy and self-reliant communities; create and recycle wealth for residents, community organizations and institutions; reduce poverty; increase household income; produce high quality jobs; increase the number of community-serving and region-serving businesses; expand affordable housing and homeownership among current residents; create new and improved services and amenities; avoid displacement; and mitigate adverse community impacts. Through capital investment by the Bay Area Family of Funds, CCII facilitates keystone developments such as commercial retail, mixed-use and industrial facilities in 46 target neighborhoods.</p> <p>The Bay Area Family of Funds consists of three funds: (1) Bay Area Smart Growth Fund; (2) Bay Area Equity Fund; and (3) California Environmental Redevelopment Fund (CERF). The Smart Growth Fund invests equity in real estate developments, including mixed use, mixed income, commercial, housing and industrial uses. The Equity Fund is a \$75 million venture capital fund that invests in companies that can create quality jobs in the targeted Bay Area neighborhoods, which include the Bayview. CERF invests in environmental remediation and redevelopment, primarily clean up activities; it is a \$34 million statewide fund that has invested \$13.7 million in six deals in the Bay Area since 2003. Each fund requires double bottom line returns of long-term market returns for investors and significant social returns and environment benefits for communities. The Project Area might benefit from investments for Smart Growth and Equity projects as well as from CERF funding, but only developments with market rate returns would be funded under the program.</p>	<p>Unknown</p>

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Complementary Sources			
Pacific Gas & Electric (PG&E)	Rule 20A Program	The Rule 20A Program provides funding for the undergrounding of overhead electrical wires as well as other utilities. Projects are typically in areas of communities that are used most by the general public, and must be legislated by the nominating city for conversion to underground utilities. After an area is nominated, there is generally a significant wait for the undergrounding as the service is in high demand. The work is carried out by Pacific Gas & Electric (PG&E) and paid for by the benefited customers through future electric rates. PG&E requires an 85 percent concurrence from the property owners in the area. These funds could be used to assist community efforts to underground power lines in the Project Area.	Unknown
National Endowment for the Arts (NEA)	Access to Artistic Excellence	The Access to Artistic Excellence program, created by National Endowment for the Arts (NEA), fosters and preserves excellence in the arts and provides access to the arts for all Americans. One applicable program category is the Design Stewardship category, which funds projects that protect, share or celebrate Americans' collective design heritage. These include, among others, historic preservation activities; the exhibition and publication of historical design; and education and outreach that bring established design practices to American communities, such as conferences, symposia, and other gatherings that promote the heritage and conservation of design. In redevelopment terms, this program allows the grant to be spent on redevelopment activities, design fees, and community planning, but will not fund construction, purchase or renovation of facilities. Eligible activities include predevelopment, design fees, and community planning.	Unknown
Department of Housing and Urban Development (HUD)	Lead Hazard Reduction/Healthy Homes	The Lead-Based Paint Hazard Control Grant Program assists in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing.	Unknown
Department of Housing and Urban Development (HUD)	Renewal Community Tax Incentives (RC)	The Renewal Community Tax Incentives (RC) encourage businesses to open, expand, and to hire local residents. The incentives include employment credits, a 0% tax on capital gains, accelerated depreciation through Commercial Revitalization Deductions, and other incentives. San Francisco is a Renewal Community.	Unknown
Department of Housing and Urban Development (HUD)	Empowerment Zones (EZ)	The Empowerment Zones (EZ) program provides grants and tax incentives to locate businesses in, and hire residents of, economically disadvantaged areas. EZ incentives include employment credits, low-interest loans through EZ facility bonds, reduced taxation on capital gains, and other incentives. San Francisco is not currently an Empowerment Zone.	Unknown
National Parks Service, administered by California State Parks	Land and Water Conservation Fund	The Land and Water Conservation Fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities, and indoor facilities which support outdoor recreation activities.	Unknown
National Trust for Historic Preservation	Preservation Services Fund (PSF)	The Preservation Services Fund (PSF) provides grants for nonprofit groups or local governments to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning and economics; conferences that address subjects of particular importance to historic preservation; and curriculum development in preservation. Funds cannot be used for "bricks and mortar" activities or to conduct research or resource surveys.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Complementary Sources			
National Trust for Historic Preservation	Inner City Ventures Fund (ICVF)	The Inner-City Ventures Fund (ICVF) finances community development projects that result in preserving historic properties that benefit low, moderate, or mixed income neighborhoods. The program has geographic restrictions. They are intended to battle displacement caused by inner-city revitalization efforts by helping to meet the needs of existing residents. Eligible projects involve the acquisition, stabilization, rehabilitation and/or restoration of historic properties in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	Unknown
National Trust for Historic Preservation	National Preservation Loan Fund (NPLF)	The National Preservation Loan Fund (NPLF) is a more flexible fund than ICVF in terms of project criteria. NPLF provides funding for a variety of preservation projects. These may include establishing or expanding local and statewide preservation revolving funds, acquiring and/or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks. Projects must demonstrate a community revitalization aspect that ensure the project's impact will be far-reaching. The program includes project based loans for one specific building and lines of credit for rehabbing several buildings in the area. Eligible projects involve the acquisition, stabilization, rehabilitation and/or restoration of historic properties in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	Unknown
California State Parks	Per Capita Grant Program	The Per Capita Grant Program is intended to maintain a high quality of life for California's growing population by providing a continuing investment in parks and recreational facilities. Specifically, the program funds acquisition, development, improvement, rehabilitation, restoration, enhancement, and the development of interpretive facilities, local parks, and recreational lands and facilities. Per capita grant funds can only be used for capital outlay.	Unknown
California State Water Resources Control Board	Petroleum Brownfield Grant Program: Orphan Site Cleanup Account (OSCA)	The Petroleum Brownfield Grant Program provides financial assistance for brownfield sites in California that were contaminated by petroleum leaking underground storage tanks where there is no financially responsible party. Grants of up to \$1.5 million per site are available for assessment and cleanup costs. If funding available in a given year is insufficient to meet the demand for OSCA grants, the Board gives each application a score, creates a priority list based on that score and funds projects in their order of priority.	Unknown
Local Initiatives Support Corporation (LISC)	Loans	Local Initiatives Support Corporation (LISC) has been working to build stronger communities across the United States by providing local community based organizations with financing and technical expertise to revitalize distressed neighborhoods. LISC is the largest community development intermediary in the country and has been certified as a Community Development Entity (CDE). LISC's loan program is designed to provide nonprofit community development corporations with the debt capital needed to enable otherwise worthy and otherwise feasible projects to be developed. LISC provides capital at flexible and often below-market rate terms. LISC provides loans for predevelopment, acquisition, construction or mini-permanent financing.	Unknown
Local Initiatives Support Corporation (LISC)	Predevelopment Zero Interest Loans ("Recoverable Grants")	Most often used in predevelopment stage, LISC provides local nonprofit community development corporations with zero interest loans (or "recoverable grants"). These zero-interest loans are typically no more than \$50,000. LISC will advance funds for predevelopment costs with no interest charged, and the funds are generally repaid within 12 to 18 months. Repayment typically occurs when acquisition and/or construction financing is secured.	No more than \$50,000
Local Initiatives Support Corporation (LISC)	Green Connection Loan Fund	The Green Connection Loan Fund provides nonprofit developers with preferred financing to help incorporate green, sustainable materials and design features into affordable housing. Loans of up to \$250,000 are made to community development organizations with a strong commitment to sustainable building.	Up to \$250,000

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Complementary Sources			
Local Initiatives Support Corporation (LISC)	Equity	LISC's affiliate, the National Equity Fund, provides equity investments in affordable housing projects eligible for low income housing tax credits.	Unknown
Department of Housing and Urban Development (HUD)	HOPE VI	HOPE VI Revitalization grants fund: Capital costs of major rehabilitation, new construction and other physical improvements; Demolition of severely distressed public housing; Acquisition of sites for off-site construction; and Community and supportive service programs for residents, including those relocated as a result of revitalization efforts. Any Public Housing Authority that has severely distressed public housing units in its inventory is eligible to apply. Although HOPE VI funds are extremely competitive, they may be used in conjunction with other public and private funding sources under the HOPE SF program.	Unknown
Department of Housing and Urban Development (HUD)	Housing Opportunities for Persons with AIDS (HOPWA) Program	The Redevelopment Agency administers the federal HOPWA Program for San Francisco, Marin, and San Mateo counties. Under this program, the U.S. Department of Housing and Urban Development (HUD) provides funds for a wide range of housing-related capital development and service activities for people with HIV/AIDS. Since 1992, over \$33 million in capital funds and \$98 million in supportive service funds has assisted the creation of more than 400 housing units in San Francisco. The HOPWA Program aims to increase the size of the permanently affordable housing stock, expand housing opportunities to meet the needs of the City's HIV/AIDS residents, provide appropriate housing-linked supportive services, and assist non-profit housing developers and service providers in increasing their skills and ability to create HIV/AIDS housing and related supportive services.	Unknown
Private Sector	Private Donations	Private donations by individuals, civic booster organizations or corporate sponsors could make a small, but recognizable contribution to the implementation of the Redevelopment Program. Donations could be used to fund all or part of minor streetscape improvements such as benches, entrance signage, directional signs, bicycle racks, historic signage or landscaping. However, in terms of the total funding needs of the Redevelopment Program, donations may be expected to provide only a small part of the needed implementation funding.	Unknown
Housing and Community Development (HCD)	Housing Related Parks Program	Grants for creation of new parks or rehabilitation or improvements to existing parks.	Unknown
Unlikely Sources			
City of San Francisco	City of San Francisco General Fund	The general fiscal condition of the City of San Francisco makes any ongoing direct financial support of redevelopment activities difficult. State and federal governments have continued to reduce funding and shifted costs and program responsibility to cities and counties. Cities have a limited ability to raise revenues that might offset new costs or replace lost revenue. In addition to funding essential functions such as police and fire services, street maintenance, MUNI operations, and existing open space, the City anticipates major capital expenditures to address the demands on, and needs of, City facilities. As a result, no reliance can be made on the City General Fund as a major source of redevelopment funding.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Unlikely Sources			
City of San Francisco or San Francisco Redevelopment Agency	Lease Revenues	Broad authority to issue revenue bonds secured by sources other than tax increment, such as tenant leases on publicly owned land or in publicly owned facilities. Lease revenue bonds secured by lease revenues from development are not anticipated to be a source of the debt financing for the Agency's Redevelopment Program.	Unknown
San Francisco Redevelopment Agency	Land Sales	The Agency may acquire property in implementing the Redevelopment Program. The sale of such property will create a resource that can be used to fund redevelopment activities. In most instances, land sale proceeds only offset a portion of the costs for a specific development project, and do not create a resource that is available for a general revitalization effort. It is not known at this time how much land sale proceeds will equal.	Unknown
Department of Housing and Urban Development (HUD)	Community Development Block Grants (CDBG)	Community Development Block Grants (CDBG) are allocated by the United States Department of Housing and Urban Development (HUD) to fund activities such as public works; rehabilitation loans and grants; land acquisition, demolition, and relocation for redevelopment; public services; and affordable housing, social services and projects for the elderly or disabled. CDBG-funded projects and activities must principally benefit low and moderate-income persons, aid in the prevention or elimination of blight, or address an urgent need. CDBG funds have provided a limited source of revenue for many redevelopment activities in California. In San Francisco, CDBG funds are administered by the Mayor's Office of Community Development (MOCD) for citywide uses. In the past, the City and Agency have used some CDBG funding for redevelopment activities, but the funds have been very limited. In recent years, most of the CDBG funds have been used to construct and rehabilitate housing, and provide needed services and facilities, such as day care, to low-income residents. Given the competing needs in the City, very few CDBG funds are available for public improvements. Given these factors, coupled with federal budget constraints, CDBG funds cannot be counted upon as a source of revenue for redevelopment projects and activities other than City-sponsored affordable housing.	Unknown
Department of Housing and Urban Development (HUD)	Section 108 Loan Guarantees	Section 108 is the loan guarantee provision of the CDBG program sponsored by HUD. The objective of the loan funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. All projects and activities must either principally benefit low and moderate income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The maximum repayment period for Section 108 loan is 20 years. Primarily this program can be relied upon for economic development and rehabilitation efforts. It does not generate new funds; rather it is a loan fund secured by CDBG or other dedicated revenues, such as tax increment revenues. The City of San Francisco serves as the Section 108 entity.	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Unlikely Sources			
Department of Housing and Urban Development (HUD)	Brownfield Economic Development Initiative (BEDI)	The Brownfield Economic Development Initiative (BEDI) is a federal program administered by HUD. BEDI grants are designed to help local governments redevelop brownfields. Brownfields are defined as abandoned, idled, or underutilized properties, including industrial and commercial facilities where expansion or redevelopment is complicated by the possible presence of environmental contamination. BEDI grants must be linked with a new Section 108-guaranteed loan commitment secured by the City's CDBG funds. Both Section 108 loan guarantee proceeds and BEDI grant funds are initially made available by HUD to local government agencies eligible for assistance under the CDBG program. A local government may re-loan the Section 108 loan proceeds and provide BEDI funds to a business or other public entity eligible to carry out a specific approved brownfields economic development project, or the public entity may carry out the eligible project itself. In either case, BEDI grant funds and the Section 108 proceeds must be used to support the same eligible BEDI project. Since the Project Area is not expected to receive any citywide CDGB funds or Section 108 commitments, it is unlikely to receive a BEDI allocation.	Unknown
Department of Housing and Urban Development (HUD)	HOME funds	The Home Investment Partnership Program (HOME), administered by HUD, provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least \$500,000 under the formula (\$355,000 in years when Congress appropriates less than \$1.5 billion for HOME) may receive an allocation. HOME assisted rental housing must comply with certain income and affordability restrictions. The City's annual award is small in comparison to the citywide need for funding. Therefore, this source of funding is unlikely to provide funding for the Project Area.	Unknown
Department of the Treasury	Build America Bonds (BAB)	BABs are a new type of tax-credit bond that pays investors both taxable interest and a federal tax credit equal to 35 percent of that taxable interest (Build America Bonds). Through December 31, 2010, state and local governments may elect to issue Build America Bonds in lieu of a tax-exempt governmental bond. Importantly, issuers of BABs may elect to receive a rebate from the IRS of 35 percent of the interest paid on the bonds in lieu of investors receiving the tax credit. BABs may be issued only for those purposes for which tax-exempt governmental bonds may be issued under present law. In addition, the tax rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.) also would apply to BABs. BABs for which an issuer has made the election to receive the 35-percent interest rebate option may only be used for capital expenditures, issuance costs, and reserve funds.	Unknown
Department of the Treasury	Recovery Zone Facility Bonds	The American Recovery and Reinvestment Act of 2009 (Act) authorizes the issuance of \$15 billion in a new category of tax-exempt private activity bonds (Recovery Zone Facility Bonds) for use in areas designated as Recovery Zones. The Act generally defines Recovery Zones as areas designated by state and local governments as having significant poverty, unemployment, or home-foreclosure rates. Generally, property eligible for depreciation that is actively used in a business may be financed with the proceeds of RZF Bonds, provided the property is acquired after the date on which a Recovery Zone designation took effect.	Unknown
Department of the Treasury	Recovery Zone Economic Development Bonds	The Act (defined above) authorizes the issuance of \$10 billion in a new category of taxable bonds similar to BABs (described above). Recovery Zone Economic Development (RZED) Bonds would pay interest at a taxable rate and the federal government would provide issuers with direct payments equal to 45 percent of the interest on the bonds (compared to 35 percent for Build America Bonds). RZED Bonds may be issued for purposes that promote development or economic activity in a Recovery Zone. The bonds also are subject to the present-law rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.).	Unknown

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding (\$, if known)
Unlikely Sources			
Department of the Treasury	Qualified School Construction Bonds	The Act (defined above) creates a new category of tax-credit bonds and authorizes \$11 billion annually in Qualified School Construction Bonds for 2009 and 2010 to finance the construction, rehabilitation, or repair of public school facilities. Similar to existing tax-credit bonds, the credit rate for Qualified School Construction Bonds is required to be set by the Secretary of the Treasury at a rate that permits issuance of such bonds without discount and interest cost to the qualified issuer.	Unknown
Department of Housing and Urban Development (HUD)	Tax Credit Assistance Program (TCAP)	Provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each state shall distribute these funds competitively and according to their qualified allocation plan. Projects awarded low income housing tax credits in fiscal years 2007, 2008, or 2009 are eligible for funding, but housing credit agencies must give priority to projects that are expected to be completed by February 2012.	Unknown
Department of Housing and Urban Development (HUD)	Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program	The Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program provides grants and loans through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in the property, to ensure the maintenance and preservation of the property, the continued operation and maintenance of energy efficiency technologies, and the timely expenditure of funds. The terms of the grants or loans will include continued affordability agreements.	Unknown
Department of Housing and Urban Development (HUD)	Youth Build Program	The Youth Build Program provides funds passed through the U.S. Department of Housing and Urban Development to YouthBuild USA. YouthBuild provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including states, and units of general local government eligible to provide education and employment training. YouthBuild funds projects that assist high-risk youth in learning housing construction job skills and complete their high school education. Participants enhance their skills as they construct and/or rehabilitate affordable housing for low-income and homeless persons or families.	Unknown
Department of Housing and Urban Development (HUD)	Capacity Building for Community Development and Affordable Housing Grants	The purpose of the Capacity Building for Community Development and Affordable Housing Program is to enhance the technical and administrative capabilities of community development corporations (CDCs) and CHDOs to carry out community development and affordable housing activities. Only the following 4 entities are eligible: Enterprise Community Partners, Inc. (formerly The Enterprise Foundation), the Local Initiatives Support Corporation (LISC), Habitat for Humanity, and YouthBuild USA.	Unknown
Department of Housing and Urban Development (HUD)	Public Housing Neighborhood Networks	The purpose of the Public Housing Neighborhood Networks (NN) program is to provide grants to public housing authorities (PHAs) to: (a) update and expand existing NN community technology centers; or (b) establish new NN centers. These centers offer comprehensive services designed to help public housing residents achieve long-term economic self-sufficiency.	Unknown
Department of Justice	Gang Prevention Coordination Assistance Program	The OJJDP FY 2009 Gang Prevention Coordination Assistance Program provides funding for localities to enhance coordination of Federal, state, and local resources in support of community partnerships implementing the following anti-gang strategies: primary prevention, secondary prevention, gang intervention, and targeted gang enforcement. This program is authorized by statutes appropriating funds for FY 2009.	Unknown

Appendix F:
Tax Increment Projections

Table F-1a
Summary of Tax Increment Projections
BVHP Project Area B (Combined)

Project Area Information	Project Area B (Non-CP)	Candlestick Point Activity Node	Total
Base Year	FY 2005 - 2006	FY 2005 - 2006	
Time Limit on TI Collection	FY 2050 - 2051	FY 2050 - 2051	
Base Year AV ^a	1,137,921,226	27,307,419	1,165,228,645
FY 2009 - 2010 AV ^a	1,496,053,471	29,558,428	1,525,611,899
Tax Increment (TI) Projections^b			
<i>In Nominal (Future) Dollars</i>			
Incremental Tax Revenues	1,410,000,000	3,080,000,000	4,490,000,000
Less: County Admin Fee	0	0	0
Subtotal: TI Remitted to Agency	1,410,000,000	3,080,000,000	4,490,000,000
Agency Obligations:			
Less: 20% Housing Set Aside	(280,000,000)	(620,000,000)	(900,000,000)
Less: Additional TI for Housing	(170,000,000)	0	(170,000,000)
Less: Pass Through Payments	(300,000,000)	(670,000,000)	(970,000,000)
Subtotal: TI Available for Non-Housing Program and Agency Administration	660,000,000	1,790,000,000	2,450,000,000
Projected Use of Funds:^c			
Agency Administration (Non-CP)	210,000,000	0	210,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	50,000,000	0	50,000,000
Housing Redevelopment Program	450,000,000	620,000,000	1,070,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	110,000,000	130,000,000	240,000,000
Non-Housing Redevelopment Program	450,000,000	1,790,000,000	2,240,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	110,000,000	370,000,000	480,000,000
Total Redevelopment Program	1,110,000,000	2,410,000,000	3,520,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	270,000,000	500,000,000	770,000,000

a. See appendix tables F-2a and F-3a for more detail.

b. Figures rounded to the nearest \$10,000,000. Calculations may not precisely match due to rounding.

c. Constant values discounted to FY 2009/10 dollars at 6%.

Source: San Francisco Redevelopment Agency, Lennar Corporation, Seifel Consulting Inc.

**Table F-1b
Tax Increment Projections
BVHP Project Area B (Combined)
(In Nominal/Future Dollars)**

Plan Year	Fiscal Year	Beginning of the Year Assessed Value			New Development Value (4)	Beginning of Year Incremental AV over Base (5)	Incremental Tax Revenues			Agency Obligations				Projected Use of Funds				
		Secured Assessed Value (1)	Other Assessed Value (2)	Total Beginning of Year Assessed Value (3)			Basic Incremental Revenue (6)	Supplemental Revenue from New Development (7)	Gross Incremental Tax Revenues (8)	County Admin (9)	20% Housing Set Aside (10)	Additional TI for Housing (11)	Pass Through Payments (12)	Agency Admin (13)	Housing Redevelopment Program (14)	Non-Housing Redevelopment Program (15)		
Base				1,165,228,645														
4	2009 - 2010	1,396,916,538	128,695,360	1,525,611,899	3,450,000	360,383,254	3,603,833	34,500	3,638,333	0	727,667	451,978	727,667	542,373	1,179,644	1,188,648		
5	2010 - 2011	1,428,304,869	128,695,360	1,557,000,229	79,233,600	391,771,584	3,917,716	792,336	4,710,052	0	942,010	585,807	942,010	702,969	1,527,818	1,537,255		
6	2011 - 2012	1,536,104,567	128,695,360	1,664,799,927	133,925,400	499,571,282	4,995,713	1,339,255	6,334,968	0	1,266,994	788,784	1,266,994	946,541	2,055,777	2,065,656		
7	2012 - 2013	1,700,752,148	128,695,360	1,829,447,508	106,983,685	664,218,862	6,642,189	1,069,857	7,712,046	0	1,542,409	960,778	1,542,409	1,152,933	2,503,187	2,513,516		
8	2013 - 2014	1,859,738,571	128,695,360	1,988,433,931	115,333,147	823,169,656	8,221,697	1,153,311	9,375,028	0	1,875,006	1,168,507	1,875,006	1,402,208	3,043,512	3,054,302		
9	2014 - 2015	2,029,738,571	128,695,360	2,158,433,931	115,481,332	993,205,286	9,932,053	1,154,831	11,086,866	0	2,217,373	1,382,340	2,217,373	1,658,808	3,999,713	4,010,971		
10	2015 - 2016	2,206,052,282	128,695,360	2,334,747,643	83,148,747	1,169,518,998	11,695,190	831,487	12,526,677	0	2,505,335	1,542,869	2,505,335	1,851,443	4,048,205	4,121,694		
11	2016 - 2017	2,355,321,625	94,742,017	2,450,063,642	57,809,218	1,284,834,997	12,848,350	578,092	13,426,442	0	2,685,288	1,674,941	2,685,288	2,009,929	4,360,229	4,370,996		
12	2017 - 2018	2,483,573,917	94,742,017	2,578,315,934	195,674,028	1,413,087,289	14,130,873	1,956,740	16,087,613	0	3,217,523	1,841,313	3,217,523	2,220,613	5,058,835	5,069,130		
13	2018 - 2019	2,753,352,749	94,742,017	2,848,094,766	428,276,608	1,682,866,121	16,828,661	4,282,766	21,111,427	0	4,222,285	1,972,458	4,222,285	2,392,453	6,194,743	6,205,181		
14	2019 - 2020	3,262,567,196	94,742,017	3,357,309,213	299,971,433	2,192,080,568	21,920,806	2,999,714	24,920,520	0	4,984,104	2,112,111	4,984,104	2,572,001	7,096,215	7,107,022		
15	2020 - 2021	3,660,415,646	94,742,017	3,755,157,663	1,321,608,633	2,589,929,018	25,899,290	13,216,086	29,115,377	0	7,823,075	2,256,905	7,823,075	4,041,988	10,079,981	10,090,248		
16	2021 - 2022	5,091,836,748	94,742,017	5,186,578,765	820,212,692	4,021,350,120	40,213,501	8,202,127	48,415,628	0	9,683,126	2,406,301	9,683,126	2,950,297	12,089,427	12,101,763		
17	2022 - 2023	6,064,804,543	94,742,017	6,159,546,560	624,925,896	4,994,317,915	49,943,179	6,249,259	56,192,438	0	11,238,488	2,559,769	11,238,488	3,147,736	13,798,257	13,811,993		
18	2023 - 2024	6,871,674,575	94,742,017	6,966,416,592	1,092,496,087	5,801,187,947	58,011,879	10,924,961	68,936,840	0	13,787,368	2,718,951	13,787,368	3,352,400	16,506,319	16,520,194		
19	2024 - 2025	8,170,320,899	94,742,017	8,265,062,916	800,147,100	7,099,834,271	70,998,343	8,001,471	78,999,814	0	15,799,963	2,883,898	15,799,963	3,564,477	18,683,640	18,700,123		
20	2025 - 2026	9,215,577,626	94,742,017	9,310,319,643	1,035,496,004	8,145,090,998	81,450,910	10,354,960	91,805,870	0	18,361,174	3,053,001	18,361,174	3,782,055	21,414,175	21,431,230		
21	2026 - 2027	10,527,540,959	94,742,017	10,622,282,976	611,605,331	9,457,054,331	94,570,543	6,116,500	100,687,044	0	20,137,409	3,227,559	20,137,409	4,006,563	23,364,968	23,382,531		
22	2027 - 2028	11,455,017,219	94,742,017	11,549,759,236	379,108,901	10,384,530,591	103,845,306	3,791,089	107,636,395	0	21,527,279	3,404,737	21,527,279	4,234,690	24,932,016	24,950,005		
23	2028 - 2029	12,177,776,637	94,742,017	12,272,518,654	37,804,250	11,107,290,009	111,072,900	3,788,042	114,860,742	0	22,990,189	3,581,882	22,990,189	4,463,036	25,872,071	25,890,107		
24	2029 - 2030	12,580,914,186	94,742,017	12,675,656,203	38,560,335	11,510,427,558	115,104,276	3,853,603	118,959,859	0	23,097,976	3,765,831	23,097,976	4,699,568	26,863,807	26,881,318		
25	2030 - 2031	12,996,901,946	94,742,017	13,091,643,963	40,113,542	11,926,415,318	119,264,153	3,933,315	123,197,469	0	23,931,494	3,956,170	23,931,494	4,944,319	27,887,664	27,905,983		
26	2031 - 2032	13,426,140,546	94,742,017	13,520,882,563	40,118,172	12,355,653,918	123,556,539	4,011,182	127,567,701	0	24,791,544	4,153,109	24,791,544	5,197,558	28,944,653	28,963,211		
27	2032 - 2033	13,869,042,935	94,742,017	13,963,784,952	34,802,167	12,798,536,307	127,985,363	3,488,022	128,473,330	0	25,666,717	4,349,215	25,666,717	5,450,384	30,015,932	30,035,016		
28	2033 - 2034	14,319,916,390	94,742,017	14,414,658,407	2,734,343	13,249,429,762	132,494,298	27,343	132,521,641	0	26,504,328	4,511,766	26,504,328	5,662,933	31,016,094	31,036,027		
29	2034 - 2035	14,752,248,225	94,742,017	14,846,990,242	4,553,092	13,681,761,592	136,817,616	45,531	136,863,147	0	27,372,629	4,685,358	27,372,629	5,886,029	32,057,987	32,077,016		
30	2035 - 2036	15,199,368,763	94,742,017	15,294,110,780	0	14,128,882,135	141,288,821	0	141,288,821	0	28,257,764	4,858,246	28,257,764	6,108,906	33,116,010	33,135,916		
31	2036 - 2037	15,655,349,826	94,742,017	15,750,091,843	0	14,584,863,198	145,848,632	0	145,848,632	0	29,169,726	5,036,873	29,169,726	6,338,675	34,206,599	34,226,574		
32	2037 - 2038	16,125,010,321	94,742,017	16,219,752,338	0	15,054,523,693	150,545,237	0	150,545,237	0	30,109,047	5,212,037	30,109,047	6,575,337	35,321,085	35,341,422		
33	2038 - 2039	16,608,760,631	94,742,017	16,703,502,648	0	15,538,274,003	155,382,740	0	155,382,740	0	31,076,548	5,392,457	31,076,548	6,819,099	36,469,005	36,488,004		
34	2039 - 2040	17,107,023,449	94,742,017	17,201,765,466	0	16,036,536,821	160,365,368	0	160,365,368	0	32,073,074	5,578,289	32,073,074	7,070,174	37,651,362	37,670,536		
35	2040 - 2041	17,620,234,153	94,742,017	17,714,976,170	0	16,549,747,525	165,497,475	0	165,497,475	0	33,099,495	5,769,695	33,099,495	7,328,780	38,869,190	38,887,970		
36	2041 - 2042	18,148,841,178	94,742,017	18,243,583,195	0	17,078,354,550	170,783,545	0	170,783,545	0	34,156,709	5,966,844	34,156,709	7,595,145	40,123,554	40,142,699		
37	2042 - 2043	18,693,306,413	94,742,017	18,788,048,430	0	17,622,819,785	176,228,198	0	176,228,198	0	35,245,640	6,166,908	35,245,640	7,869,501	41,415,548	41,435,047		
38	2043 - 2044	19,254,105,605	94,742,017	19,348,847,622	0	18,183,618,972	181,836,190	0	181,836,190	0	36,367,238	6,379,063	36,367,238	8,152,088	42,746,301	42,765,389		
39	2044 - 2045	19,831,728,773	94,742,017	19,926,470,790	0	18,761,242,145	187,612,421	0	187,612,421	0	37,522,484	6,594,494	37,522,484	8,443,152	44,116,978	44,136,124		
40	2045 - 2046	20,426,680,637	94,742,017	20,521,422,654	0	19,356,194,009	193,561,940	0	193,561,940	0	38,712,388	6,816,387	38,712,388	8,742,949	45,528,775	45,548,920		
41	2046 - 2047	21,039,481,056	94,742,017	21,134,223,073	0	19,968,994,428	199,689,944	0	199,689,944	0	39,937,989	7,044,936	39,937,989	9,051,739	46,982,925	47,003,664		
42	2047 - 2048	21,670,665,487	94,742,017	21,765,407,504	0	20,600,178,859	206,001,789	0	206,001,789	0	41,200,358	7,280,343	41,200,358	9,369,793	48,480,700	48,500,493		
43	2048 - 2049	22,320,785,452	94,742,017	22,415,527,469	0	21,250,928,824	212,502,988	0	212,502,988	0	42,500,948	7,522,814	42,500,948	9,697,388	50,023,409	50,043,286		
44	2049 - 2050	22,990,409,016	94,742,017	23,085,151,033	0	21,919,224,224	219,199,224	0	219,199,224	0	43,839,584	7,772,554	43,839,584	10,034,811	51,612,398	51,633,611		
45	2050 - 2051	23,680,121,286	94,742,017	23,774,863,303	0	22,609,634,658	226,096,347	0	226,096,347	0	45,219,269	8,029,789	45,219,269	10,382,357	53,249,058	53,269,315		
Total				8,502,838,533			4,398,406,236	85,028,385	4,483,434,621	0	896,686,924	167,421,063	898,399,875	211,132,371	1,064,107,987	1,064,107,987	2,239,794,387	
Present Value							944,663,624	41,452,515	986,116,139	0	197,223,228	42,104,133	210,954,425	52,372,132	239,327,361	239,327,361	483,462,221	

Notes for each column included on next page
a. Discounted to constant FY 2009-2010 dollars at 6%.
Source: San Francisco Redevelopment Agency, Lennar Corporation, Seifert Consulting Inc.

Notes on Table F-1b

- (1) Includes prior year's new development value plus non-new development value. See Appendix Tables F-2b and F-3b for more details on inflationary growth and reassessment assumptions.
- (2) Includes unsecured and state assessed value and adjustment for Candlestick Point Stadium demolition. Escalated at 0% from prior year.
- (3) Sum of columns (1) and (2).
- (4) Based on new development roll value schedule - See Appendix Tables F-2c and F-3c.
- (5) Total beginning of the year assessed value (column 3) less base year assessed value of \$1,165,228,645.
- (6) Equals 1% of beginning of year incremental AV over base value (column 5).
- (7) Equals 1% of assessments on new development during the year (column 4).
- (8) Sum of columns (6) and (7). Also equals Gross Tax Increment to Agency.
- (9) Assumed to equal 0% of gross tax increment as the County does not currently charge a fee.
- (10) CRL mandated housing set aside.
- (11) Per City of San Francisco policy, equals additional amount such that 50% of all tax increment available for the redevelopment program in Project Area B (Non-CP) is allocated for housing.
- (12) AB 1290 statutory pass through payments starting from the first year of tax increment collection. Assumes City takes Tier 1 pass through. Assumes City's Tier 2 and 3 pass throughs are retained by the Agency.
- (13) Assumed to equal 15% of gross tax increment for Project Area B (Non-CP).
- (14) Total tax increment available for housing-related redevelopment activities.
- (15) Total tax increment available for non-housing related redevelopment activities.

Table F-1c
Pass Through Payments to Affected Taxing Entities
BVHP Project Area B (Combined)
(In Nominal/Future Dollars)

Unadjusted Levies

Plan Year	Fiscal Year	City General Fund[a] Levy: 90.02%	SF Community College District Levy: 1.44%	SF Unified School District Levy: 7.70%	Bay Area Air Quality Management District Levy: 0.21%	Bay Area Rapid Transit Levy: 0.63%	Total Pass-Throughs
Base	2005 - 2006						
4	2009 - 2010	655,014	10,511	56,022	1,517	4,603	727,667
5	2010 - 2011	847,957	13,607	72,524	1,964	5,958	942,010
6	2011 - 2012	1,140,493	18,301	97,544	2,642	8,014	1,266,994
7	2012 - 2013	1,388,410	22,279	118,748	3,217	9,756	1,542,409
8	2013 - 2014	1,687,799	27,083	144,354	3,910	11,860	1,875,006
9	2014 - 2015	1,995,983	32,028	170,712	4,624	14,026	2,217,373
10	2015 - 2016	2,255,194	36,188	192,882	5,225	15,847	2,505,335
11	2016 - 2017	2,417,180	38,787	206,737	5,600	16,985	2,685,288
12	2017 - 2018	2,896,274	49,587	264,301	7,159	21,715	3,239,035
13	2018 - 2019	3,800,718	70,646	376,549	10,200	30,937	4,289,050
14	2019 - 2020	4,486,474	94,007	501,063	13,572	41,167	5,136,283
15	2020 - 2021	7,041,992	144,668	771,089	20,887	63,352	8,041,988
16	2021 - 2022	8,716,329	206,270	1,099,433	29,780	90,328	10,142,140
17	2022 - 2023	10,116,398	252,347	1,345,023	36,433	110,505	11,860,705
18	2023 - 2024	12,410,790	308,743	1,645,618	44,575	135,202	14,544,928
19	2024 - 2025	14,222,440	369,327	1,968,533	53,322	161,732	16,775,353
20	2025 - 2026	16,527,931	431,686	2,300,912	62,325	189,040	19,511,893
21	2026 - 2027	18,126,820	489,179	2,607,352	70,625	214,217	21,508,192
22	2027 - 2028	19,377,921	531,761	2,834,316	76,773	232,864	23,053,635
23	2028 - 2029	20,064,659	560,319	2,986,534	80,896	245,370	23,937,778
24	2029 - 2030	20,791,794	581,769	3,100,866	83,993	254,763	24,813,186
25	2030 - 2031	21,542,091	603,903	3,218,842	87,189	264,456	25,716,481
26	2031 - 2032	22,316,271	626,742	3,340,574	90,486	274,457	26,648,530
27	2032 - 2033	23,104,063	650,131	3,465,238	93,863	284,699	27,597,994
28	2033 - 2034	23,858,044	673,171	3,588,041	97,189	294,789	28,511,234
29	2034 - 2035	24,639,651	696,204	3,710,808	100,515	304,875	29,452,053
30	2035 - 2036	25,436,411	719,839	3,836,784	103,927	315,225	30,412,186
31	2036 - 2037	26,257,320	744,076	3,965,972	107,426	325,839	31,400,633
32	2037 - 2038	27,102,856	776,639	4,139,533	112,128	340,099	32,471,253
33	2038 - 2039	27,973,758	810,178	4,318,300	116,970	354,786	33,573,992
34	2039 - 2040	28,870,787	844,724	4,502,431	121,957	369,914	34,709,813
35	2040 - 2041	29,794,727	880,306	4,692,085	127,095	385,496	35,879,708
36	2041 - 2042	30,746,385	916,956	4,887,429	132,386	401,545	37,084,701
37	2042 - 2043	31,726,593	954,705	5,088,634	137,836	418,075	38,325,843
38	2043 - 2044	32,736,207	993,586	5,295,874	143,449	435,102	39,604,219
39	2044 - 2045	33,776,110	1,033,634	5,509,332	149,231	452,640	40,920,947
40	2045 - 2046	34,847,209	1,074,883	5,729,194	155,187	470,703	42,277,176
41	2046 - 2047	35,950,442	1,117,370	5,955,651	161,321	489,309	43,674,093
42	2047 - 2048	37,086,771	1,161,132	6,188,902	167,639	508,472	45,112,917
43	2048 - 2049	38,257,191	1,206,206	6,429,151	174,146	528,211	46,594,905
44	2049 - 2050	39,462,723	1,252,632	6,676,607	180,849	548,541	48,121,353
45	2050 - 2051	40,704,421	1,300,452	6,931,487	187,753	569,482	49,693,595
Total		807,158,599	23,326,560	124,331,982	3,367,781	10,214,953	968,399,875

a. The City General Fund receives a Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Table F-2a
Summary of Tax Increment Projections
BVHP Project Area B (Non-Candlestick Point)

Project Area Information	
Base Year	FY 2005 - 2006
Time Limit on TI Collection	FY 2050 - 2051
Base Year AV ^a	1,137,921,226
FY 2009 - 2010 AV ^b	1,496,053,471
Tax Increment (TI) Projections^c	
<i>Nominal (Future) Dollars</i>	
Incremental Tax Revenues	1,410,000,000
Less: County Admin Fee	0
Subtotal: TI Remitted to Agency	1,410,000,000
Agency Obligations:	
Less: 20% Housing Set Aside	(280,000,000)
Less: Additional TI for Housing	(170,000,000)
Less: Pass Through Payments	<u>(300,000,000)</u>
Subtotal: TI Available for Non-Housing Program and Agency Administration	660,000,000
Projected Use of Funds:^d	
Agency Administration	210,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	50,000,000
Housing Redevelopment Program	450,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	110,000,000
Non-Housing Redevelopment Program	450,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	110,000,000
Total Redevelopment Program	1,110,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	270,000,000

a. Equals Area B base year AV minus estimate for Candlestick Stadium base year AV. See appendix table F-3a for more detail.

b. Estimate based on FY 2008/09 secured AV escalated by 2% plus FY 2008/09 unsecured and state AV.

c. Figures rounded to the nearest \$10,000,000. Calculations may not precisely match due to rounding.

d. Constant values discounted to FY 2009-2010 dollars at 6%.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Table F-2b
Tax Increment Projections
BVHP Project Area B (Non-Candlestick Point)
(In Nominal/Future Dollars)

Plan Year	Beginning of the Year Assessed Value				Incremental Tax Revenues			Agency Obligations				Projected Use of Funds			
	Secured Assessed Value (1)	Other Assessed Value (2)	Total Beginning of Year Assessed Value (3)	New Development Value (4)	Beginning of Year Incremental AV over Base (5)	Basic Incremental Revenue (6)	Supplemental New Revenue from Development (7)	Gross Incremental Tax Revenues (8)	County Admin (9)	20% Housing Set Aside (10)	Additional TI for Housing (11)	Pass Through Payments (12)	Agency Admin (13)	Housing Redevelopment Program (14)	Non-Housing Redevelopment Program (15)
Base			1,137,921,226												
4 2009 - 2010	1,391,502,340	104,551,131	1,496,053,471	3,450,000	358,132,245	3,581,322	34,500	3,615,822	0	723,164	451,978	723,164	542,373	1,175,142	1,175,142
5 2010 - 2011	1,422,782,386	104,551,131	1,527,333,517	79,233,600	389,412,291	3,894,123	792,336	4,686,459	0	937,292	585,807	937,292	702,969	1,523,099	1,523,099
6 2011 - 2012	1,530,471,634	104,551,131	1,635,022,765	133,925,490	497,101,539	4,971,015	1,339,255	6,310,270	0	1,262,054	788,784	1,262,054	946,541	2,050,838	2,050,838
7 2012 - 2013	1,695,006,557	104,551,131	1,799,557,688	106,985,685	661,636,462	6,616,365	1,069,857	7,686,221	0	1,537,244	960,778	1,537,244	1,152,933	2,498,022	2,498,022
8 2013 - 2014	1,852,842,438	104,551,131	1,957,393,569	115,333,147	819,472,343	8,194,723	1,153,331	9,348,055	0	1,869,611	1,168,507	1,869,611	1,402,208	3,038,118	3,038,118
9 2014 - 2015	2,023,760,858	104,551,131	2,128,311,989	115,481,332	990,390,763	9,903,908	1,154,813	11,058,721	0	2,211,744	1,382,440	2,211,744	1,658,808	3,594,084	3,594,084
10 2015 - 2016	2,199,955,015	104,551,131	2,304,506,146	67,710,515	1,166,584,920	11,665,849	677,105	12,342,954	0	2,468,591	1,542,869	2,468,591	1,851,443	4,011,460	4,011,460
11 2016 - 2017	2,333,664,181	104,551,131	2,438,215,312	39,658,373	1,300,294,086	13,002,941	396,584	13,399,525	0	2,679,905	1,674,941	2,679,905	2,009,929	4,354,845	4,354,845
12 2017 - 2018	2,443,332,479	104,551,131	2,547,883,610	70,446,020	1,409,962,384	14,099,624	704,460	14,804,084	0	2,960,817	1,841,313	2,979,212	2,220,613	4,802,130	4,802,130
13 2018 - 2019	2,587,078,474	104,551,131	2,691,629,605	41,260,571	1,553,708,379	15,537,084	412,606	15,949,689	0	3,189,938	1,972,458	3,232,445	2,392,453	5,162,396	5,162,396
14 2019 - 2020	2,705,951,399	104,551,131	2,810,502,530	42,085,782	1,672,581,304	16,725,813	420,858	17,146,671	0	3,429,334	2,112,111	3,491,781	2,572,001	5,541,445	5,541,445
15 2020 - 2021	2,829,215,723	104,551,131	2,933,766,854	42,927,498	1,795,845,628	17,958,456	429,275	18,387,731	0	3,677,546	2,256,905	3,760,669	2,758,160	5,934,451	5,934,451
16 2021 - 2022	2,957,019,693	104,551,131	3,061,570,824	43,215,339	1,923,649,598	19,236,496	432,153	19,668,649	0	3,933,730	2,406,301	4,038,290	2,950,297	6,340,031	6,340,031
17 2022 - 2023	3,088,945,623	104,551,131	3,193,496,754	42,915,400	2,055,575,528	20,555,755	429,154	20,984,909	0	4,196,982	2,559,769	4,323,671	3,147,736	6,756,751	6,756,751
18 2023 - 2024	3,224,529,392	104,551,131	3,329,080,523	42,883,230	2,191,159,297	21,911,593	437,737	22,349,330	0	4,469,866	2,718,951	4,619,297	3,352,400	7,188,817	7,188,817
19 2024 - 2025	3,365,038,981	104,551,131	3,469,590,112	44,649,182	2,331,668,886	23,316,689	446,492	23,763,181	0	4,752,636	2,883,898	4,925,636	3,564,477	7,636,534	7,636,534
20 2025 - 2026	3,510,639,333	104,551,131	3,615,190,464	44,100,741	2,477,269,238	24,772,692	441,007	25,213,700	0	5,042,740	3,053,001	5,240,162	3,782,055	8,093,741	8,093,741
21 2026 - 2027	3,660,059,254	104,551,131	3,764,610,385	44,352,647	2,626,689,159	26,266,892	443,526	26,710,418	0	5,342,084	3,227,559	5,564,169	4,006,563	8,569,643	8,569,643
22 2027 - 2028	3,814,213,678	104,551,131	3,918,764,809	42,283,230	2,780,843,583	27,808,436	422,832	28,231,268	0	5,646,254	3,404,737	5,894,597	4,234,690	9,050,991	9,050,991
23 2028 - 2029	3,970,923,319	104,551,131	4,075,474,450	37,804,250	2,937,553,224	29,375,532	378,042	29,753,575	0	5,950,715	3,581,882	6,225,344	4,463,036	9,532,597	9,532,597
24 2029 - 2030	4,127,855,268	104,551,131	4,232,406,399	38,560,335	3,094,485,173	30,944,852	385,603	31,330,455	0	6,266,091	3,765,831	6,567,043	4,699,568	10,031,922	10,031,922
25 2030 - 2031	4,290,251,261	104,551,131	4,394,802,392	39,331,542	3,256,881,166	32,568,812	393,315	32,962,127	0	6,592,425	3,956,170	6,920,617	4,944,319	10,548,595	10,548,595
26 2031 - 2032	4,458,290,341	104,551,131	4,562,841,472	40,118,172	3,424,920,228	34,249,202	401,182	34,650,384	0	6,930,077	4,153,109	7,286,455	5,197,558	11,083,186	11,083,186
27 2032 - 2033	4,632,157,223	104,551,131	4,736,708,354	34,802,167	3,598,787,126	35,987,871	348,022	36,335,893	0	7,267,179	4,349,215	7,622,171	5,450,384	11,616,394	11,616,394
28 2033 - 2034	4,805,924,107	104,551,131	4,910,475,238	2,734,343	3,772,554,012	37,725,540	27,343	37,752,884	0	7,550,577	4,511,766	7,965,266	5,662,933	12,062,342	12,062,342
29 2034 - 2035	4,952,836,173	104,551,131	5,057,387,304	4,553,092	3,919,466,078	39,194,661	45,531	39,240,192	0	7,848,038	4,685,358	8,287,370	5,886,029	12,533,396	12,533,396
30 2035 - 2036	5,105,974,350	104,551,131	5,210,525,481	0	4,072,604,255	40,726,043	0	40,726,043	0	8,145,209	4,858,246	8,610,228	6,108,906	13,003,454	13,003,454
31 2036 - 2037	5,259,153,581	104,551,131	5,363,704,712	0	4,225,783,486	42,257,835	0	42,257,835	0	8,451,567	5,036,873	8,942,280	6,338,675	13,488,440	13,488,440
32 2037 - 2038	5,416,928,188	104,551,131	5,521,479,319	0	4,383,583,093	43,835,581	0	43,835,581	0	8,767,116	5,212,037	9,301,937	6,573,337	13,979,154	13,979,154
33 2038 - 2039	5,579,436,034	104,551,131	5,683,987,165	0	4,546,065,939	45,460,659	0	45,460,659	0	9,092,132	5,392,457	9,672,383	6,819,099	14,484,589	14,484,589
34 2039 - 2040	5,746,819,115	104,551,131	5,851,370,246	0	4,713,449,020	47,134,490	0	47,134,490	0	9,426,898	5,578,289	10,053,943	7,070,174	15,005,187	15,005,187
35 2040 - 2041	5,919,223,688	104,551,131	6,023,774,819	0	4,885,853,593	48,858,536	0	48,858,536	0	9,771,707	5,769,695	10,446,950	7,328,780	15,541,403	15,541,403
36 2041 - 2042	6,096,800,399	104,551,131	6,201,351,530	0	5,063,430,304	50,634,303	0	50,634,303	0	10,126,861	5,966,844	10,851,747	7,595,145	16,093,705	16,093,705
37 2042 - 2043	6,279,704,411	104,551,131	6,384,255,542	0	5,246,334,316	52,463,343	0	52,463,343	0	10,492,669	6,169,908	11,268,688	7,869,501	16,662,577	16,662,577
38 2043 - 2044	6,468,095,543	104,551,131	6,572,646,674	0	5,434,725,448	54,347,254	0	54,347,254	0	10,869,451	6,379,063	11,698,138	8,152,088	17,248,514	17,248,514
39 2044 - 2045	6,662,138,410	104,551,131	6,766,689,541	0	5,628,768,315	56,287,683	0	56,287,683	0	11,257,537	6,594,494	12,404,470	8,443,152	17,852,030	17,852,030
40 2045 - 2046	6,862,002,562	104,551,131	6,966,553,693	0	5,828,632,467	58,286,325	0	58,286,325	0	11,657,265	6,816,387	12,596,073	8,742,949	18,473,652	18,473,652
41 2046 - 2047	7,067,862,639	104,551,131	7,172,413,770	0	6,034,492,544	60,344,925	0	60,344,925	0	12,068,985	7,044,936	13,065,344	9,051,739	19,113,921	19,113,921
42 2047 - 2048	7,279,898,543	104,551,131	7,384,449,649	0	6,246,528,423	62,465,284	0	62,465,284	0	12,493,057	7,280,343	13,548,693	9,369,793	19,773,400	19,773,400
43 2048 - 2049	7,498,295,473	104,551,131	7,602,846,604	0	6,464,925,378	64,649,254	0	64,649,254	0	12,929,851	7,522,811	14,046,542	9,697,388	20,452,662	20,452,662
44 2049 - 2050	7,723,244,338	104,551,131	7,827,795,469	0	6,689,874,243	66,898,742	0	66,898,742	0	13,379,748	7,772,554	14,559,327	10,034,811	21,152,302	21,152,302
45 2050 - 2051	7,954,941,668	104,551,131	8,059,492,799	0	6,921,571,573	69,215,716	0	69,215,716	0	13,843,143	8,029,789	15,087,495	10,382,357	21,872,932	21,872,932
Total			1,361,692,160			1,393,932,221	13,616,922	1,407,549,142	0	281,509,828	167,421,063	298,554,988	211,132,371	448,930,891	448,930,891
Present Value*			340,747,416			340,747,416	8,400,129	349,147,546	0	69,829,509	42,104,133	72,908,129	52,372,132	111,933,642	111,933,642

Notes for each column included on next page.

a. Discounted to constant FY 2009-2010 dollars at 6%.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Notes on Table F-2b

- (1) Includes prior year's new development value plus non-new development value escalated at 2% through 2012 and 3% through 2051 thereafter.
- (2) Includes unsecured and state assessed value. Escalated at 0% from prior year.
- (3) Sum of columns (1) and (2).
- (4) New development based on absorption schedule - see Table F-2c.
- (5) Total beginning of the year assessed value (column 3) less base year assessed value.
- (6) Equals 1% of beginning of year incremental AV over base value (column 5).
- (7) Equals 1% of assessments on new development during the year (column 4).
- (8) Sum of columns (6) and (7). Also equals Gross Tax Increment to Agency.
- (9) Assumed to equal 0% of gross tax increment as the County does not currently charge a fee.
- (10) CRL mandated housing set aside.
- (11) Per City of San Francisco policy, equals additional amount such that 50% of all tax increment available for the redevelopment program is allocated for housing.
- (12) AB 1290 statutory pass through payments starting from the first year of tax increment collection. Assumes City's Tier 1 pass through. Assumes City's Tier 2 and 3 pass throughs are retained by the Agency.
- (13) Assumed to equal 15% of gross tax increment.
- (14) Total tax increment available for housing-related redevelopment activities.
- (15) Total tax increment available for non-housing related redevelopment activities.

Table F-2c
New Development Roll Value Schedule*
BVHP Project Area B (Non-Candlestick Point)

Plan Year	Fiscal Year	Residential		Residential Affordable For Sale		Residential Rental (Taxable) ^b		Commercial Third Street Retail		Commercial Bayside Retail		Commercial Office		Light Industrial		Industrial		Total		Grand Total	
		Market Rate For Sale	Incremental Assessed Value (\$485,000/unit)	Units	Incremental Assessed Value (\$150,000/unit)	Units	Incremental Assessed Value (\$185,000/unit)	Square Feet	Incremental Assessed Value (\$300/SF)	Square Feet	Incremental Assessed Value (\$220/SF)	Square Feet	Incremental Assessed Value (\$170/SF)	Residential	Non-Res	Residential	Incremental Assessed Value	Constant \$	Incremental Assessed Value	Constant \$	Future \$ ^c
Base	2005 - 2006																				
4	2009 - 2010		0	18	2,700,000	0	0	0	0	0	0	0	0	0	0	0	0	0	2,700,000	750,000	3,450,000
5	2010 - 2011	98	47,530,000	171	25,650,000	0	0	0	0	0	0	0	0	0	0	0	0	0	73,180,000	4,500,000	77,680,000
6	2011 - 2012	199	96,515,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,515,000	32,210,000	128,725,000
7	2012 - 2013	199	96,515,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96,515,000	4,300,000	100,815,000
8	2013 - 2014	200	97,000,000	35	5,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	102,250,000	4,300,000	106,550,000
9	2014 - 2015	167	80,995,000	29	4,350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	85,345,000	19,250,000	104,595,000
10	2015 - 2016	100	48,500,000	18	2,700,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	55,825,000	4,300,000	60,125,000
11	2016 - 2017	50	24,250,000	9	1,350,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	30,225,000	4,300,000	34,525,000
12	2017 - 2018	100	48,500,000	18	2,700,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	55,825,000	4,300,000	60,125,000
13	2018 - 2019	50	24,250,000	9	1,350,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	30,225,000	4,300,000	34,525,000
14	2019 - 2020	50	24,250,000	9	1,350,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	30,225,000	4,300,000	34,525,000
15	2020 - 2021	50	24,250,000	9	1,350,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	30,225,000	4,300,000	34,525,000
16	2021 - 2022	50	24,250,000	6	900,000	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	29,775,000	4,300,000	34,075,000
17	2022 - 2023	50	24,250,000	0	0	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	28,875,000	4,300,000	33,175,000
18	2023 - 2024	50	24,250,000	0	0	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	28,875,000	4,300,000	33,175,000
19	2024 - 2025	50	24,250,000	0	0	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	28,875,000	4,300,000	33,175,000
20	2025 - 2026	50	24,250,000	0	0	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	28,875,000	4,300,000	33,175,000
21	2026 - 2027	50	24,250,000	0	0	25	4,625,000	0	0	0	0	0	0	0	0	0	0	0	28,875,000	4,300,000	33,175,000
22	2027 - 2028	50	24,250,000	0	0	15	2,775,000	0	0	0	0	0	0	0	0	0	0	0	27,025,000	2,880,000	29,905,000
23	2028 - 2029	50	24,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,250,000	1,700,000	25,950,000
24	2029 - 2030	50	24,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,250,000	1,700,000	25,950,000
25	2030 - 2031	50	24,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,250,000	1,700,000	25,950,000
26	2031 - 2032	50	24,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,250,000	1,700,000	25,950,000
27	2032 - 2033	42	20,370,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,370,000	1,700,000	22,070,000
28	2033 - 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,700,000	1,700,000
29	2034 - 2035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,775,250	2,775,250	2,775,250
30	2035 - 2036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	2036 - 2037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	2037 - 2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	2038 - 2039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	2039 - 2040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	2040 - 2041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	2041 - 2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	2042 - 2043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	2043 - 2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	2044 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	2045 - 2046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	2046 - 2047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	2047 - 2048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	2048 - 2049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	2049 - 2050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	2050 - 2051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		1,855	899,675,000	331	49,650,000	315	58,275,000	172,000	30,000,000	84,000	39,560,000	18,480,000	41,875,250	1,007,600,000	129,915,250	1,137,515,250	1,137,515,250	1,137,515,250	1,137,515,250	1,137,515,250	1,361,692,160

a. Units or square footage counted in year construction is completed or property is reassessed. If assessment delay is expected, this schedule reflects the expected delay.

b. Includes market rate and 15% a affordable rental units.

c. Future value based on FY 2009/10 values escalated annually at 2%.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Table F-2d
Pass Through Payments to Affected Taxing Entities
BVHP Project Area B (Non-Candlestick Point)
(In Nominal/Future Dollars)

Unadjusted Levies

Plan Year	Fiscal Year	City General Fund[a] Levy: 90.02%	SF Community College District Levy: 1.44%	SF Unified School District Levy: 7.70%	Bay Area Air Quality Management District Levy: 0.21%	Bay Area Rapid Transit Levy: 0.63%	Total Pass-Throughs
Base	2005 - 2006						
4	2009 - 2010	650,961	10,446	55,675	1,508	4,574	723,164
5	2010 - 2011	843,709	13,538	72,161	1,955	5,929	937,292
6	2011 - 2012	1,136,046	18,229	97,164	2,632	7,983	1,262,054
7	2012 - 2013	1,383,761	22,204	118,350	3,206	9,724	1,537,244
8	2013 - 2014	1,682,943	27,005	143,939	3,899	11,826	1,869,611
9	2014 - 2015	1,990,916	31,947	170,279	4,612	13,990	2,211,744
10	2015 - 2016	2,222,118	35,657	190,053	5,148	15,615	2,468,591
11	2016 - 2017	2,412,334	38,709	206,322	5,589	16,951	2,679,905
12	2017 - 2018	2,665,199	45,428	242,134	6,559	19,893	2,979,212
13	2018 - 2019	2,871,443	52,226	278,366	7,540	22,870	3,232,445
14	2019 - 2020	3,086,938	58,568	312,171	8,456	25,648	3,491,781
15	2020 - 2021	3,310,367	65,144	347,224	9,405	28,527	3,760,669
16	2021 - 2022	3,540,973	71,946	383,478	10,387	31,506	4,038,290
17	2022 - 2023	3,777,941	78,950	420,808	11,398	34,573	4,323,671
18	2023 - 2024	4,023,579	86,182	459,354	12,443	37,740	4,619,297
19	2024 - 2025	4,278,117	93,676	499,297	13,524	41,022	4,925,636
20	2025 - 2026	4,539,255	101,399	540,464	14,640	44,404	5,240,162
21	2026 - 2027	4,808,711	109,349	582,836	15,787	47,885	5,564,569
22	2027 - 2028	5,082,512	117,483	626,192	16,962	51,447	5,894,597
23	2028 - 2029	5,356,575	125,684	669,901	18,146	55,038	6,225,344
24	2029 - 2030	5,640,463	134,047	714,479	19,353	58,701	6,567,043
25	2030 - 2031	5,934,215	142,702	760,608	20,603	62,491	6,920,617
26	2031 - 2032	6,238,154	151,656	808,338	21,895	66,412	7,286,455
27	2032 - 2033	6,541,598	160,745	856,779	23,208	70,392	7,652,721
28	2033 - 2034	6,796,701	169,055	901,072	24,407	74,031	7,965,266
29	2034 - 2035	7,064,463	176,916	942,975	25,542	77,474	8,287,370
30	2035 - 2036	7,331,963	184,925	985,661	26,699	80,981	8,610,228
31	2036 - 2037	7,607,733	193,067	1,029,059	27,874	84,546	8,942,280
32	2037 - 2038	7,891,777	204,006	1,087,364	29,453	89,336	9,301,937
33	2038 - 2039	8,184,342	215,273	1,147,418	31,080	94,270	9,672,383
34	2039 - 2040	8,485,684	226,878	1,209,274	32,756	99,352	10,053,943
35	2040 - 2041	8,796,066	238,831	1,272,985	34,481	104,587	10,446,950
36	2041 - 2042	9,115,760	251,143	1,338,607	36,259	109,978	10,851,747
37	2042 - 2043	9,445,044	263,824	1,406,199	38,090	115,531	11,268,688
38	2043 - 2044	9,784,207	276,886	1,475,818	39,975	121,251	11,698,138
39	2044 - 2045	10,133,545	290,339	1,547,525	41,918	127,143	12,140,470
40	2045 - 2046	10,493,363	304,196	1,621,384	43,918	133,211	12,596,073
41	2046 - 2047	10,863,976	318,469	1,697,459	45,979	139,461	13,065,344
42	2047 - 2048	11,245,707	333,170	1,775,816	48,102	145,899	13,548,693
43	2048 - 2049	11,638,890	348,312	1,856,523	50,288	152,530	14,046,542
44	2049 - 2050	12,043,868	363,908	1,939,652	52,539	159,359	14,559,327
45	2050 - 2051	12,460,996	379,972	2,025,275	54,859	166,394	15,087,495
Total		253,402,913	6,532,090	34,816,439	943,073	2,860,473	298,554,988

a. The City General Fund receives a Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Table F-3a
Summary of Tax Increment Projections
BVHP Candlestick Point Activity Node

Project Area Information	
Base Year	FY 2005 - 2006
Time Limit on TI Collection	FY 2050 - 2051
Base Year AV ^a	27,307,419
FY 2009 - 2010 AV ^b	29,558,428
Tax Increment (TI) Projections^c	
<i>Nominal (Future) Dollars</i>	
Incremental Tax Revenues	3,080,000,000
Less: County Admin Fee	<u>0</u>
Subtotal: TI Remitted to Agency	3,080,000,000
Agency Obligations:	
Less: 20% Housing Set Aside	(620,000,000)
Less: Pass Through Payments	<u>(670,000,000)</u>
Subtotal: TI Available for Non-Housing Program	1,790,000,000
Projected Use of Funds:^d	
Housing Redevelopment Program	620,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	<i>130,000,000</i>
Non-Housing Redevelopment Program	1,790,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	<i>370,000,000</i>
Total Redevelopment Program	2,410,000,000
<i>In Constant FY 2009 - 2010 Dollars</i>	<i>500,000,000</i>

- a. Estimate based on Candlestick Stadium AV for FY 2008/09, discounted by 2% per year to estimate base value of Candlestick Point in FY 2005/06.
- b. Estimate based on FY 2008/09 AV for Candlestick Stadium, escalated by 2%.
- c. Figures rounded to the nearest \$10,000,000. Calculations may not precisely match due to rounding.
- d. Constant values discounted to FY 2009-2010 dollars at 6%.

Source: San Francisco Redevelopment Agency, Lennar Corporation, Seifel Consulting Inc.

**Table F-3b
Tax Incremental Projections
BVHP Candlestick Point Activity Node
(In Nominal/Future Dollars)**

Plan Year	Fiscal Year	Incremental Tax Revenues				Agency Obligations				20% Housing Set Aside (10)	Pass Through Payments (11)	Housing Redevelopment Program (12)	Non-Housing Redevelopment Program (13)
		Beginning of the Year Assessed Value (1)	Total Beginning of Year Assessed Value (2)	Adjustment for Stadium Demolition (3)	New Development Value (4)	Beginning of Year Incremental AV over Base (5)	Basic Incremental Revenue (6)	Supplemental Revenue from New Development (7)	Gross Incremental Tax Revenues (8)				
Base	2005 - 2006		27,307,419										
4	2009 - 2010	5,414,199	29,558,428	0	0	2,251,009	22,510	0	0	4,502	4,502	4,502	13,506
5	2010 - 2011	5,522,483	29,666,712	0	0	2,359,293	23,593	0	0	4,719	4,719	4,719	14,156
6	2011 - 2012	5,632,932	29,777,162	0	0	2,469,743	24,697	0	0	4,939	4,939	4,939	14,818
7	2012 - 2013	5,745,591	29,889,820	0	0	2,582,401	25,824	0	0	5,165	5,165	5,165	15,494
8	2013 - 2014	5,860,503	30,004,732	0	0	2,697,313	26,973	0	0	5,395	5,395	5,395	16,184
9	2014 - 2015	5,977,713	30,121,942	0	0	2,814,523	28,145	0	0	5,629	5,629	5,629	16,887
10	2015 - 2016	6,097,267	30,241,496	15,438,231	15,438,231	2,934,077	29,341	154,382	183,723	36,745	36,745	36,745	110,234
11	2016 - 2017	6,217,444	11,848,330	18,150,845	18,150,845	(15,459,089)	26,918	181,508	26,918	5,384	5,384	5,384	16,151
12	2017 - 2018	40,241,438	30,432,324	0	125,228,008	3,124,905	31,249	1,252,280	1,283,529	256,706	256,706	256,706	767,000
13	2018 - 2019	166,274,275	156,465,161	0	387,016,037	1,291,577	3,870,160	5,161,738	5,161,738	1,032,348	1,032,348	1,032,348	3,072,785
14	2019 - 2020	556,615,797	546,806,683	0	257,885,651	5,194,993	2,578,857	7,773,849	7,773,849	1,644,502	1,644,502	1,644,502	4,574,577
15	2020 - 2021	831,199,922	821,390,808	0	1,278,681,135	7,940,834	12,786,811	20,727,645	20,727,645	4,281,319	4,281,319	4,281,319	12,300,797
16	2021 - 2022	2,134,817,055	2,125,007,941	0	776,997,353	20,977,005	7,769,974	28,746,979	28,746,979	6,103,851	6,103,851	6,103,851	16,893,732
17	2022 - 2023	2,975,858,920	2,966,049,806	0	582,010,496	29,387,424	5,820,105	35,207,529	35,207,529	7,041,506	7,041,506	7,041,506	20,628,988
18	2023 - 2024	3,647,145,183	3,637,336,069	0	1,048,722,379	36,100,287	10,487,224	46,587,510	46,587,510	9,317,502	9,317,502	9,317,502	27,344,378
19	2024 - 2025	4,805,281,918	4,795,472,804	0	755,497,918	47,681,654	7,554,979	55,236,633	55,236,633	11,849,717	11,849,717	11,849,717	32,339,589
20	2025 - 2026	5,704,938,293	5,695,129,180	0	991,395,263	5,667,821,761	9,913,953	66,592,170	66,592,170	14,271,731	14,271,731	14,271,731	39,002,006
21	2026 - 2027	6,867,481,705	6,857,672,591	0	567,297,384	6,830,365,172	5,672,974	73,976,626	73,976,626	14,795,325	14,795,325	14,795,325	43,237,677
22	2027 - 2028	7,640,803,540	7,630,994,426	0	336,825,671	7,603,687,007	3,368,257	79,405,127	79,405,127	17,159,038	17,159,038	17,159,038	46,365,063
23	2028 - 2029	8,206,853,318	8,197,044,204	0	0	8,169,736,785	81,697,368	81,697,368	81,697,368	16,339,474	16,339,474	16,339,474	47,645,460
24	2029 - 2030	8,453,058,917	8,443,249,803	0	0	8,415,942,384	84,159,424	84,159,424	84,159,424	16,831,885	16,831,885	16,831,885	49,081,396
25	2030 - 2031	8,706,650,685	8,696,841,571	0	0	8,669,534,152	86,695,342	86,695,342	86,695,342	17,339,068	17,339,068	17,339,068	50,560,410
26	2031 - 2032	8,967,850,205	8,958,041,091	0	0	8,930,733,672	89,307,337	89,307,337	89,307,337	17,861,467	17,861,467	17,861,467	52,083,794
27	2032 - 2033	9,236,885,712	9,227,076,598	0	0	9,199,769,179	91,997,692	91,997,692	91,997,692	18,399,538	18,399,538	18,399,538	53,652,880
28	2033 - 2034	9,513,992,283	9,504,183,169	0	0	9,476,875,750	94,768,757	94,768,757	94,768,757	18,933,751	18,933,751	18,933,751	55,269,039
29	2034 - 2035	9,799,412,051	9,789,602,937	0	0	9,762,295,518	97,622,955	97,622,955	97,622,955	19,524,591	19,524,591	19,524,591	56,933,682
30	2035 - 2036	10,093,394,413	10,083,585,299	0	0	10,056,277,880	100,562,779	100,562,779	100,562,779	20,112,556	20,112,556	20,112,556	58,648,264
31	2036 - 2037	10,396,196,245	10,386,387,131	0	0	10,359,079,712	103,590,797	103,590,797	103,590,797	20,718,159	20,718,159	20,718,159	60,414,284
32	2037 - 2038	10,708,082,133	10,698,273,019	0	0	10,670,965,600	106,709,656	106,709,656	106,709,656	21,341,931	21,341,931	21,341,931	62,198,408
33	2038 - 2039	11,029,324,597	11,019,515,483	0	0	10,992,028,064	109,922,081	109,922,081	109,922,081	21,984,416	21,984,416	21,984,416	64,036,056
34	2039 - 2040	11,360,204,335	11,350,395,221	0	0	11,323,087,802	113,230,878	113,230,878	113,230,878	22,646,176	22,646,176	22,646,176	65,928,833
35	2040 - 2041	11,701,010,465	11,691,201,351	0	0	11,663,893,932	116,638,939	116,638,939	116,638,939	23,327,788	23,327,788	23,327,788	67,878,393
36	2041 - 2042	12,052,040,779	12,042,231,665	0	0	12,014,924,246	120,149,242	120,149,242	120,149,242	24,029,848	24,029,848	24,029,848	69,886,441
37	2042 - 2043	12,413,602,002	12,403,792,888	0	0	12,376,485,469	123,764,855	123,764,855	123,764,855	24,752,971	24,752,971	24,752,971	71,954,729
38	2043 - 2044	12,786,010,062	12,776,200,948	0	0	12,748,893,529	127,488,935	127,488,935	127,488,935	25,497,787	25,497,787	25,497,787	74,085,627
39	2044 - 2045	13,169,590,364	13,159,781,250	0	0	13,132,473,831	131,324,738	131,324,738	131,324,738	26,264,948	26,264,948	26,264,948	76,279,314
40	2045 - 2046	13,564,678,075	13,554,868,961	0	0	13,527,561,542	135,275,615	135,275,615	135,275,615	27,055,123	27,055,123	27,055,123	78,539,389
41	2046 - 2047	13,971,618,417	13,961,809,303	0	0	13,934,501,884	139,345,019	139,345,019	139,345,019	27,869,004	27,869,004	27,869,004	80,867,266
42	2047 - 2048	14,390,766,969	14,380,957,855	0	0	14,353,650,457	143,536,504	143,536,504	143,536,504	28,707,501	28,707,501	28,707,501	83,264,980
43	2048 - 2049	14,822,489,979	14,812,680,865	0	0	14,785,373,446	147,853,734	147,853,734	147,853,734	29,570,747	29,570,747	29,570,747	85,734,624
44	2049 - 2050	15,267,164,678	15,257,355,564	0	0	15,230,048,145	152,300,481	152,300,481	152,300,481	30,460,026	30,460,026	30,460,026	88,278,359
45	2050 - 2051	15,725,179,618	15,715,370,504	0	0	15,688,063,085	156,880,631	156,880,631	156,880,631	31,376,126	31,376,126	31,376,126	90,898,405
Total				(33,953,343)	7,141,146,372	3,004,474,015	71,411,464	3,075,885,479	3,075,885,479	615,177,096	615,177,096	615,177,096	1,790,865,496
Present Value ^a						603,916,207	33,052,386	636,968,593	636,968,593	127,393,719	127,393,719	127,393,719	371,528,579

Notes for each column included on next page.

a. Discounted to constant FY 2009-2010 dollars at 6%.

Source: San Francisco Redevelopment Agency, Lemar Corporation, Seifel Consulting Inc.

Notes on Table F-3b

- (1) Includes prior year's new development value plus prior year's beginning of year assessed value escalated at 2% annually due to inflation and an additional 1% starting FY 2019/20 to reflect reassessments due to property turnover and establishment of master planned community.
- (2) Includes secured, unsecured and state assessed value adjusted for stadium demolition.
- (3) Candlesstick Stadium demolition is anticipated to occur one year prior to the opening of the new stadium in Hunters Point Shipyard. Stadium demolition value determined based on FY 2005/06 estimated value escalated by 2% to year of demolition.
- (4) Based on new development roll value schedule - see Table F-3c.
- (5) Total beginning of the year assessed value (column 2) less estimated base year assessed value of \$27,307,419.
- (6) Equals 1% of beginning of year incremental AV over base value (column 5).
- (7) Equals 1% of the new development supplemental roll value assessed during the year (column 4).
- (8) Sum of columns (6) and (7). Also equals Gross Tax Increment to Agency.
- (9) Assumed to equal 0% of gross tax increment as the County does not currently charge a fee.
- (10) CRL mandated housing set aside.
- (11) AB 1290 statutory pass through payments starting from the first year of tax increment collection. Assumes City takes Tier 1 pass through. Assumes City's Tier 2 and 3 pass throughs are retained by the Agency.
- (12) Total tax increment available for housing-related redevelopment activities.
- (13) Total tax increment available for non-housing related redevelopment activities.

**Table F-3c
New Development Roll Value Schedule^a
BVHP Candlestick Point Activity Node**

Plan Year	Fiscal Year	Residential		Non-Residential		Total
		Vertical Development (Units) ^b	Future \$ Incremental Assessed Value ^c	Vertical Development (Square Feet) ^b	Future \$ Incremental Assessed Value ^c	Future \$ Incremental Assessed Value ^c
Base	2005 - 2006					
4	2009 - 2010	0	0	0	0	0
5	2010 - 2011	0	0	0	0	0
6	2011 - 2012	0	0	0	0	0
7	2012 - 2013	0	0	0	0	0
8	2013 - 2014	0	0	0	0	0
9	2014 - 2015	0	0	0	0	0
10	2015 - 2016	0	15,438,231	0	0	15,438,231
11	2016 - 2017	0	18,150,845	0	0	18,150,845
12	2017 - 2018	161	125,228,008	0	0	125,228,008
13	2018 - 2019	200	297,756,074	0	89,259,963	387,016,037
14	2019 - 2020	261	255,592,496	0	2,293,155	257,885,651
15	2020 - 2021	1,148	862,977,214	976,600	415,703,921	1,278,681,135
16	2021 - 2022	777	769,535,757	18,050	7,461,596	776,997,353
17	2022 - 2023	780	577,297,909	11,400	4,712,587	582,010,496
18	2023 - 2024	946	1,044,920,568	0	3,801,810	1,048,722,379
19	2024 - 2025	647	753,868,571	0	1,629,347	755,497,918
20	2025 - 2026	860	979,024,722	29,925	12,370,541	991,395,263
21	2026 - 2027	545	561,995,724	12,825	5,301,660	567,297,384
22	2027 - 2028	289	336,825,671	0	0	336,825,671
23	2028 - 2029	0	0	0	0	0
24	2029 - 2030	0	0	0	0	0
25	2030 - 2031	0	0	0	0	0
26	2031 - 2032	0	0	0	0	0
27	2032 - 2033	0	0	0	0	0
28	2033 - 2034	0	0	0	0	0
29	2034 - 2035	0	0	0	0	0
30	2035 - 2036	0	0	0	0	0
31	2036 - 2037	0	0	0	0	0
32	2037 - 2038	0	0	0	0	0
33	2038 - 2039	0	0	0	0	0
34	2039 - 2040	0	0	0	0	0
35	2040 - 2041	0	0	0	0	0
36	2041 - 2042	0	0	0	0	0
37	2042 - 2043	0	0	0	0	0
38	2043 - 2044	0	0	0	0	0
39	2044 - 2045	0	0	0	0	0
40	2045 - 2046	0	0	0	0	0
41	2046 - 2047	0	0	0	0	0
42	2047 - 2048	0	0	0	0	0
43	2048 - 2049	0	0	0	0	0
44	2049 - 2050	0	0	0	0	0
45	2050 - 2051	0	0	0	0	0
	Total	6,614	6,598,611,791	1,048,800	542,534,581	7,141,146,372

- a. Assessment is assumed to occur one year after construction of residential and non-residential development is complete.
- b. Phasing reflects the year during which vertical development comes on the assessor's roll.
- c. Includes land and vertical development incremental assessed values with the exception of the public housing replacement units at Alice Griffith and the non-profit affordable units which are assumed to have no incremental value. Land development is assumed to be assessed two years prior to vertical development, and one year after land is sold.

Source: San Francisco Redevelopment Agency, Lennar Corporation, Seifel Consulting Inc.

Table F-3d
Pass Through Payments to Affected Taxing Entities
BVHP Candlestick Point Activity Node
(In Nominal/Future Dollars)

Unadjusted Levies

Plan Year	Fiscal Year	City General Fund[a] Levy: 90.02%	SF Community College District Levy: 1.44%	SF Unified School District Levy: 7.70%	Bay Area Air Quality Management District Levy: 0.21%	Bay Area Rapid Transit Levy: 0.63%	Total Pass-Throughs
Base	2005 - 2006						
4	2009 - 2010	4,053	65	347	9	28	4,502
5	2010 - 2011	4,247	68	363	10	30	4,719
6	2011 - 2012	4,446	71	380	10	31	4,939
7	2012 - 2013	4,649	75	398	11	33	5,165
8	2013 - 2014	4,856	78	415	11	34	5,395
9	2014 - 2015	5,067	81	433	12	36	5,629
10	2015 - 2016	33,076	531	2,829	77	232	36,745
11	2016 - 2017	4,846	78	414	11	34	5,384
12	2017 - 2018	231,075	4,159	22,167	600	1,821	259,823
13	2018 - 2019	929,274	18,421	98,184	2,660	8,067	1,056,605
14	2019 - 2020	1,399,536	35,439	188,891	5,117	15,519	1,644,502
15	2020 - 2021	3,731,625	79,524	423,865	11,481	34,824	4,281,319
16	2021 - 2022	5,175,356	134,324	715,956	19,393	58,822	6,103,851
17	2022 - 2023	6,338,457	173,397	924,214	25,034	75,932	7,537,035
18	2023 - 2024	8,387,210	222,561	1,186,265	32,132	97,462	9,925,631
19	2024 - 2025	9,944,323	275,651	1,469,236	39,797	120,710	11,849,717
20	2025 - 2026	11,988,676	330,287	1,760,447	47,685	144,636	14,271,731
21	2026 - 2027	13,318,109	379,830	2,024,515	54,838	166,332	15,943,623
22	2027 - 2028	14,295,409	414,277	2,208,124	59,811	181,417	17,159,038
23	2028 - 2029	14,708,084	434,635	2,316,632	62,751	190,331	17,712,434
24	2029 - 2030	15,151,331	447,722	2,386,387	64,640	196,062	18,246,143
25	2030 - 2031	15,607,876	461,202	2,458,234	66,586	201,965	18,795,863
26	2031 - 2032	16,078,117	475,086	2,532,237	68,591	208,045	19,362,075
27	2032 - 2033	16,562,465	489,386	2,608,459	70,655	214,308	19,945,273
28	2033 - 2034	17,061,343	504,116	2,686,968	72,782	220,758	20,545,967
29	2034 - 2035	17,575,188	519,287	2,767,833	74,972	227,402	21,164,682
30	2035 - 2036	18,104,449	534,914	2,851,123	77,228	234,245	21,801,959
31	2036 - 2037	18,649,587	551,009	2,936,913	79,552	241,293	22,458,354
32	2037 - 2038	19,211,079	572,633	3,052,169	82,674	250,762	23,169,317
33	2038 - 2039	19,789,416	594,905	3,170,882	85,890	260,516	23,901,609
34	2039 - 2040	20,385,103	617,846	3,293,157	89,202	270,561	24,655,869
35	2040 - 2041	20,998,661	641,475	3,419,100	92,613	280,909	25,432,758
36	2041 - 2042	21,630,625	665,813	3,548,822	96,127	291,567	26,232,953
37	2042 - 2043	22,281,549	690,881	3,682,435	99,746	302,544	27,057,154
38	2043 - 2044	22,952,000	716,700	3,820,057	103,474	313,851	27,906,082
39	2044 - 2045	23,642,564	743,295	3,961,807	107,313	325,497	28,780,477
40	2045 - 2046	24,353,846	770,687	4,107,810	111,268	337,492	29,681,103
41	2046 - 2047	25,086,466	798,901	4,258,192	115,342	349,848	30,608,749
42	2047 - 2048	25,841,065	827,962	4,413,087	119,537	362,573	31,564,224
43	2048 - 2049	26,618,301	857,894	4,572,628	123,859	375,681	32,548,363
44	2049 - 2050	27,418,855	888,724	4,736,955	128,310	389,182	33,562,027
45	2050 - 2051	28,243,425	920,480	4,906,212	132,895	403,088	34,606,100
	Total	553,755,686	16,794,470	89,515,543	2,424,708	7,354,480	669,844,887

a. The City General Fund receives a Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.

Source: San Francisco Redevelopment Agency, Seifel Consulting Inc.

Appendix G:
Bond Limit Calculation

Bonded Indebtedness Limit Calculation

The Plan Amendment proposes to increase Project Area B's current limit on outstanding bonded indebtedness of \$400 million to \$1.2 billion so that the Agency can invest in key projects in the Candlestick Point Activity Node related to the Candlestick Point–Hunters Point Shipyard Phase 2 Development Project (CP–HPS Phase 2 Project) that would otherwise be financially infeasible.

Three different methods were used to analyze the bonding capacity of Candlestick Point based upon future tax increment generation from FY 2009/10 through the life of the Redevelopment Plan. (See Appendix F for the supporting tax increment projection tables.) Based on these calculations, the Agency estimates that the bonded debt required to complete its Redevelopment Program for Candlestick Point is approximately \$800 million. As such, the Agency proposes to increase Project Area B's current limit on outstanding bonded indebtedness of \$400 million to \$1.2 billion to accommodate the projected redevelopment needs of Candlestick Point.

The three calculation methods are presented below:

Method 1

The first method assumes a 1.25 debt coverage requirement and a 6.0 percent average interest rate for a 25-year taxable bond issue for the future bond principal amount. Method 1 reflects one reasonable methodology for estimating the bond amount that could be issued and would be needed to fund the portions of the Redevelopment Program pertaining to Candlestick Point as proposed in Chapter IV.

**Table G-1
Method 1 Calculation
Candlestick Point Bonded Indebtedness Limit**

Method 1 - Bonding Capacity		
Average Annual Future Gross TI (net of pass-throughs) ^a		\$57,300,000
Debt Coverage		1.25
Payment		\$45,800,000
Number of Periods		25
Interest rate		6.0%
Future Bond Principal Amount		\$586,000,000
Estimated Principal of Outstanding Bonded Indebtedness		\$0
Subtotal		\$586,000,000
Contingency Factor		1.25
Total Future Bond Principal Amount		\$732,500,000
a. Gross tax increment and pass-through payment estimates are based on the TI projections in Appendix F.		

Method 2

Method 2 assumes the bonding capacity as the total net tax increment available for the Agency's Housing and Non-Housing Redevelopment Programs in constant FY 2009/10 dollars. Because the constant FY 2009/10 dollar value of total tax increment available for the programs has been calculated using a 6 percent discount rate to estimate the bonding cost (interest, issuance costs, etc.), this method is another way to estimate the bond proceeds needed to fund the portions of the Redevelopment Program pertaining to Candlestick Point as proposed in Chapter IV.

**Table G-2
Method 2 Calculation
Candlestick Point Bonded Indebtedness Limit**

Method 2 - Present Value of Tax Increment		
Tax Increment Available for Housing Redevelopment Program		\$130,000,000
Tax Increment Available for Non-Housing Redevelopment Program		\$370,000,000
Estimated Principal of Outstanding Bonded Indebtedness		\$0
Subtotal		\$500,000,000
Contingency Factor		1.25
Total Future Bond Principal Amount		\$625,000,000

Method 3

Method 3 assumes the bonding capacity to be one-third of the total future tax increment and tax increment collected through FY 2008/09 (net of pass-through payments), in line with industry standards. This method applies an industry standard rule of thumb for converting the nominal value of tax increment flow into an estimate of bonding capacity and bonding need to fund the portions of the Redevelopment Program pertaining to Candlestick Point as proposed in Chapter IV.

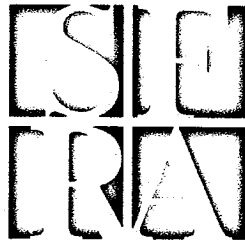
**Table G-3
Method 3 Calculation
Candlestick Point Bonded Indebtedness Limit**

Method 3 - Tax Increment in Nominal Dollars		
Future Tax Increment (net of pass-throughs) ^a		\$2,410,000,000
Tax Increment Collected Through FY 2008/09 (net of pass-throughs) ^a		\$0
Subtotal		\$2,410,000,000
Divide by Three		3
Subtotal		\$803,300,000
Contingency Factor		1.25
Total Future Bond Principal Amount		\$1,004,200,000
a. Gross tax increment and pass-through payment estimates are based on the TI projections in Appendix F.		

Each method applies a “contingency factor” to provide a reasonable estimate of bond proceeds in the event that the total cost of the Redevelopment Program pertaining to Candlestick Point exceeds the cost estimates in Chapter IV or if bond interest rates are higher than anticipated.

The three methods for estimating the bonded debt need of Candlestick Point yield an outstanding bonded debt need of between approximately \$625 million and \$1.0 billion. The Agency has determined that a bonded debt need of \$800 million, which falls within this range of various reasonable methods, is the bonded debt need to fund the Redevelopment Program pertaining to Candlestick Point. As such, the Agency proposes to increase Project Area B’s current limit on outstanding bonded indebtedness of \$400 million to \$1.2 billion to accommodate the projected redevelopment costs of Candlestick Point.

Appendix H:
Courtesy Notice of Plan Amendment



November 10, 2009

110-3009-008

Mr. Jeffrey M. McKay
Deputy Air Pollution Control Officer
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109

Dear Mr. McKay,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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- Revise the land use standards for the Project Area outlined in the Redevelopment Plan; and
- Incorporate a technical amendment to the Redevelopment Plan to clarify that the time periods for incurring debt and tax increment collection do not begin until the first fiscal year in which the Agency collects \$100,000 in tax increment. (This amendment will clarify the Redevelopment Plan's conformance with CRL §33492.9.)

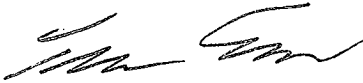
The purpose of the amendments is to provide the Agency with the additional financial resources necessary to complete the redevelopment program activities, including economic development, community enhancement, affordable housing, and other projects of regional and local benefit.

The proposed redevelopment plan amendments and the required CEQA documentation will be presented to the Planning Commission, Redevelopment Commission and Board of Supervisors for consideration in the spring of 2010, at the conclusion of an extensive public process.

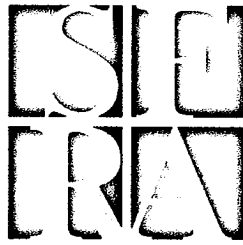
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Please feel free to call me if you have any questions.

Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-3109-016

Harvey M. Rose Associates, LLC
Board Budget Analyst
1390 Market Street, Suite 1025
San Francisco, California 94102

Dear Mr. Rose,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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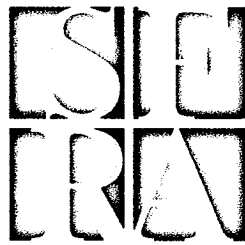
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2809-219

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

Dear Mr. Tankiamco,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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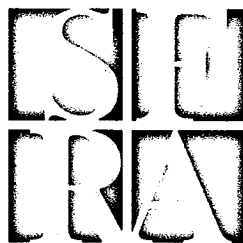
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2909-154

Ben Rosenfield, City Controller
City and County of San Francisco Office of Auditor-Controller
1 Dr. Carlton B. Goodlett Place, Room 306
San Francisco, CA 94102

Dear Mr. Rosenfield,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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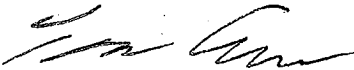
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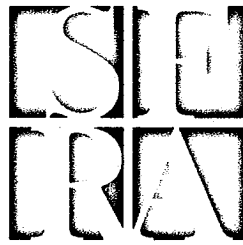
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2509-153

John Bilmont, CFO
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Dear Mr. Bilmont,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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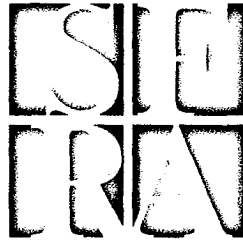
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2609-153

Amelia Sandro, Controller
San Francisco Community College District
33 Gough Street
San Francisco, CA 94103

Dear Ms. Sandro,

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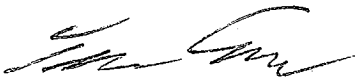
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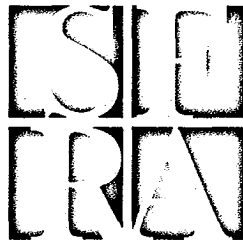
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2709-112

Scott Schroeder, Controller-Treasurer
Bay Area Rapid Transit District
300 Lakeside Drive
Oakland, CA 94604

Dear Mr. Schroeder,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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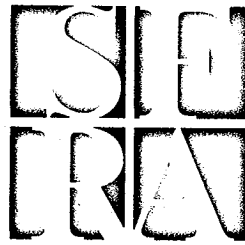
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Sincerely,



Tom Evans
Lead Planner



November 10, 2009

110-2409-175

Maribel Medina, General Counsel
San Francisco Unified School District
555 Franklin Street, 3rd Floor
San Francisco, CA 94102

Dear Ms. Medina,

This letter is to inform you that the Redevelopment Agency of the City and County of San Francisco (Agency) is preparing amendments to the Bayview Hunters Point Redevelopment Plan (BVHP) and the Hunters Point Shipyard Redevelopment Plan (HPS) for consideration by the Board of Supervisors of the City and County of San Francisco (Board). These amendments are proposed to facilitate the Combined Candlestick Point Hunters Point Shipyard Phase 2 Development Project (Combined Project). The Draft Environmental Impact Report (DEIR) for the Combined Project and proposed amendments to the Hunters Point Shipyard and Bayview Hunters Redevelopment Plans will be delivered under separate cover. The amendments will be the subject of a future action by the Agency Commission and the Board in spring 2010. The amendments being proposed to each Plan are outlined below:

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