



GOODWIN CONSULTING GROUP

**SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 7
(HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS)**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2022-23**

October 1, 2022

***Community Facilities District No. 7
CFD Tax Administration Report***

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EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) (“CFD No. 7” or “CFD”):

Fiscal Year 2022-23 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
338	\$3,292,221

For further detail regarding the special tax levy, or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2022-23

Land Use	Residential Units	Square Feet	Bedrooms
Market Rate Units	726 Units	687,131 SF	N/A
Required BMR 80% Units	75 Units	N/A	120 Bedrooms
Required BMR 50% Units	0 Units	N/A	0 Bedrooms
Non-Residential Property	N/A	0 SF	N/A

For more information regarding the status of development in CFD No. 7, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired	Current Amount Outstanding
Special Tax Refunding Bonds, Series 2014	\$36,445,000	\$6,290,000*	\$30,155,000*

* As of the date of this report.

I. INTRODUCTION

Community Facilities District No. 7

On April 5, 2005, the Redevelopment Agency of the City and County of San Francisco (the “Agency”) established CFD No. 7. In a landowner election on the same day, the then-qualified landowner electors within CFD No. 7 authorized the levy of a Mello-Roos special tax on property within the CFD. The landowners also voted to incur bonded indebtedness in an amount not to exceed \$40,000,000.

On September 2, 2008, the Agency conducted an election that resulted in the landowners of property in the CFD approving the Amended and Restated Rate and Method of Apportionment of Special Tax, an increase in the maximum principal amount of authorized indebtedness to \$65,000,000, and an increase in the annual appropriations limit to \$65,000,000. Principal changes reflected in the Amended and Restated Rate and Method of Apportionment of Special Tax include a new methodology for apportioning special taxes, an adjustment for the number and type of affordable housing units, and an increase in special taxes to support the additional issuance of bonds.

Pursuant to California legislation enacted in 2011 and 2012, redevelopment agencies in California, including the Agency, were dissolved. The successor to the Agency (“Successor Agency”) has succeeded to certain rights of the Agency and is authorized to continue to implement the Hunters Point Shipyard Redevelopment Project.

On May 6, 2014, the Successor Agency conducted an election that resulted in the landowners of property in the CFD approving the Second Amended and Restated Rate and Method of Apportionment of Special Tax (the “Second Amended RMA”). Principal changes reflected in the Second Amended RMA include a decrease in the special taxes, an adjustment for the number and type of housing units, and changes in the location of the affordable housing parcels.

CFD No. 7 consists of approximately 66 acres located in the southeast corner of the City and County of San Francisco (the “City”) within the Hunters Point Shipyard Redevelopment Project Area. The CFD is anticipated to consist of 1,428 housing units in two subdivisions, Hilltop and Hillside. Of the 1,428 housing units, 1,021 will be market-rate residential units and 407 will be affordable units. Of the 407 affordable units, 216 will be Agency-owned rental units and will be exempt from the CFD No. 7 special tax.

The types of facilities to be funded by special tax revenues generally include roadway improvements, wastewater system improvements, water system improvements, drainage system improvements, parks and landscaping improvements, and retention improvements.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment acts, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature approved the Mello-Roos Community Facilities Act of 1982 (the “Act”), which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency’s general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

II. PURPOSE OF REPORT

This CFD Tax Administration Report (the “Report”) presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2022-23 special tax levy for CFD No. 7. The Report is intended to provide information to interested parties regarding CFD No. 7, including the current financial obligations of the CFD, special taxes to be levied in fiscal year 2022-23, and the development status of property in the CFD.

The Report is organized into the following sections:

- **Section III** identifies the financial obligations of CFD No. 7 for fiscal year 2022-23.
- **Section IV** provides a summary of the methodology that is used to apportion the special tax among parcels in the CFD.
- **Section V** summarizes the status of development within the CFD.
- **Section VI** identifies parcels that have prepaid their special tax obligation.
- **Section VII** provides a summary of state reporting requirements.

III. SPECIAL TAX REQUIREMENT

Pursuant to the Second Amended RMA, which was adopted as an exhibit to the Resolution Declaring Completion of Change Proceedings for CFD No. 7, the Special Tax Requirement means the amount that must be levied in a particular fiscal year to (i) pay principal and interest on Fixed-Rate Bonds which is due in the calendar year that begins in such Fiscal Year; (ii) pay debt service on all Variable Rate Bonds estimated for the calendar year that begins in such Fiscal Year, assuming a seven and one-half percent (7 ½ %) interest rate for all Variable Rate Bonds, (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds, (iv) create and/or replenish reserve funds for the Bonds; (v) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based on existing delinquencies in the payment of Special Taxes, are expected to occur in the Fiscal Year in which the tax will be collected; (vi) pay Administrative Expenses; and (vii) pay directly for Authorized Facilities. The amounts referred to in clauses (i), (ii) and (iii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture; (ii) proceeds received by CFD No. 7 from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator. For fiscal year 2022-23, the Special Tax Requirement is \$3,292,221 and is calculated in the table below.

Special Tax Requirement Fiscal Year 2022-23

Series 2014 Refunding Bonds - Debt Service	\$1,917,625
Interest Payment – February 1, 2023	\$743,813
Interest Payment – August 1, 2023	\$743,813
Principal Payment – August 1, 2023	\$430,000
Direct Funding of Authorized Facilities	\$1,189,481
Administrative Expenses	\$185,115
Successor Agency Administration	\$111,725
Trustee Administration	\$2,500
Special Tax Consultant	\$26,250
County Fee	\$44,640
Special Tax Requirement for Fiscal Year 2022-23	\$3,292,221

**Totals may not sum due to rounding.*

IV. SPECIAL TAX LEVY

Special Tax Categories

Special taxes within CFD No. 7 are levied pursuant to the methodology set forth in the Second Amended RMA. Among other things, the Second Amended RMA establishes various special tax categories against which the special tax may be levied, the maximum special tax rates, and the methodology by which the special tax is applied. On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property. The Administrator shall also determine: (i) whether each Parcel of Taxable Property is Developed Property or Undeveloped Property, (ii) within which Sub-Block each Assessor's Parcel is located, (iii) for Developed Property, which Parcels are Residential Property and Non-Residential Property, (iv) for Residential Property, which units are Market Rate Units, Required BMR 80% Units, and Required BMR 50% Units, (v) for Market Rate Units, the Square Footage of each unit, (vi) for Required BMR Units, the number of Bedrooms within each unit, (vii) the Square Footage within each building of Non-Residential Property, and (viii) the Special Tax Requirement for the Fiscal Year. *(Unless otherwise indicated, capitalized terms shall have the same meaning set forth in the Second Amended RMA, which is included in Appendix C of this Report.)*

Maximum Special Tax Rates

The maximum special tax rates applicable to each category of property in CFD No. 7 are set forth in Section C of the Second Amended RMA. The maximum special tax for property without an Approved Development Plan shall be the Expected Maximum Special Tax shown in Attachment 2 of the Second Amended RMA. For property that has an Approved Development Plan, the maximum special tax shall be the greater of the Designated Special Tax or the Back-Up Special Tax. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2022-23 is determined by the method of apportionment included in Section E of the Second Amended RMA. The table in Appendix A identifies the fiscal year 2022-23 maximum special tax rates and actual special tax rates for Taxable Property in CFD No. 7.

Apportionment of Special Taxes

The amount of special tax that is apportioned to each parcel is determined through the application of Section E of the Second Amended RMA. Once the Special Tax Requirement for the fiscal year is determined, the following steps prioritize the order in which properties are taxed:

First, levy a special tax proportionately on each parcel of Developed Property up to 100% of the maximum special tax. If additional revenue is needed after the first step, and after applying capitalized interest to reduce the Special Tax Requirement, a special tax shall be levied proportionately on each parcel of Subsequent Owner Property up to 100% of the maximum special tax. If additional revenue is needed after the first two steps are completed, a special tax shall be

levied proportionately on each parcel of Undeveloped Property that is not Subsequent Owner Property up to 100% of the maximum special tax. Finally, if additional revenue is still needed to meet the Special Tax Requirement, a special tax will be levied proportionately on each parcel of Taxable Public Property up to 100% of the maximum special tax assigned to each parcel.

The special tax roll, which identifies the special tax to be levied on each parcel in the CFD for fiscal year 2022-23, is provided in Appendix B.

V. DEVELOPMENT STATUS

As of June 1, 2022, there are 338 parcels of Developed Property and 1 parcels of Undeveloped Property for the fiscal year 2022-23 tax levy. All of the Undeveloped Property is owned by Lennar. Based on the current status of development in CFD No. 7, the following table summarizes the amount of Developed Property by land use:

**Developed Property Allocation
Fiscal Year 2022-23**

Land Use	Residential Units	Square Feet	Bedrooms
Market Rate Units	726 Units	687,131 SF	N/A
Required BMR 80% Units	75 Units	N/A	120 Bedrooms
Required BMR 50% Units	0 Units	N/A	0 Bedrooms
Non-Residential Property	N/A	0 SF	N/A

VI. PREPAYMENTS

CFD No. 7 allows property owners to fully payoff (i.e., prepay) their special tax obligation if they so choose. As of June 30, 2022, property owners of 125 parcels within CFD No. 7 have fully prepaid their special tax obligation. These parcels are identified by assessor’s parcel numbers below:

4591C-564	4591C-657	4591C-623	4591C-017
4591C-367	4591C-567	4591C-647	4591C-145
4591C-356	4591C-358	4591C-618	4591C-149
4591C-355	4591C-646	4591C-654	4591C-146
4591C-354	4591C-662	4591C-013	4591C-151
4591C-571	4591C-580	4591C-639	4591C-144
4591C-584	4591C-570	4591C-643	4591C-148
4591C-586	4591C-655	4591C-645	4591C-133
4591C-590	4591C-663	4591C-648	4591C-649
4591C-585	4591C-640	4591C-014	4591C-636
4591C-582	4591C-544	4591C-652	4591C-626
4591C-576	4591C-545	4591C-653	4591C-360
4591C-566	4591C-509	4591C-012	4591C-624
4591C-357	4591C-541	4591C-022	4591C-592
4591C-547	4591C-018	4591C-032	4591C-594
4591C-513	4591C-020	4591C-508	4591C-023
4591C-507	4591C-595	4591C-627	4591C-610
4591C-011	4591C-596	4591C-625	4591C-147
4591C-583	4591C-656	4591C-015	4591C-016
4591C-573	4591C-614	4591C-615	4591C-019
4591C-386	4591C-633	4591C-616	4591C-153
4591C-025	4591C-587	4591C-612	4591C-575
4591C-233	4591C-628	4591C-588	4591C-031
4591C-027	4591C-029	4591C-619	4591C-589
4591C-661	4591C-565	4591C-577	4591C-658
4591C-024	4591C-036	4591C-599	4591C-598
4591C-030	4591C-638	4591C-150	4591C-601
4591C-620	4591C-641	4591C-038	4591C-602
4591C-034	4591C-037	4591C-026	4591C-630
4591C-642	4591C-593	4591C-381	4591C-369
4591C-039	4591C-613	4591C-650	4591C-370
4591C-035			

VII. STATE REPORTING REQUIREMENTS

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the “chief fiscal officer” of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code (“GC”). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency’s web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller’s Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency’s Financial Transactions Report that is prepared for the State Controller’s Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Summary of Fiscal Year 2022-23 Special Tax Levy

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Special Tax Levy Summary for Fiscal Year 2022-23

Land Use Category	Units	SF/Acre	FY 2022-23 Designated Special Tax	FY 2022-23 Actual Tax Levy
<u>Developed Property</u>				
Residential Property				
Market Rate Units	726	687,131 sf	\$3,208,684	\$3,208,684
Required BMR 80% Units	86	80,459 sf	\$83,537	\$83,537
Required BMR 50% Units	0	0 sf	\$0	\$0
Non-Residential Property	N/A	0 sf	\$0	\$0
Subtotal	812	767,590 sf	\$3,292,221	\$3,292,221
<u>Undeveloped Property</u>				
Subsequent Owner Property	N/A	0.0 acre	\$0	\$0
Non-Subsequent Owner Property	N/A	3.2 acre	\$868,577	\$0
Subtotal		3.2 acre	\$868,577	\$0
Total Special Tax Levy				\$3,292,221

Goodwin Consulting Group, Inc.

APPENDIX B

*Fiscal Year 2022-23 Special Tax Levy
for Individual Assessor's Parcels*

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
Exempt	4591 C - 003	Exempt	\$0.00	\$0.00
Exempt	4591 C - 004	Exempt	\$0.00	\$0.00
Exempt	4591 C - 005	Exempt	\$0.00	\$0.00
Exempt	4591 C - 006	Exempt	\$0.00	\$0.00
Exempt	4591 C - 007	Exempt	\$0.00	\$0.00
Exempt	4591 C - 008	Exempt	\$0.00	\$0.00
Exempt	4591 C - 009	Exempt	\$0.00	\$0.00
Exempt	4591 C - 010	Exempt	\$0.00	\$0.00
55	4591 C - 011	Prepaid	\$0.00	\$0.00
55	4591 C - 012	Prepaid	\$0.00	\$0.00
55	4591 C - 013	Prepaid	\$0.00	\$0.00
55	4591 C - 014	Prepaid	\$0.00	\$0.00
55	4591 C - 015	Prepaid	\$0.00	\$0.00
55	4591 C - 016	Prepaid	\$0.00	\$0.00
55	4591 C - 017	Prepaid	\$0.00	\$0.00
55	4591 C - 018	Prepaid	\$0.00	\$0.00
55	4591 C - 019	Prepaid	\$0.00	\$0.00
55	4591 C - 020	Prepaid	\$0.00	\$0.00
Exempt	4591 C - 021	Exempt	\$0.00	\$0.00
55	4591 C - 022	Prepaid	\$0.00	\$0.00
55	4591 C - 023	Prepaid	\$0.00	\$0.00
55	4591 C - 024	Prepaid	\$0.00	\$0.00
55	4591 C - 025	Prepaid	\$0.00	\$0.00
55	4591 C - 026	Prepaid	\$0.00	\$0.00
55	4591 C - 027	Prepaid	\$0.00	\$0.00
55	4591 C - 028	Developed	\$5,460.32	\$5,460.32
55	4591 C - 029	Prepaid	\$0.00	\$0.00
55	4591 C - 030	Prepaid	\$0.00	\$0.00
55	4591 C - 031	Prepaid	\$0.00	\$0.00
55	4591 C - 032	Prepaid	\$0.00	\$0.00
Exempt	4591 C - 033	Exempt	\$0.00	\$0.00
55	4591 C - 034	Prepaid	\$0.00	\$0.00
55	4591 C - 035	Prepaid	\$0.00	\$0.00
55	4591 C - 036	Prepaid	\$0.00	\$0.00
55	4591 C - 037	Prepaid	\$0.00	\$0.00
55	4591 C - 038	Prepaid	\$0.00	\$0.00
55	4591 C - 039	Prepaid	\$0.00	\$0.00
Exempt	4591 C - 040	Exempt	\$0.00	\$0.00
Exempt	4591 C - 041	Exempt	\$0.00	\$0.00
Exempt	4591 C - 074	Exempt	\$0.00	\$0.00
Exempt	4591 C - 075	Exempt	\$0.00	\$0.00
Exempt	4591 C - 083	Exempt	\$0.00	\$0.00
Exempt	4591 C - 088	Exempt	\$0.00	\$0.00
Exempt	4591 C - 102	Exempt	\$0.00	\$0.00
Exempt	4591 C - 103	Exempt	\$0.00	\$0.00
55	4591 C - 132	Developed	\$5,460.32	\$5,460.32
55	4591 C - 140	Developed	\$5,460.32	\$5,460.32
55	4591 C - 141	Developed	\$5,460.32	\$5,460.32
55	4591 C - 142	Developed	\$5,460.32	\$5,460.32
Exempt	4591 C - 143	Exempt	\$0.00	\$0.00
55	4591 C - 150	Prepaid	\$0.00	\$0.00

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
55	4591 C - 151	Prepaid	\$0.00	\$0.00
55	4591 C - 152	Developed	\$5,460.32	\$5,460.32
55	4591 C - 153	Prepaid	\$0.00	\$0.00
55	4591 C - 154	Developed	\$5,460.32	\$5,460.32
55	4591 C - 155	Developed	\$5,460.32	\$5,460.32
55	4591 C - 156	Developed	\$5,460.32	\$5,460.32
55	4591 C - 157	Developed	\$5,460.32	\$5,460.32
55	4591 C - 158	Developed	\$5,460.32	\$5,460.32
55	4591 C - 159	Developed	\$5,460.32	\$5,460.32
55	4591 C - 160	Developed	\$5,460.32	\$5,460.32
55	4591 C - 161	Developed	\$5,460.32	\$5,460.32
55	4591 C - 162	Developed	\$5,460.32	\$5,460.32
55	4591 C - 163	Developed	\$5,460.32	\$5,460.32
55	4591 C - 164	Developed	\$5,460.32	\$5,460.32
Exempt	4591 C - 165	Exempt	\$0.00	\$0.00
55	4591 C - 166	Developed	\$5,460.32	\$5,460.32
55	4591 C - 167	Developed	\$5,460.32	\$5,460.32
55	4591 C - 168	Developed	\$5,460.32	\$5,460.32
55	4591 C - 169	Developed	\$5,460.32	\$5,460.32
55	4591 C - 170	Developed	\$5,460.32	\$5,460.32
55	4591 C - 171	Developed	\$5,460.32	\$5,460.32
55	4591 C - 172	Developed	\$5,460.32	\$5,460.32
Exempt	4591 C - 175	Exempt	\$0.00	\$0.00
Exempt	4591 C - 176	Exempt	\$0.00	\$0.00
Exempt	4591 C - 177	Exempt	\$0.00	\$0.00
Exempt	4591 C - 178	Exempt	\$0.00	\$0.00
Exempt	4591 C - 179	Exempt	\$0.00	\$0.00
Exempt	4591 C - 180	Exempt	\$0.00	\$0.00
Exempt	4591 C - 181	Exempt	\$0.00	\$0.00
Exempt	4591 C - 182	Exempt	\$0.00	\$0.00
Exempt	4591 C - 183	Exempt	\$0.00	\$0.00
Exempt	4591 C - 184	Exempt	\$0.00	\$0.00
Exempt	4591 C - 185	Exempt	\$0.00	\$0.00
Exempt	4591 C - 186	Exempt	\$0.00	\$0.00
Exempt	4591 C - 187	Exempt	\$0.00	\$0.00
Exempt	4591 C - 188	Exempt	\$0.00	\$0.00
Exempt	4591 C - 189	Exempt	\$0.00	\$0.00
Exempt	4591 C - 190	Exempt	\$0.00	\$0.00
Exempt	4591 C - 191	Exempt	\$0.00	\$0.00
Exempt	4591 C - 192	Exempt	\$0.00	\$0.00
Exempt	4591 C - 193	Exempt	\$0.00	\$0.00
Exempt	4591 C - 194	Exempt	\$0.00	\$0.00
Exempt	4591 C - 195	Exempt	\$0.00	\$0.00
Exempt	4591 C - 196	Exempt	\$0.00	\$0.00
Exempt	4591 C - 197	Exempt	\$0.00	\$0.00
Exempt	4591 C - 198	Exempt	\$0.00	\$0.00
Exempt	4591 C - 199	Exempt	\$0.00	\$0.00
Exempt	4591 C - 200	Exempt	\$0.00	\$0.00
Exempt	4591 C - 201	Exempt	\$0.00	\$0.00
Exempt	4591 C - 202	Exempt	\$0.00	\$0.00
Exempt	4591 C - 203	Exempt	\$0.00	\$0.00

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
Exempt	4591 C - 204	Exempt	\$0.00	\$0.00
Exempt	4591 C - 205	Exempt	\$0.00	\$0.00
Exempt	4591 C - 206	Exempt	\$0.00	\$0.00
Exempt	4591 C - 207	Exempt	\$0.00	\$0.00
Exempt	4591 C - 208	Exempt	\$0.00	\$0.00
Exempt	4591 C - 209	Exempt	\$0.00	\$0.00
Exempt	4591 C - 210	Exempt	\$0.00	\$0.00
Exempt	4591 C - 211	Exempt	\$0.00	\$0.00
Exempt	4591 C - 212	Exempt	\$0.00	\$0.00
Exempt	4591 C - 217	Exempt	\$0.00	\$0.00
1JV	4591 C - 222	Undeveloped	\$868,576.56	\$0.00
Exempt	4591 C - 224	Exempt	\$0.00	\$0.00
54	4591 C - 229	Developed	\$5,769.24	\$5,769.24
54	4591 C - 230	Developed	\$5,067.14	\$5,067.14
54	4591 C - 231	Developed	\$5,735.54	\$5,735.54
54	4591 C - 232	Developed	\$5,067.14	\$5,067.14
54	4591 C - 233	Prepaid	\$0.00	\$0.00
54	4591 C - 234	Developed	\$5,067.14	\$5,067.14
54	4591 C - 235	Developed	\$5,735.54	\$5,735.54
54	4591 C - 236	Developed	\$1,204.66	\$1,204.66
54	4591 C - 237	Developed	\$5,727.12	\$5,727.12
54	4591 C - 238	Developed	\$5,727.12	\$5,727.12
54	4591 C - 239	Developed	\$5,067.14	\$5,067.14
54	4591 C - 240	Developed	\$1,431.72	\$1,431.72
54	4591 C - 241	Developed	\$5,067.14	\$5,067.14
54	4591 C - 242	Developed	\$5,735.54	\$5,735.54
54	4591 C - 243	Developed	\$5,067.14	\$5,067.14
54	4591 C - 244	Developed	\$5,735.54	\$5,735.54
54	4591 C - 245	Developed	\$5,067.14	\$5,067.14
54	4591 C - 246	Developed	\$5,769.24	\$5,769.24
50	4591 C - 265	Developed	\$6,218.60	\$6,218.60
50	4591 C - 266	Developed	\$5,053.10	\$5,053.10
50	4591 C - 267	Developed	\$5,053.10	\$5,053.10
50	4591 C - 268	Developed	\$4,724.50	\$4,724.50
50	4591 C - 269	Developed	\$4,724.50	\$4,724.50
50	4591 C - 270	Developed	\$1,204.66	\$1,204.66
50	4591 C - 271	Developed	\$4,606.54	\$4,606.54
50	4591 C - 272	Developed	\$4,606.54	\$4,606.54
50	4591 C - 273	Developed	\$4,637.44	\$4,637.44
50	4591 C - 274	Developed	\$4,603.74	\$4,603.74
50	4591 C - 275	Developed	\$5,766.44	\$5,766.44
50	4591 C - 276	Developed	\$5,743.98	\$5,743.98
50	4591 C - 277	Developed	\$5,946.18	\$5,946.18
50	4591 C - 278	Developed	\$4,547.56	\$4,547.56
50	4591 C - 279	Developed	\$4,606.54	\$4,606.54
50	4591 C - 280	Developed	\$4,606.54	\$4,606.54
50	4591 C - 281	Developed	\$4,606.54	\$4,606.54
50	4591 C - 282	Developed	\$1,204.66	\$1,204.66
50	4591 C - 283	Developed	\$4,606.54	\$4,606.54
50	4591 C - 284	Developed	\$1,204.66	\$1,204.66
50	4591 C - 285	Developed	\$4,424.00	\$4,424.00

Redevelopment Agency of the City and County of San Francisco
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(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
50	4591 C - 286	Developed	\$4,424.00	\$4,424.00
50	4591 C - 287	Developed	\$5,766.44	\$5,766.44
50	4591 C - 288	Developed	\$5,766.44	\$5,766.44
50	4591 C - 289	Developed	\$5,743.98	\$5,743.98
51	4591 C - 290	Developed	\$4,645.86	\$4,645.86
51	4591 C - 291	Developed	\$4,350.98	\$4,350.98
51	4591 C - 292	Developed	\$3,834.22	\$3,834.22
51	4591 C - 293	Developed	\$4,348.16	\$4,348.16
51	4591 C - 294	Developed	\$3,851.06	\$3,851.06
51	4591 C - 295	Developed	\$4,381.86	\$4,381.86
51	4591 C - 296	Developed	\$3,702.22	\$3,702.22
51	4591 C - 297	Developed	\$5,013.78	\$5,013.78
51	4591 C - 298	Developed	\$750.52	\$750.52
51	4591 C - 299	Developed	\$3,702.22	\$3,702.22
51	4591 C - 300	Developed	\$3,702.22	\$3,702.22
51	4591 C - 301	Developed	\$4,381.86	\$4,381.86
51	4591 C - 302	Developed	\$3,851.06	\$3,851.06
51	4591 C - 303	Developed	\$1,204.66	\$1,204.66
51	4591 C - 304	Developed	\$3,834.22	\$3,834.22
51	4591 C - 305	Developed	\$4,350.98	\$4,350.98
51	4591 C - 306	Developed	\$4,645.86	\$4,645.86
51	4591 C - 307	Developed	\$4,629.02	\$4,629.02
51	4591 C - 308	Developed	\$4,350.98	\$4,350.98
51	4591 C - 309	Developed	\$3,834.22	\$3,834.22
51	4591 C - 310	Developed	\$4,348.16	\$4,348.16
51	4591 C - 311	Developed	\$3,851.06	\$3,851.06
51	4591 C - 312	Developed	\$4,612.16	\$4,612.16
51	4591 C - 313	Developed	\$3,702.22	\$3,702.22
51	4591 C - 314	Developed	\$3,702.22	\$3,702.22
51	4591 C - 315	Developed	\$3,432.60	\$3,432.60
51	4591 C - 316	Developed	\$977.58	\$977.58
51	4591 C - 317	Developed	\$3,702.22	\$3,702.22
51	4591 C - 318	Developed	\$3,702.22	\$3,702.22
51	4591 C - 319	Developed	\$4,612.16	\$4,612.16
51	4591 C - 320	Developed	\$3,851.06	\$3,851.06
51	4591 C - 321	Developed	\$4,387.48	\$4,387.48
51	4591 C - 322	Developed	\$3,834.22	\$3,834.22
51	4591 C - 323	Developed	\$1,204.66	\$1,204.66
51	4591 C - 324	Developed	\$4,629.02	\$4,629.02
51	4591 C - 325	Developed	\$4,640.24	\$4,640.24
51	4591 C - 326	Developed	\$4,606.54	\$4,606.54
51	4591 C - 327	Developed	\$3,834.22	\$3,834.22
51	4591 C - 328	Developed	\$4,348.16	\$4,348.16
51	4591 C - 329	Developed	\$3,851.06	\$3,851.06
51	4591 C - 330	Developed	\$4,612.16	\$4,612.16
51	4591 C - 331	Developed	\$3,702.22	\$3,702.22
51	4591 C - 332	Developed	\$3,702.22	\$3,702.22
51	4591 C - 333	Developed	\$3,432.60	\$3,432.60
51	4591 C - 334	Developed	\$977.58	\$977.58
51	4591 C - 335	Developed	\$3,702.22	\$3,702.22
51	4591 C - 336	Developed	\$3,702.22	\$3,702.22

Redevelopment Agency of the City and County of San Francisco
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(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
51	4591 C - 337	Developed	\$4,612.16	\$4,612.16
51	4591 C - 338	Developed	\$3,851.06	\$3,851.06
51	4591 C - 339	Developed	\$1,204.66	\$1,204.66
51	4591 C - 340	Developed	\$3,834.22	\$3,834.22
51	4591 C - 341	Developed	\$4,606.54	\$4,606.54
51	4591 C - 342	Developed	\$4,640.24	\$4,640.24
51	4591 C - 343	Developed	\$4,640.24	\$4,640.24
51	4591 C - 344	Developed	\$4,606.54	\$4,606.54
51	4591 C - 345	Developed	\$3,834.22	\$3,834.22
51	4591 C - 346	Developed	\$4,348.16	\$4,348.16
51	4591 C - 347	Developed	\$4,468.92	\$4,468.92
51	4591 C - 348	Developed	\$4,438.04	\$4,438.04
51	4591 C - 349	Developed	\$4,387.48	\$4,387.48
51	4591 C - 350	Developed	\$3,834.22	\$3,834.22
51	4591 C - 351	Developed	\$4,606.54	\$4,606.54
51	4591 C - 352	Developed	\$4,640.24	\$4,640.24
56 & 57	4591 C - 353	Developed	\$4,963.22	\$4,963.22
56 & 57	4591 C - 354	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 355	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 356	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 357	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 358	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 359	Developed	\$977.58	\$977.58
56 & 57	4591 C - 360	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 361	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 362	Developed	\$1,204.66	\$1,204.66
56 & 57	4591 C - 363	Developed	\$3,783.66	\$3,783.66
56 & 57	4591 C - 364	Developed	\$3,783.66	\$3,783.66
56 & 57	4591 C - 365	Developed	\$5,159.82	\$5,159.82
56 & 57	4591 C - 366	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 367	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 368	Developed	\$4,794.72	\$4,794.72
56 & 57	4591 C - 369	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 370	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 371	Developed	\$3,643.24	\$3,643.24
56 & 57	4591 C - 372	Developed	\$1,204.66	\$1,204.66
56 & 57	4591 C - 373	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 374	Developed	\$4,893.00	\$4,893.00
56 & 57	4591 C - 375	Developed	\$3,783.66	\$3,783.66
56 & 57	4591 C - 376	Developed	\$3,783.66	\$3,783.66
56 & 57	4591 C - 377	Developed	\$5,159.82	\$5,159.82
56 & 57	4591 C - 378	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 379	Developed	\$4,738.54	\$4,738.54
56 & 57	4591 C - 380	Developed	\$4,794.72	\$4,794.72
56 & 57	4591 C - 381	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 382	Developed	\$5,912.48	\$5,912.48
56 & 57	4591 C - 383	Developed	\$5,718.70	\$5,718.70
56 & 57	4591 C - 384	Developed	\$6,760.64	\$6,760.64
56 & 57	4591 C - 385	Developed	\$5,496.82	\$5,496.82
56 & 57	4591 C - 386	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 387	Developed	\$6,134.36	\$6,134.36

Redevelopment Agency of the City and County of San Francisco
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(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
56 & 57	4591 C - 388	Developed	\$4,763.82	\$4,763.82
54	4591 C - 401	Developed	\$3,328.70	\$3,328.70
54	4591 C - 402	Developed	\$4,449.26	\$4,449.26
54	4591 C - 403	Developed	\$3,907.24	\$3,907.24
54	4591 C - 404	Developed	\$4,039.24	\$4,039.24
54	4591 C - 405	Developed	\$4,485.78	\$4,485.78
54	4591 C - 406	Developed	\$4,449.26	\$4,449.26
54	4591 C - 407	Developed	\$4,025.20	\$4,025.20
54	4591 C - 408	Developed	\$977.58	\$977.58
54	4591 C - 409	Developed	\$4,485.78	\$4,485.78
54	4591 C - 410	Developed	\$977.58	\$977.58
54	4591 C - 411	Developed	\$3,907.24	\$3,907.24
54	4591 C - 412	Developed	\$1,204.66	\$1,204.66
54	4591 C - 413	Developed	\$4,039.24	\$4,039.24
54	4591 C - 414	Developed	\$4,485.78	\$4,485.78
54	4591 C - 415	Developed	\$4,025.20	\$4,025.20
54	4591 C - 416	Developed	\$4,449.26	\$4,449.26
54	4591 C - 417	Developed	\$4,039.24	\$4,039.24
54	4591 C - 418	Developed	\$4,485.78	\$4,485.78
54	4591 C - 419	Developed	\$3,309.04	\$3,309.04
54	4591 C - 420	Developed	\$1,204.66	\$1,204.66
54	4591 C - 421	Developed	\$4,039.24	\$4,039.24
54	4591 C - 422	Developed	\$4,446.46	\$4,446.46
54	4591 C - 423	Developed	\$3,896.00	\$3,896.00
54	4591 C - 424	Developed	\$4,485.78	\$4,485.78
54	4591 C - 425	Developed	\$4,039.24	\$4,039.24
54	4591 C - 426	Developed	\$4,446.46	\$4,446.46
54	4591 C - 427	Developed	\$4,013.96	\$4,013.96
54	4591 C - 428	Developed	\$3,309.04	\$3,309.04
54	4591 C - 429	Developed	\$3,896.00	\$3,896.00
54	4591 C - 430	Developed	\$4,446.46	\$4,446.46
54	4591 C - 431	Developed	\$4,039.24	\$4,039.24
54	4591 C - 432	Developed	\$4,485.78	\$4,485.78
54	4591 C - 433	Developed	\$4,013.96	\$4,013.96
54	4591 C - 434	Developed	\$4,446.46	\$4,446.46
54	4591 C - 435	Developed	\$4,039.24	\$4,039.24
54	4591 C - 436	Developed	\$4,485.78	\$4,485.78
54JV	4591 C - 444	Developed	\$5,794.52	\$5,794.52
54JV	4591 C - 445	Developed	\$4,786.28	\$4,786.28
54JV	4591 C - 446	Developed	\$5,005.34	\$5,005.34
54JV	4591 C - 447	Developed	\$5,005.34	\$5,005.34
54JV	4591 C - 448	Developed	\$4,786.28	\$4,786.28
54JV	4591 C - 449	Developed	\$5,690.62	\$5,690.62
54JV	4591 C - 450	Developed	\$5,690.62	\$5,690.62
54JV	4591 C - 451	Developed	\$5,165.42	\$5,165.42
54JV	4591 C - 452	Developed	\$5,418.20	\$5,418.20
54JV	4591 C - 453	Developed	\$1,431.72	\$1,431.72
54JV	4591 C - 454	Developed	\$5,165.42	\$5,165.42
54JV	4591 C - 455	Developed	\$5,780.48	\$5,780.48
53JV	4591 C - 456	Developed	\$5,797.34	\$5,797.34
53JV	4591 C - 457	Developed	\$4,775.06	\$4,775.06

Redevelopment Agency of the City and County of San Francisco
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Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
53JV	4591 C - 458	Developed	\$5,039.04	\$5,039.04
53JV	4591 C - 459	Developed	\$5,039.04	\$5,039.04
53JV	4591 C - 460	Developed	\$4,775.06	\$4,775.06
53JV	4591 C - 461	Developed	\$5,463.12	\$5,463.12
53JV	4591 C - 462	Developed	\$5,463.12	\$5,463.12
53JV	4591 C - 463	Developed	\$1,431.72	\$1,431.72
53JV	4591 C - 464	Developed	\$5,527.72	\$5,527.72
53JV	4591 C - 465	Developed	\$5,527.72	\$5,527.72
53JV	4591 C - 466	Developed	\$5,142.96	\$5,142.96
53JV	4591 C - 467	Developed	\$6,297.24	\$6,297.24
53A	4591 C - 468	Developed	\$5,797.34	\$5,797.34
53A	4591 C - 469	Developed	\$4,772.24	\$4,772.24
53A	4591 C - 470	Developed	\$4,853.68	\$4,853.68
53A	4591 C - 471	Developed	\$4,853.68	\$4,853.68
53A	4591 C - 472	Developed	\$1,204.66	\$1,204.66
53A	4591 C - 473	Developed	\$5,690.62	\$5,690.62
53A	4591 C - 474	Developed	\$5,690.62	\$5,690.62
53A	4591 C - 475	Developed	\$5,162.62	\$5,162.62
53A	4591 C - 476	Developed	\$5,378.88	\$5,378.88
53A	4591 C - 477	Developed	\$5,378.88	\$5,378.88
53A	4591 C - 478	Developed	\$5,162.62	\$5,162.62
53A	4591 C - 479	Developed	\$5,797.34	\$5,797.34
53B	4591 C - 480	Developed	\$3,542.14	\$3,542.14
53B	4591 C - 481	Developed	\$4,808.76	\$4,808.76
53B	4591 C - 482	Developed	\$4,634.62	\$4,634.62
53B	4591 C - 483	Developed	\$4,634.62	\$4,634.62
53B	4591 C - 484	Developed	\$3,455.08	\$3,455.08
53B	4591 C - 485	Developed	\$977.58	\$977.58
53B	4591 C - 486	Developed	\$3,455.08	\$3,455.08
53B	4591 C - 487	Developed	\$3,455.08	\$3,455.08
53B	4591 C - 488	Developed	\$3,601.12	\$3,601.12
53B	4591 C - 489	Developed	\$5,008.16	\$5,008.16
53B	4591 C - 490	Developed	\$1,204.66	\$1,204.66
53B	4591 C - 491	Developed	\$5,230.02	\$5,230.02
53B	4591 C - 492	Developed	\$4,808.76	\$4,808.76
53B	4591 C - 493	Developed	\$1,204.66	\$1,204.66
53B	4591 C - 494	Developed	\$4,645.86	\$4,645.86
53B	4591 C - 495	Developed	\$977.58	\$977.58
53B	4591 C - 496	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 497	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 498	Developed	\$3,980.26	\$3,980.26
53B	4591 C - 499	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 500	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 501	Developed	\$3,601.12	\$3,601.12
53B	4591 C - 502	Developed	\$5,008.16	\$5,008.16
53B	4591 C - 503	Developed	\$4,595.32	\$4,595.32
53B	4591 C - 504	Developed	\$5,230.02	\$5,230.02
53B	4591 C - 505	Developed	\$4,645.86	\$4,645.86
53B	4591 C - 506	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 507	Prepaid	\$0.00	\$0.00
53B	4591 C - 508	Prepaid	\$0.00	\$0.00

Redevelopment Agency of the City and County of San Francisco
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Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
53B	4591 C - 509	Prepaid	\$0.00	\$0.00
53B	4591 C - 510	Developed	\$5,465.94	\$5,465.94
53B	4591 C - 511	Developed	\$5,626.02	\$5,626.02
53B	4591 C - 512	Developed	\$5,634.44	\$5,634.44
53B	4591 C - 513	Prepaid	\$0.00	\$0.00
53B	4591 C - 514	Developed	\$4,595.32	\$4,595.32
53B	4591 C - 515	Developed	\$977.58	\$977.58
53B	4591 C - 516	Developed	\$4,819.98	\$4,819.98
53B	4591 C - 517	Developed	\$4,634.62	\$4,634.62
53B	4591 C - 518	Developed	\$4,634.62	\$4,634.62
53B	4591 C - 519	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 520	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 521	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 522	Developed	\$1,431.72	\$1,431.72
53B	4591 C - 523	Developed	\$5,008.16	\$5,008.16
53B	4591 C - 524	Developed	\$4,612.16	\$4,612.16
53B	4591 C - 525	Developed	\$5,274.96	\$5,274.96
53B	4591 C - 526	Developed	\$4,819.98	\$4,819.98
53B	4591 C - 527	Developed	\$4,645.86	\$4,645.86
53B	4591 C - 528	Developed	\$4,645.86	\$4,645.86
53B	4591 C - 529	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 530	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 531	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 532	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 533	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 534	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 535	Developed	\$3,601.12	\$3,601.12
53B	4591 C - 536	Developed	\$5,008.16	\$5,008.16
53B	4591 C - 537	Developed	\$1,204.66	\$1,204.66
53B	4591 C - 538	Developed	\$5,364.84	\$5,364.84
53B	4591 C - 539	Developed	\$4,645.86	\$4,645.86
53B	4591 C - 540	Developed	\$3,477.54	\$3,477.54
53B	4591 C - 541	Prepaid	\$0.00	\$0.00
53B	4591 C - 542	Developed	\$5,370.44	\$5,370.44
53B	4591 C - 543	Developed	\$5,524.92	\$5,524.92
53B	4591 C - 544	Prepaid	\$0.00	\$0.00
53B	4591 C - 545	Prepaid	\$0.00	\$0.00
53B	4591 C - 546	Developed	\$5,238.44	\$5,238.44
53B	4591 C - 547	Prepaid	\$0.00	\$0.00
53B	4591 C - 548	Developed	\$4,612.16	\$4,612.16
56 & 57	4591 C - 561	Developed	\$1,204.66	\$1,204.66
56 & 57	4591 C - 562	Developed	\$5,089.60	\$5,089.60
56 & 57	4591 C - 563	Developed	\$5,089.60	\$5,089.60
56 & 57	4591 C - 564	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 565	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 566	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 567	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 568	Developed	\$1,204.66	\$1,204.66
56 & 57	4591 C - 569	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 570	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 571	Prepaid	\$0.00	\$0.00

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
56 & 57	4591 C - 572	Developed	\$3,783.66	\$3,783.66
56 & 57	4591 C - 573	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 574	Developed	\$977.58	\$977.58
56 & 57	4591 C - 575	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 576	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 577	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 578	Developed	\$5,005.34	\$5,005.34
56 & 57	4591 C - 579	Developed	\$977.58	\$977.58
56 & 57	4591 C - 580	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 581	Developed	\$3,839.84	\$3,839.84
56 & 57	4591 C - 582	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 583	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 584	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 585	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 586	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 587	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 588	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 589	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 590	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 591	Developed	\$5,718.70	\$5,718.70
56 & 57	4591 C - 592	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 593	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 594	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 595	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 596	Prepaid	\$0.00	\$0.00
55	4591 C - 597	Prepaid	\$0.00	\$0.00
55	4591 C - 598	Prepaid	\$0.00	\$0.00
55	4591 C - 599	Prepaid	\$0.00	\$0.00
55	4591 C - 600	Developed	\$6,718.52	\$6,718.52
55	4591 C - 601	Prepaid	\$0.00	\$0.00
55	4591 C - 602	Prepaid	\$0.00	\$0.00
55	4591 C - 603	Developed	\$6,718.52	\$6,718.52
55	4591 C - 604	Prepaid	\$0.00	\$0.00
55	4591 C - 605	Prepaid	\$0.00	\$0.00
55	4591 C - 606	Prepaid	\$0.00	\$0.00
55	4591 C - 607	Prepaid	\$0.00	\$0.00
55	4591 C - 608	Prepaid	\$0.00	\$0.00
55	4591 C - 609	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 610	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 611	Developed	\$4,758.20	\$4,758.20
56 & 57	4591 C - 612	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 613	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 614	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 615	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 616	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 617	Developed	\$3,601.12	\$3,601.12
56 & 57	4591 C - 618	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 619	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 620	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 621	Developed	\$4,758.20	\$4,758.20
56 & 57	4591 C - 622	Developed	\$3,483.16	\$3,483.16

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
56 & 57	4591 C - 623	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 624	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 625	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 626	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 627	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 628	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 629	Developed	\$4,732.92	\$4,732.92
56 & 57	4591 C - 630	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 631	Developed	\$3,606.72	\$3,606.72
56 & 57	4591 C - 632	Developed	\$4,758.20	\$4,758.20
56 & 57	4591 C - 633	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 634	Developed	\$4,482.98	\$4,482.98
56 & 57	4591 C - 635	Developed	\$4,449.26	\$4,449.26
56 & 57	4591 C - 636	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 637	Developed	\$4,732.92	\$4,732.92
56 & 57	4591 C - 638	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 639	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 640	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 641	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 642	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 643	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 644	Developed	\$4,693.60	\$4,693.60
56 & 57	4591 C - 645	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 646	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 647	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 648	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 649	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 650	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 651	Developed	\$4,626.20	\$4,626.20
56 & 57	4591 C - 652	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 653	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 654	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 655	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 656	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 657	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 658	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 659	Developed	\$4,626.20	\$4,626.20
56 & 57	4591 C - 660	Developed	\$4,693.60	\$4,693.60
56 & 57	4591 C - 661	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 662	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 663	Prepaid	\$0.00	\$0.00
56 & 57	4591 C - 664	Developed	\$5,289.00	\$5,289.00
56 & 57	4591 C - 665	Developed	\$6,022.02	\$6,022.02
56 & 57	4591 C - 666	Developed	\$4,626.20	\$4,626.20
56 & 57	4591 C - 667	Developed	\$4,693.60	\$4,693.60
56 & 57	4591 C - 668	Developed	\$6,114.70	\$6,114.70
56 & 57	4591 C - 669	Developed	\$5,378.88	\$5,378.88
Exempt	4591 C - 672	Exempt	\$0.00	\$0.00
Exempt	4591 C - 673	Exempt	\$0.00	\$0.00
52JV	4591 C - 674	Developed	\$277,372.20	\$277,372.20
Exempt	4591 D - 008	Exempt	\$0.00	\$0.00

Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)
Fiscal Year 2022-23 Special Tax Levy

Sub-Block	Block and Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
Exempt	4591 D - 049	Exempt	\$0.00	\$0.00
Exempt	4591 D - 056	Exempt	\$0.00	\$0.00
Exempt	4591 D - 063	Exempt	\$0.00	\$0.00
Exempt	4591 D - 094	Exempt	\$0.00	\$0.00
Exempt	4591 D - 095	Exempt	\$0.00	\$0.00
Exempt	4591 D - 096	Exempt	\$0.00	\$0.00
Exempt	4591 D - 132	Exempt	\$0.00	\$0.00
Exempt	4591 D - 133	Exempt	\$0.00	\$0.00
Exempt	4591 D - 134	Exempt	\$0.00	\$0.00
Exempt	4591 D - 135	Exempt	\$0.00	\$0.00
Exempt	4591 D - 136	Exempt	\$0.00	\$0.00
Exempt	4591 D - 137	Exempt	\$0.00	\$0.00
Exempt	4591 D - 138	Exempt	\$0.00	\$0.00
Exempt	4591 D - 139	Exempt	\$0.00	\$0.00
Exempt	4591 D - 140	Exempt	\$0.00	\$0.00
Exempt	4591 D - 141	Exempt	\$0.00	\$0.00
Exempt	4591 D - 142	Exempt	\$0.00	\$0.00
Exempt	4591 D - 143	Exempt	\$0.00	\$0.00
48O(JV)	4591 D - 144	Developed	\$59,492.12	\$59,492.12
48N	4591 D - 145	Developed	\$40,157.08	\$40,157.08
48N	4591 D - 146	Developed	\$80,456.32	\$80,456.32
48P	4591 D - 147	Developed	\$53,155.98	\$53,155.98
48M	4591 D - 148	Developed	\$150,820.80	\$150,820.80
48L	4591 D - 149	Developed	\$59,892.00	\$59,892.00
48K(JV)	4591 D - 150	Developed	\$102,840.70	\$102,840.70
48H	4591 D - 151	Developed	\$58,015.30	\$58,015.30
48I	4591 D - 152	Developed	\$60,074.56	\$60,074.56
48J(JV)	4591 D - 153	Developed	\$149,545.76	\$149,545.76
48G	4591 D - 154	Developed	\$124,494.34	\$124,494.34
48A(JV)	4591 D - 155	Developed	\$53,201.44	\$53,201.44
48B	4591 D - 156	Developed	\$190,089.76	\$190,089.76
48F(JV)	4591 D - 157	Developed	\$147,420.16	\$147,420.16
48E	4591 D - 158	Developed	\$104,031.68	\$104,031.68
48D	4591 D - 159	Developed	\$47,159.24	\$47,159.24
48Q	4591 D - 160	Developed	\$151,011.66	\$151,011.66
Total Special Tax Levy for Fiscal Year 2022-23			\$3,292,220.56	

Goodwin Consulting Group, Inc.

APPENDIX C

Second Amended and Restated Rate and Method of Apportionment of Special Tax

EXHIBIT A

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 7 (HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS)

SECOND AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) [herein "CFD No. 7"] shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 7, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the Agency carrying out its duties with respect to CFD No. 7 and the Bonds, including, but not limited to, levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Tax, and all other costs and expenses of the Agency in any way related to the establishment or administration of CFD No. 7.

"Administrator" means the Deputy Executive Director, Finance and Administration, of the Agency or such other person or entity designated by the Executive Director of the Agency to administer the Special Tax according to this RMA.

"Affordable Housing Program" means the Affordable Housing Program which is attached to and made a part of the Disposition and Development Agreement.

“Agency” means the Redevelopment Agency of the City and County of San Francisco or any successor agency thereto.

“Agency Affordable Housing Unit” means a Residential Unit constructed on an Agency Housing Parcel. If the Agency acquires a Parcel within CFD No. 7 that is not designated as an Agency Housing Parcel in Attachment 3, the Residential Units constructed on such Parcel shall not be categorized as Agency Affordable Housing Units and shall be taxed as Market Rate Units pursuant to Section C below, unless a prepayment is made to release the Parcel from all or a portion of the Special Tax lien.

“Agency Housing Parcel” means a Parcel owned by the Agency and designated as an “Agency Housing Parcel” in Attachment 3 of this RMA, which may be updated from time to time as set forth in Section B below.

“Airspace Parcel” means a parcel with an assigned Assessor’s parcel number that constitutes vertical space of an underlying land parcel.

“Approved Development Plan” means the most current Final Map, condominium plan, or other such approved or recorded map or plan provided by Lennar or a Subsequent Owner that identifies the type of structure, acreage, square footage, number of Bedrooms, and/or the number of Residential Units that are approved to be developed on Parcels of Taxable Property.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel, including an Airspace Parcel, shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating Parcels by Assessor’s Parcel number.

“Authorized Facilities” means those public facilities authorized to be funded by CFD No. 7 as set forth in the formation documents of CFD No.7.

“Base Special Tax” means the Special Tax that is levied on property on a per-Residential Unit basis and, when combined with the Incremental Special Tax, makes up the Designated Special Tax for a Residential Unit, as identified in Section C.2.a below.

“Bedrooms” means the number of bedrooms within a Required BMR Unit as shown on an Approved Development Plan or building permit issued for new construction.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 7 related to the Authorized Facilities.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD Update” means the date on which the Resolution Declaring Completion of Change Proceedings was adopted by the Commission as part of the 2014 change proceedings.

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

“Commission” means the Commission of the Agency, acting as the legislative body of CFD No. 7.

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

“Designated Special Tax” means the sum of the Base Special Tax and the Incremental Special Tax for a Parcel of Taxable Property, as determined pursuant to Section C.2.a below.

“Developed Property” means, in any Fiscal Year, all Assessor’s Parcels of Taxable Property in CFD No. 7 for which a building permit for new construction of a residential or non-residential structure was issued prior to June 1 of the proceeding Fiscal Year.

“Disposition and Development Agreement” means the Disposition and Development Agreement for the Hunters Point Shipyard, Phase 1 by and between the Agency and Lennar, as approved by the Commission on December 2, 2003, and as amended from time to time.

“Expected Maximum Special Tax” means the aggregate Special Tax that can be levied based on the Expected Land Uses at the time of the CFD Update or as further updated pursuant to Sections B, C and D below. The Expected Maximum Special Tax for each Sub-Block and for the CFD as a whole is shown in Attachment 2 of this RMA and may be revised pursuant to Sections B, C and D below. The Expected Maximum Special Tax may also be adjusted if a property owner prepays all or a portion of the Maximum Special Tax assigned to a Parcel.

“Expected Land Uses” means the total number of Residential Units, amount of Square Footage, and number of Bedrooms expected within each Sub-Block. The Expected Land Uses at the time of the CFD Update are identified in Attachment 2 of this RMA and may be revised pursuant to Sections C and D below.

“Final Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots on which building permits for new construction may be issued without further subdivision.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Fixed Rate Bonds” means Bonds that pay a fixed rate of interest until the principal of such Bonds has been fully repaid.

“Incremental Special Tax” means the Special Tax levied on property on a Square Footage or per-Bedroom basis as identified in Section C.2.a below.

“Indenture” means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which CFD No. 7 Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Lennar” means HPS Development Co., LP, HPS1 Block 50, LLC, HPS1 Block 51, LLC, HPS1 Block 53, LLC, and HPS1 Block 54, LLC, and their respective successors and assigns.

“Market Rate Unit” means a Residential Unit that is not an Agency Affordable Housing Unit or a Required BMR Unit.

“Maximum CFD Revenues” means the aggregate Maximum Special Tax that can be levied on all Parcels of Taxable Property within CFD No. 7 in any given Fiscal Year.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which building permits were issued, or based on an Approved Development Plan, are expected to be issued for construction of a structure that includes Square Footage designated for non-residential land uses.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property, and for Undeveloped Property that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 7 that is owned by the federal government, the Agency, the State of California, the County, or other public agency, including Agency Affordable Housing Units. Notwithstanding the foregoing, any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall not be considered Public Property and shall be taxed and classified according to the use on the Parcel(s) unless such Parcel is an Agency Housing Parcel.

“Required BMR Units” means all Required BMR 80% Units and Required BMR 50% Units within CFD No. 7. Any units within CFD No. 7 that are not Required BMR Units or Agency Affordable Housing Units, as defined herein, shall be taxed as Market Rate Units pursuant to Section C below.

“Required BMR 80% Unit” means a Residential Unit within CFD No. 7 that is required pursuant to the Disposition and Development Agreement and is approved by the Agency as an affordable housing unit priced for sale or lease to households earning no more than 80% of the area median income (as defined in the Affordable Housing Program).

“Required BMR 50% Unit” means a Residential Unit within CFD No. 7 that is required pursuant to the Disposition and Development Agreement and is approved by the Agency as an affordable

housing unit priced for sale or lease to households earning no more than 50% of the area median income (as defined in the Affordable Housing Program).

“Required Coverage” means the amount by which the Maximum CFD Revenues must exceed the Bond debt service and required Administrative Expenses, as set forth in the Indenture.

“Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which building permits were issued, or based on an Approved Development Plan, are expected to be issued for construction of a structure that includes one or more Residential Units.

“Residential Unit” means an individual residential dwelling unit within CFD No. 7.

“RMA” means this Second Amended and Restated Rate and Method of Apportionment of Special Tax.

“Special Tax” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount necessary in any Fiscal Year to: (i) pay principal and interest on Fixed-Rate Bonds which is due in the calendar year that begins in such Fiscal Year; (ii) pay debt service on all Variable Rate Bonds estimated for the calendar year that begins in such Fiscal Year, assuming a seven and one-half percent (7 ½ %) interest rate for all Variable Rate Bonds, (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds, (iv) create and/or replenish reserve funds for the Bonds; (v) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based on existing delinquencies in the payment of Special Taxes, are expected to occur in the Fiscal Year in which the tax will be collected; (vi) pay Administrative Expenses; and (vii) pay directly for Authorized Facilities. The amounts referred to in clauses (i), (ii) and (iii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture; (ii) proceeds received by CFD No. 7 from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

“Square Foot” or **“Square Footage”** means the square footage of a Residential Unit or non-residential structure reflected on a condominium plan, site plan, building permit for new construction, or other such document. If the Square Footage shown on a site plan or condominium plan is inconsistent with the Square Footage reflected on the building permit issued for construction of the Residential Unit or non-residential building, the greater of the two numbers shall be used to calculate the Maximum Special Tax pursuant to Section C below.

“Sub-Block” means a specific geographic area within CFD No. 7 for which an Expected Maximum Special Tax has been identified. Sub-Blocks expected within CFD No. 7 at the time of the CFD Update are identified in Attachment 1 of this RMA.

“Subsequent Owner” means any owner of Undeveloped Property within CFD No. 7 that is not Lennar.

“Subsequent Owner Property” means, in any Fiscal Year, all Parcels of Undeveloped Property within CFD No. 7 that are owned by a Subsequent Owner.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 7 which are not exempt from the Special Tax pursuant to law or Section G below.

“Taxable Public Property” means, in any Fiscal Year, all Parcels of Public Property within CFD No. 7 that, based on an Approved Development Plan, were expected to be Taxable Property and, based on this expectation, had Maximum Special Taxes assigned to them in prior Fiscal Years.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property within CFD No. 7 that are not Developed Property or Taxable Public Property.

“Variable Rate Bonds” means any Bonds issued for CFD No. 7 that are not Fixed Rate Bonds.

B. DATA FOR CFD ADMINISTRATION

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property. The Administrator shall also determine: (i) whether each Parcel of Taxable Property is Developed Property or Undeveloped Property, (ii) within which Sub-Block each Assessor’s Parcel is located, (iii) for Developed Property, which Parcels are Residential Property and Non-Residential Property, (iv) for Residential Property, which units are Market Rate Units, Required BMR 80% Units, and Required BMR 50% Units, (v) for Market Rate Units, the Square Footage of each unit, (vi) for Required BMR Units, the number of Bedrooms within each unit, (vii) the Square Footage within each building of Non-Residential Property, and (viii) the Special Tax Requirement for the Fiscal Year.

The Administrator shall coordinate with the Agency, Lennar, and/or Subsequent Owners to identify the Required BMR 80% Units and Required BMR 50% Units within each Approved Development Plan. If there are transfers between Required BMR Units and Market Rate Units, the Administrator shall refer to Section D.2 to determine the Maximum Special Tax for each Parcel after such transfer. If the Agency notifies the Administrator of a change in the number or location of the Agency Housing Parcels, then at the request of the Agency and the owner of any private Parcel(s) that is affected by the change, the Administrator shall (i) amend and replace Attachment 3 to reflect the then-current location and designation of Agency Housing Parcels, and (ii) amend and replace Attachment 2 to reflect the then-current Expected Land Uses on, and the Expected Maximum Special Tax for, the Parcel(s) that are affected by the change. The Administrator shall then apply Section C.2 below to determine the impact of the change on the Maximum CFD Revenues.

If a building permit for new construction has been issued for development of a structure on an Assessor’s Parcel, and additional structures are anticipated to be built on the Parcel as shown on the Approved Development Plan, a portion of the acreage of the Assessor’s Parcel shall be taxed as

Undeveloped Property if building permits for all of the structures in the Approved Development Plan were **not** issued as of June 1 of the Fiscal Year prior to the Fiscal Year in which the Special Taxes are being levied. If the acreage assigned to each building anticipated on the Assessor's Parcel is not clearly delineated on the Approved Development Plan, the acreage of the portion of the Assessor's Parcel to be taxed as Developed Property shall be estimated by the Administrator. The remaining acreage within the Assessor's Parcel shall be taxed as Undeveloped Property. Determination of the amount of Developed Property and Undeveloped Property on an Assessor's Parcel shall be at the discretion of the Agency.

In any Fiscal Year, if it is determined that (i) a parcel map or condominium plan for a portion of property in CFD No. 7 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the map or plan was recorded, the Assessor does not yet recognize the newly-created parcels, and (iii) one or more of the newly-created parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the map or plan by determining the Special Tax that applies separately to each newly-created parcel, then applying the sum of the individual Special Taxes to the Assessor's Parcel that was subdivided by recordation of the parcel map or condominium plan.

In addition to the tasks set forth above, the Administrator shall, upon the sale of a Parcel(s) to any Subsequent Owner, or upon a change to any Approved Development Plan, update Attachment 2 to reflect the then-current Expected Land Uses on, and Expected Maximum Special Tax for, the Parcel(s) being sold. Prior to or concurrent with the sale of the Parcel(s), Lennar shall provide written confirmation to the Administrator as to the Expected Land Uses and Expected Maximum Special Tax that should apply to the Parcel(s). If a sale occurs and no such confirmation has been provided to the Administrator, the Expected Maximum Special Tax that had applied to the Parcel(s) prior to the sale shall continue to apply to the Parcel(s). To the extent the Expected Maximum Special Tax reflected in a written confirmation from Lennar is less than the Expected Maximum Special Tax that had previously applied to the Parcel(s) and this results in insufficient Maximum CFD Revenues to meet the Required Coverage, such confirmation shall also identify to which Assessor's Parcel in CFD No. 7 the difference in the Expected Maximum Special Tax has been transferred unless a prepayment is made by Lennar or the Subsequent Owner in an amount that ensures that the Required Coverage is maintained. The Parcel(s) to which the difference in Expected Maximum Special Tax has been shifted must be owned by Lennar.

C. MAXIMUM SPECIAL TAX

1. Property Without an Approved Development Plan

The Maximum Special Tax for property in CFD No. 7 without an Approved Development Plan shall be the Expected Maximum Special Tax shown in Attachment 2 of this RMA. If, in any Fiscal Year, separate Assessor's Parcels have not yet been created for property within each Sub-Block, the Administrator shall sum the Expected Maximum Special Tax for all Sub-Blocks within an Assessor's Parcel to determine the Maximum Special Tax that shall apply to the Parcel in such Fiscal Year.

If an Assessor's Parcel contains a portion of one or more Sub-Blocks, the Maximum Special Tax shall be determined by allocating the Expected Maximum Special Tax for each Sub-Block proportionately among such Assessor's Parcels based on the estimated acreage of the portion of the Sub-Block that falls within each Parcel, as determined by the Administrator. The Maximum CFD Revenue after such allocation shall not be less than the Maximum CFD Revenue prior to this allocation.

2. *Property Within an Approved Development Plan*

The Maximum Special Tax for a Parcel within an Approved Development Plan shall be the greater of the Designated Special Tax or the Back-Up Special Tax determined pursuant to this Section C.2. When a development plan is approved, the Administrator shall calculate the Designated Special Tax pursuant to Section C.2.a below for each Parcel of Taxable Property based on the land uses reflected in the Approved Development Plan. If it is determined that only a portion of a Sub-Block is included within an Approved Development Plan, the Administrator shall refer to Attachments 1 and 2 to estimate the Expected Land Uses and Expected Maximum Special Taxes that should be assigned to the portion of the Sub-Block that does not yet have an Approved Development Plan. The Administrator shall confirm this determination with the Agency, Lennar, and/or a Subsequent Owner of the property.

The Administrator shall then calculate the amount that could be levied if the Designated Special Tax was applied to the land uses proposed on Taxable Property within the Approved Development Plan. This "Total Designated Special Tax" shall be compared to the Expected Maximum Special Tax for the property within the Approved Development Plan, and the Administrator shall apply one of the following:

- *If the Total Designated Special Tax is equal to the Expected Maximum Special Tax*, then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the amount determined by applying the Designated Special Tax.
- *If the Total Designated Special Tax is greater than the Expected Maximum Special Tax*, then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the amount determined by applying the Designated Special Tax. The Administrator shall revise Attachment 2 to reflect the increased Expected Maximum Special Tax for the Sub-Block(s) within the Approved Development Plan and the increased Maximum CFD Revenues.
- *If the Total Designated Special Tax is less than the Expected Maximum Special Tax but the Maximum CFD Revenues are still sufficient to provide the Required Coverage*, then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the Designated Special Tax. The Administrator shall revise Attachment 2 to reflect the decreased Expected Maximum Special Tax for the Sub-

Block(s) within the Approved Development Plan and the decreased Maximum CFD Revenues.

- *If the Total Designated Special Tax is less than the Expected Maximum Special Tax and such reduction causes the Maximum CFD Revenues to be insufficient to provide the Required Coverage, then the Maximum Special Tax for each Residential Unit or Non-Residential Property within the Approved Development Plan shall be the Back-Up Special Tax determined pursuant to Section C.2.b below. If applicable, the Administrator shall revise Attachment 2 to reflect the decreased Expected Maximum Special Tax for the Sub-Block(s) within the Approved Development Plan and the decreased Maximum CFD Revenues after the Back-Up Special Tax has been determined.*

Until individual Assessor’s Parcels are created for each Residential Unit and Non-Residential Property within an Approved Development Plan, the Administrator shall sum the Special Tax that, pursuant to Section E below, would be levied on all land uses on a Parcel and levy this aggregate Special Tax amount on the Parcel.

a. Designated Special Tax

The Designated Special Tax for each Residential Unit built or expected to be built on Taxable Property shall be the sum of the Base Special Tax and the Incremental Special Tax as identified in Table 1 below. The Designated Special Tax for each Parcel of Non-Residential Property built or expected to be built on Taxable Property shall be determined by multiplying the Square Footage of the non-residential structure(s) by the Incremental Special Tax shown for Non-Residential Property in Table 1 below.

**Table 1
Base Special Tax and Incremental Special Tax**

Land Use	Base Special Tax Fiscal Year 2013-14*	Incremental Special Tax Fiscal Year 2013-14*
Market Rate Units	\$1,474 per unit	\$2.35 per Square Foot
Required BMR 80% Units	\$628 per unit	\$190 per Bedroom
Required BMR 50% Units	\$352 per unit	\$90 per Bedroom
Non-Residential Property	N/A	\$1.41 per Square Foot

**** Beginning July 1, 2014 and each July 1 thereafter, the amounts shown in Table 1 above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.***

b. Back-Up Special Tax

As set forth above, if the Administrator determines that the Total Designated Special Tax calculated for an Approved Development Plan is less than the Expected Maximum Special Tax and such reduction causes the Maximum CFD Revenues to be insufficient to provide the Required Coverage, then the Administrator shall apply one of the following:

- (i) The landowner of the property within the Approved Development Plan may make a prepayment to the Agency in an amount sufficient to reduce the annual debt service on the Bonds so that the Required Coverage can be maintained with the reduced Maximum CFD Revenues that will result from the Approved Development Plan. If such prepayment occurs, the Maximum Special Tax for land uses in the Approved Development Plan shall be the Designated Special Tax determined pursuant to Section C.2.a above.
- (ii) If the owner of property within the Approved Development Plan does not make a prepayment to offset the reduction in Maximum CFD Revenues, the Maximum Special Tax for land uses in the Approved Development Plan shall be determined as follows:

Step 1. Calculate the total Maximum Special Tax revenues that must be generated from property within the Approved Development Plan in order to maintain the Required Coverage.

Step 2. Confirm the Designated Special Tax for each Residential Unit and Non-Residential Property and the Total Designated Special Tax that could be collected within the Approved Development Plan.

Step 3. Divide the Maximum Special Tax revenues from Step 1 by the Total Designated Special Tax from Step 2.

Step 4. Multiply the quotient determined in Step 3 by the Designated Special Tax for each Residential Unit and Non-Residential Property from Step 2, and the amount determined shall be the Maximum Special Tax for each Residential Unit and Non-Residential Property within the Approved Development Plan. Until individual Assessor's Parcels are created for each Residential Unit and Non-Residential Property, the Administrator shall sum the Maximum Special Tax for all land uses on a Parcel and levy the aggregate Maximum Special Tax on the Parcel.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. *Annual Escalation of Special Tax*

Beginning July 1, 2014 and each July 1 thereafter, the Expected Maximum Special Tax for each Sub-Block and the Maximum Special Tax assigned to each Parcel of Taxable Property within CFD No. 7 shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.

2. *Required BMR Unit and Market Rate Unit Transfers*

If, in any Fiscal Year, the Administrator determines that a Residential Unit that had previously been designated as a Required BMR Unit no longer qualifies as such, the Maximum Special Tax on the Residential Unit shall be increased to the Maximum Special Tax that would be levied on a Market Rate Unit of the same Square Footage. If a Market Rate Unit becomes a Required BMR Unit after it has been taxed in prior Fiscal Years as a Market Rate Unit, the Maximum Special Tax on such Residential Unit shall not be decreased unless a Required BMR Unit is simultaneously redesignated as a Market Rate Unit.

As set forth in Section B, if the number or location of Agency Housing Parcels changes, then the Administrator shall apply Section C.2 to determine the impact of the change on the Maximum CFD Revenues. If, based on the proposed changes, the Maximum CFD Revenues would be reduced and would be insufficient to provide Required Coverage, the Administrator shall apply Section C.2.b to ensure that the Required Coverage is maintained.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied according to the steps outlined below:

- Step 1:*** The Special Tax shall be levied Proportionately on each Parcel of Developed Property within CFD No. 7 up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied on Developed Property is equal to the Special Tax Requirement prior to applying Capitalized Interest that is available under the applicable Indenture;
- Step 2:*** If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Subsequent Owner Property within CFD No. 7, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;
- Step 3:*** If additional revenue is needed after Step 2 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property that is not Subsequent Owner Property, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;

Step 4: If additional revenue is needed after Step 3 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax assigned to each Parcel.

F. COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 7 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that the Agency may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid, the Agency's costs of constructing or acquiring Authorized Facilities from Special Tax proceeds have been paid, and all Administrative Expenses have been reimbursed. However, in no event shall a Special Tax be levied after Fiscal Year 2055-56. Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on: (i) Public Property, except Taxable Public Property, (ii) Parcels that have prepaid the Special Tax obligation and had a Release of Special Tax Lien recorded against the property, (iii) Agency Affordable Housing Units, (iv) Parcels that are intended to be, or are, Public Property used as streets, walkways, alleys, rights of way, parks, or open space, and (v) Parcels that are private streets, walkways, alleys, rights of way, common area, open space, or owned by, or dedicated to, a property owner's association.

H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

“Construction Fund” means the account (regardless of its name) identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act.

“Outstanding Bonds” means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of such Special Tax will be used to

pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

“Previously Issued Bonds” means all Bonds that have been issued on behalf of CFD No.7 prior to the date of prepayment.

“Public Facilities Requirements” means either \$51,000,000 in 2014 dollars, which shall increase on January 1, 2015, and on each January 1 thereafter by the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or such other number as shall be determined by the Agency to be an appropriate estimate of the net construction proceeds that will be generated from all Bonds that have been and are expected to be issued on behalf of CFD No. 7. The Public Facilities Requirements shown above may be increased if there is a substantial increase in the Maximum CFD Revenues due to a change in density on property within CFD No. 7. The adjusted Public Facilities Requirement shall be calculated by (i) dividing the increased Maximum CFD Revenues that can be collected after the change in density is approved by the Maximum CFD Revenues that were in place prior to the density change, and (ii) multiplying the quotient by the Public Facilities Requirement that was in place prior to approval of the change in density.

“Remaining Facilities Costs” means the Public Facilities Requirements (as defined above), minus public facility costs funded by Outstanding Bonds (as defined above), developer equity, and/or any other source of funding.

1. Full Prepayment

The Special Tax obligation applicable to an Assessor’s Parcel in CFD No. 7 may be prepaid and the obligation of the Assessor’s Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Special Tax obligation shall provide the Agency with written notice of intent to prepay. Within 30 days of receipt of such written notice, the Agency or its designee shall notify such owner of the prepayment amount for such Assessor’s Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. Attachment 4 herein provides a sample prepayment calculation for a Parcel. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor’s Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the Agency. If this Section H is being applied to calculate a prepayment pursuant to Section C.2.b above, use, for purposes of this Step 1, the amount by which the Maximum CFD Revenues have been reduced below the amount needed to maintain the Required Coverage due to the change in land use that necessitated the prepayment.
- Step 2.** Divide the amount from Step 1 by the Maximum CFD Revenues for that same Fiscal Year.
- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the “Remaining Facilities Amount”*).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds.
- Step 8.** Compute the amount of interest the Agency reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the

prepayment has been received until the redemption date for the Outstanding Bonds.

- Step 9.** Take the amount computed pursuant to Step 7 and subtract the amount computed pursuant to Step 8 (the “*Defeasance Requirement*”).
- Step 10.** Determine the costs of computing the prepayment amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the “*Administrative Fees and Expenses*”).
- Step 11.** If and to the extent so provided in the Indenture pursuant to which the Outstanding Bonds to be redeemed were issued, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “*Reserve Fund Credit*”).
- Step 12.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the “*Prepayment Amount*”).
- Step 13.** From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 5 shall be deposited into the Construction Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay administrative expenses of CFD No. 7.

2. *Partial Prepayment*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of administrative fees and expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on a Parcel after a partial prepayment is made shall be determined as follows:

- Step 1.** Calculate the full prepayment (not including the amount collected for administrative fees and expenses) that would be due from the Parcel if the entire Special Tax obligation were being prepaid pursuant to Section H.1 above.
- Step 2.** Divide the partial prepayment amount for the Parcel (not including the amount collected for administrative fees and expenses) by the amount computed in Step 1 to determine a percentage.

- Step 3.** Subtract the percentage computed in Step 2 from 100% to determine the “Remaining Percentage.”
- Step 4.** Multiply the Remaining Percentage from Step 3 by the Maximum Special Tax for the Parcel to determine the new Maximum Special Tax that will be in effect for the Parcel after the partial prepayment is applied.

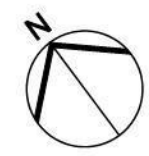
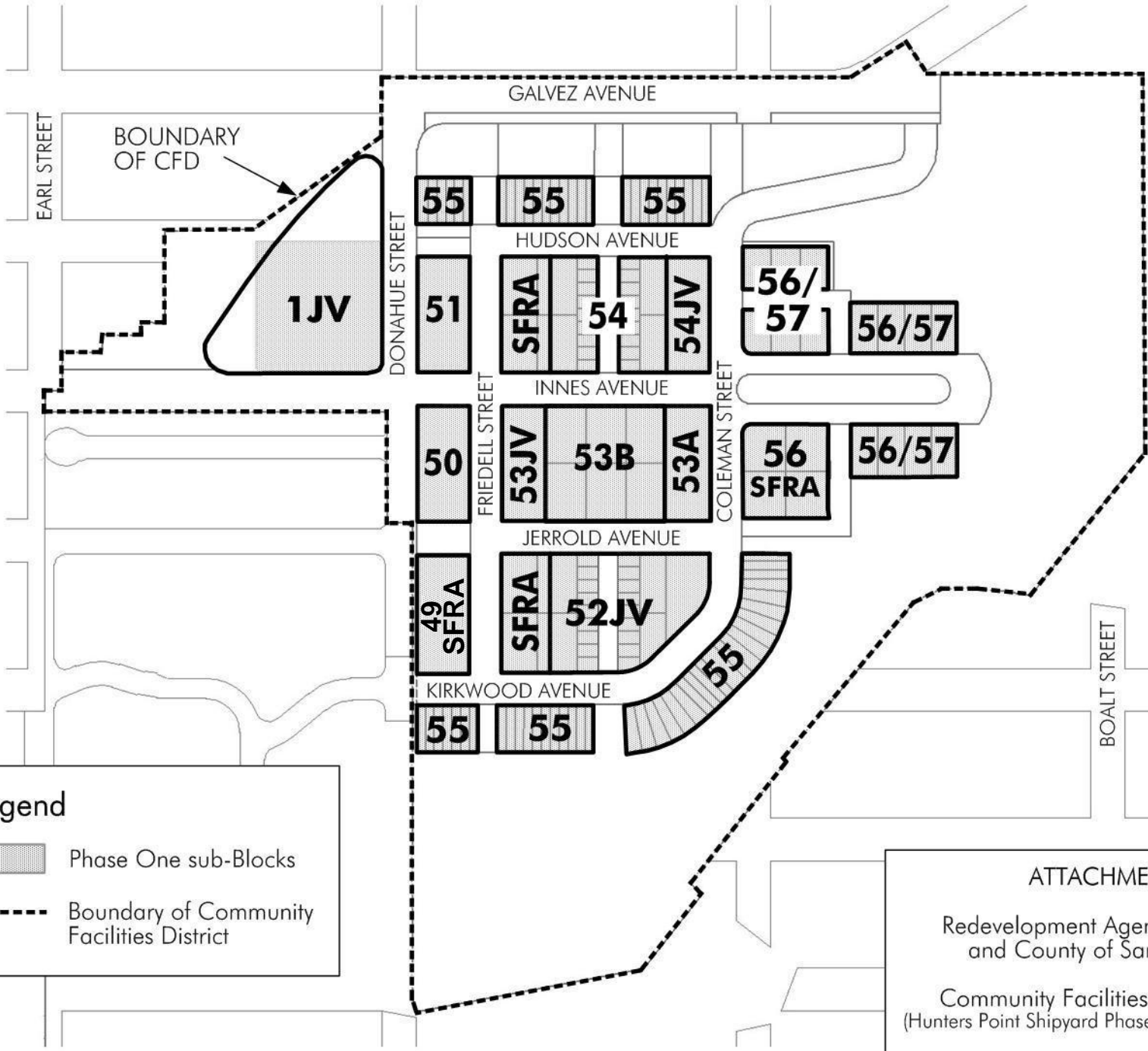
I. INTERPRETATION OF SPECIAL TAX FORMULA

Any taxpayer who feels that the amount or formula of the Special Tax is in error may file an application with the Administrator contesting the levy of the Special Tax. The Agency shall promptly review the application. If the findings of the Agency verify that the Special Tax should be modified or changed, a recommendation to that effect shall be made to the Commission, and as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted. If the Agency denies the application, the taxpayer may appeal that determination within 14 days of the mailing of notification of denial, to the Commission under such procedures as the Commission shall establish. The determination of the Commission on the appeal shall be final for all purposes. The filing of an application or an appeal shall not relieve the taxpayer of the obligation to pay the Special Tax when due.

ATTACHMENT 1

**REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 7
(HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS)**

IDENTIFICATION OF SUB-BLOCKS



NOT TO SCALE

Legend

- Phase One sub-Blocks
- Boundary of Community Facilities District

ATTACHMENT 1

Redevelopment Agency of the City
and County of San Francisco

Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hilltop

ATTACHMENT 2

**REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 7
(HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS)**

EXPECTED LAND USES AND EXPECTED MAXIMUM SPECIAL TAX BY SUB-BLOCK

ATTACHMENT 2

**Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)**

Expected Land Uses and Expected Maximum Special Tax by Sub-Block

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2	
1JV	Market Rate Unit	21	700	\$30,954	\$34,545	\$65,499	
	Market Rate Unit	38	825	\$56,012	\$73,673	\$129,685	
	Market Rate Unit	27	1,000	\$39,798	\$63,450	\$103,248	
	Market Rate Unit	15	1,150	\$22,110	\$40,538	\$62,648	
	Market Rate Unit	18	625	\$26,532	\$26,438	\$52,970	
	Market Rate Unit	38	750	\$56,012	\$66,975	\$122,987	
	Market Rate Unit	24	875	\$35,376	\$49,350	\$84,726	
	Market Rate Unit	18	1,025	\$26,532	\$43,358	\$69,890	
	Required BMR 80% Unit	3	1	\$1,884	\$570	\$2,454	
	Required BMR 80% Unit	5	1.5	\$3,140	\$1,425	\$4,565	
	Required BMR 80% Unit	3	2	\$1,884	\$1,140	\$3,024	
	Required BMR 80% Unit	2	2.5	\$1,256	\$950	\$2,206	
	Required BMR 80% Unit	2	1	\$1,256	\$380	\$1,636	
	Required BMR 80% Unit	5	1	\$3,140	\$950	\$4,090	
	Required BMR 80% Unit	3	1	\$1,884	\$570	\$2,454	
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016	
	Non-Residential Property	N/A	9,000	N/A	\$12,690	<u>\$12,690</u>	
		Total					\$726,786
	48A JV	Market Rate Unit	9	1,183	\$13,266	\$25,020	\$38,286
Market Rate Unit		4	1,400	\$5,896	\$13,160	\$19,056	
Required BMR 80% Unit		1	2	\$628	\$380	\$1,008	
Required BMR 80% Unit		1	3	\$628	\$570	<u>\$1,198</u>	
	Total					\$59,548	
48B	Market Rate Unit	5	908	\$7,370	\$10,669	\$18,039	
	Market Rate Unit	5	968	\$7,370	\$11,374	\$18,744	
	Market Rate Unit	16	1,050	\$23,584	\$39,480	\$63,064	
	Market Rate Unit	3	1,280	\$4,422	\$9,024	\$13,446	
	Market Rate Unit	3	1,500	\$4,422	\$10,575	\$14,997	
	Required BMR 80% Unit	1	1	\$628	\$190	\$818	
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008	
	Required BMR 80% Unit	2	2	\$1,256	\$760	<u>\$2,016</u>	
	Total					\$132,132	
48C	Market Rate Unit	10	1,000	\$14,740	\$23,500	\$38,240	
	Market Rate Unit	10	1,290	\$14,740	\$30,315	\$45,055	
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008	
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>	
	Total					\$85,501	
48D	Market Rate Unit	3	1,000	\$4,422	\$7,050	\$11,472	
	Market Rate Unit	4	1,290	\$5,896	\$12,126	\$18,022	
	Market Rate Unit	2	828	\$2,948	\$3,892	\$6,840	
	Market Rate Unit	4	1,000	\$5,896	\$9,400	\$15,296	
	Required BMR 80% Unit	1	2	\$628	\$380	<u>\$1,008</u>	
	Total					\$52,638	

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
48E	Market Rate Unit	11	1,183	\$16,214	\$30,581	\$46,795
	Market Rate Unit	5	1,400	\$7,370	\$16,450	\$23,820
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$72,821
48F JV	Market Rate Unit	4	908	\$5,896	\$8,535	\$14,431
	Market Rate Unit	3	968	\$4,422	\$6,824	\$11,246
	Market Rate Unit	11	1,050	\$16,214	\$27,143	\$43,357
	Market Rate Unit	2	1,280	\$2,948	\$6,016	\$8,964
	Market Rate Unit	2	1,500	\$2,948	\$7,050	\$9,998
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	2	\$628	\$380	<u>\$1,008</u>
	Total					\$90,012
48G	Market Rate Unit	24	1,183	\$35,376	\$66,721	\$102,097
	Market Rate Unit	13	1,400	\$19,162	\$42,770	\$61,932
	Market Rate Unit	1	828	\$1,474	\$1,946	\$3,420
	Market Rate Unit	2	1,000	\$2,948	\$4,700	\$7,648
	Required BMR 80% Unit	4	2	\$2,512	\$1,520	\$4,032
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$180,327
48H	Market Rate Unit	3	1,000	\$4,422	\$7,050	\$11,472
	Market Rate Unit	4	1,290	\$5,896	\$12,126	\$18,022
	Market Rate Unit	2	828	\$2,948	\$3,892	\$6,840
	Market Rate Unit	4	1,000	\$5,896	\$9,400	\$15,296
	Required BMR 80% Unit	1	2	\$628	\$380	<u>\$1,008</u>
	Total					\$52,638
48I	Market Rate Unit	11	1,183	\$16,214	\$30,581	\$46,795
	Market Rate Unit	5	1,400	\$7,370	\$16,450	\$23,820
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$72,821
48J JV	Market Rate Unit	4	908	\$5,896	\$8,535	\$14,431
	Market Rate Unit	3	968	\$4,422	\$6,824	\$11,246
	Market Rate Unit	11	1,050	\$16,214	\$27,143	\$43,357
	Market Rate Unit	2	1,280	\$2,948	\$6,016	\$8,964
	Market Rate Unit	2	1,500	\$2,948	\$7,050	\$9,998
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	2	\$628	\$380	<u>\$1,008</u>
	Total					\$90,012
48K JV	Market Rate Unit	10	828	\$14,740	\$19,458	\$34,198
	Market Rate Unit	21	1,000	\$30,954	\$49,350	\$80,304
	Required BMR 80% Unit	2	1.5	\$1,256	\$570	\$1,826
	Required BMR 80% Unit	3	2	\$1,884	\$1,140	<u>\$3,024</u>
	Total					\$119,352

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
48L	Market Rate Unit	14	1,183	\$20,636	\$38,921	\$59,557
	Market Rate Unit	7	1,400	\$10,318	\$23,030	\$33,348
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Total					\$96,119
48M	Market Rate Unit	18	1,183	\$26,532	\$50,041	\$76,573
	Market Rate Unit	9	1,400	\$13,266	\$29,610	\$42,876
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Total					\$122,663
48N	Market Rate Unit	20	1,183	\$29,480	\$55,601	\$85,081
	Market Rate Unit	10	1,400	\$14,740	\$32,900	\$47,640
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Total					\$135,935
48O JV	Market Rate Unit	13	1,183	\$19,162	\$36,141	\$55,303
	Market Rate Unit	6	1,400	\$8,844	\$19,740	\$28,584
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Total					\$86,093
50	Market Rate Unit	15	859	\$22,110	\$30,280	\$52,390
	Market Rate Unit	4	1,478	\$5,896	\$13,893	\$19,789
	Market Rate Unit	3	1,426	\$4,422	\$10,053	\$14,475
	Required BMR 80% Unit	3	2	\$1,884	\$1,140	\$3,024
	Total					\$89,678
51	Market Rate Unit	1	457	\$1,474	\$1,074	\$2,548
	Market Rate Unit	13	665	\$19,162	\$20,316	\$39,478
	Market Rate Unit	13	741	\$19,162	\$22,638	\$41,800
	Market Rate Unit	29	975	\$42,746	\$66,446	\$109,192
	Market Rate Unit	1	1,158	\$1,474	\$2,721	\$4,195
	Required BMR 80% Unit	2	1	\$1,256	\$380	\$1,636
	Required BMR 80% Unit	1	1.5	\$628	\$285	\$913
	Required BMR 80% Unit	3	2	\$1,884	\$1,140	\$3,024
	Total					\$202,786
52JV	Market Rate Unit	9	1,172	\$13,266	\$24,788	\$38,054
	Market Rate Unit	7	1,359	\$10,318	\$22,356	\$32,674
	Market Rate Unit	6	757	\$8,844	\$10,674	\$19,518
	Market Rate Unit	20	829	\$29,480	\$38,963	\$68,443
	Market Rate Unit	21	867	\$30,954	\$42,786	\$73,740
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Required BMR 80% Unit	1	1	\$628	\$190	\$818
	Required BMR 80% Unit	2	1	\$1,256	\$380	\$1,636
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016
	Total					\$239,105

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2
53A	Market Rate Unit	4	1,087	\$5,896	\$10,218	\$16,114
	Market Rate Unit	7	1,340	\$10,318	\$22,043	\$32,361
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$49,673
53B	Market Rate Unit	23	624	\$33,902	\$33,727	\$67,629
	Market Rate Unit	11	1,019	\$16,214	\$26,341	\$42,555
	Market Rate Unit	13	1,099	\$19,162	\$33,574	\$52,736
	Market Rate Unit	11	1,304	\$16,214	\$33,708	\$49,922
	Market Rate Unit	4	1,257	\$5,896	\$11,816	\$17,712
	Required BMR 80% Unit	3	1	\$1,884	\$570	\$2,454
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$237,231
53JV	Market Rate Unit	4	1,120	\$5,896	\$10,528	\$16,424
	Market Rate Unit	7	1,347	\$10,318	\$22,158	\$32,476
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$50,098
54	Market Rate Unit	7	1,117	\$10,318	\$18,375	\$28,693
	Market Rate Unit	9	1,417	\$13,266	\$29,970	\$43,236
	Market Rate Unit	4	555	\$5,896	\$5,217	\$11,113
	Market Rate Unit	14	797	\$20,636	\$26,221	\$46,857
	Market Rate Unit	14	963	\$20,636	\$31,683	\$52,319
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008
	Required BMR 80% Unit	1	3	\$628	\$570	\$1,198
	Required BMR 80% Unit	2	1	\$1,256	\$380	\$1,636
	Required BMR 80% Unit	2	2	\$1,256	\$760	<u>\$2,016</u>
Total					\$188,075	
54JV	Market Rate Unit	4	1,116	\$5,896	\$10,490	\$16,386
	Market Rate Unit	7	1,337	\$10,318	\$21,994	\$32,312
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$49,896
55	Market Rate Unit	47	1,686	\$69,278	\$186,219	\$255,497
	Market Rate Unit	12	1,829	\$17,688	\$51,578	\$69,266
	Required BMR 80% Unit	6	3	\$3,768	\$3,420	\$7,188
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>
	Total					\$333,149

Sub-Block /1	Expected Land Use	Expected Number of Residential Units	Expected Sq. Ft. or Bedrooms per Unit	Total Base Special Tax (FY 2013-14)	Total Incremental Special Tax (FY 2013-14)	Expected Maximum Special Tax (FY 2013-14) /2	
56 & 57	Market Rate Unit	7	625	\$10,318	\$10,281	\$20,599	
	Market Rate Unit	7	680	\$10,318	\$11,186	\$21,504	
	Market Rate Unit	2	740	\$2,948	\$3,478	\$6,426	
	Market Rate Unit	4	745	\$5,896	\$7,003	\$12,899	
	Market Rate Unit	5	915	\$7,370	\$10,751	\$18,121	
	Market Rate Unit	11	1,081	\$16,214	\$27,944	\$44,158	
	Market Rate Unit	21	1,100	\$30,954	\$54,285	\$85,239	
	Market Rate Unit	14	1,250	\$20,636	\$41,125	\$61,761	
	Market Rate Unit	13	1,350	\$19,162	\$41,243	\$60,405	
	Market Rate Unit	4	1,500	\$5,896	\$14,100	\$19,996	
	Required BMR 80% Unit	1	1	\$628	\$190	\$818	
	Required BMR 80% Unit	1	1	\$628	\$190	\$818	
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008	
	Required BMR 80% Unit	1	2	\$628	\$380	\$1,008	
	Required BMR 80% Unit	3	2	\$1,884	\$1,140	\$3,024	
	Required BMR 80% Unit	2	2	\$1,256	\$760	\$2,016	
	Required BMR 80% Unit	1	3	\$628	\$570	<u>\$1,198</u>	
	Total						\$360,998

Total Maximum CFD Revenue, Fiscal Year 2013-14

\$3,976,084

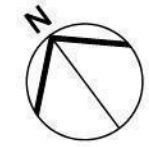
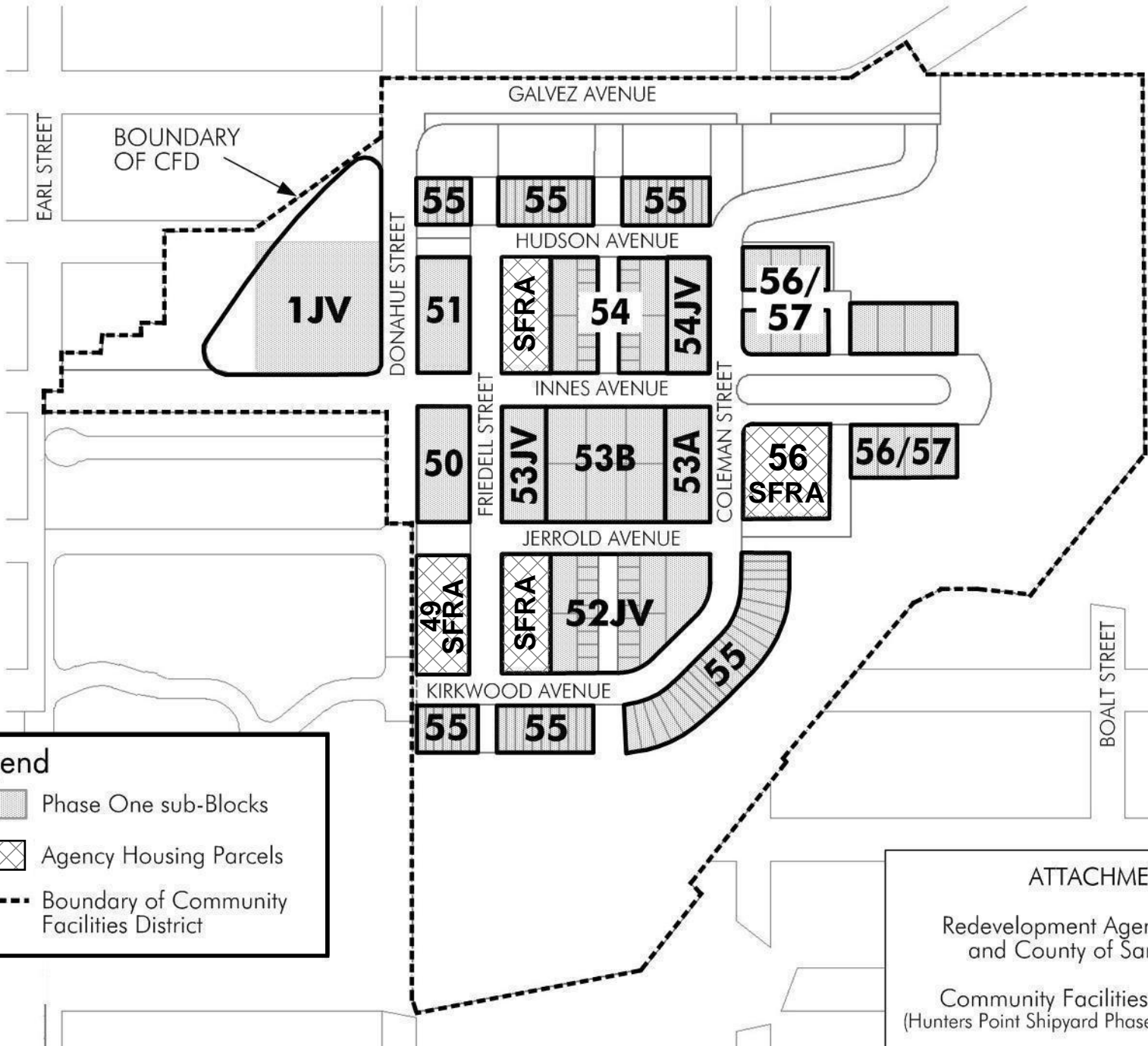
/1 See Attachment 1 for the geographic area associated with each Sub-Block.

/2 Beginning July 1, 2014 and each July 1 thereafter, the Expected Maximum Special Taxes shown above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

ATTACHMENT 3

**REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
COMMUNITY FACILITIES DISTRICT NO. 7
(HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS)**

IDENTIFICATION OF AGENCY HOUSING PARCELS



NOT TO SCALE

Legend

- Phase One sub-Blocks
- Agency Housing Parcels
- Boundary of Community Facilities District




ATTACHMENT 3

Redevelopment Agency of the City
and County of San Francisco

Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hilltop

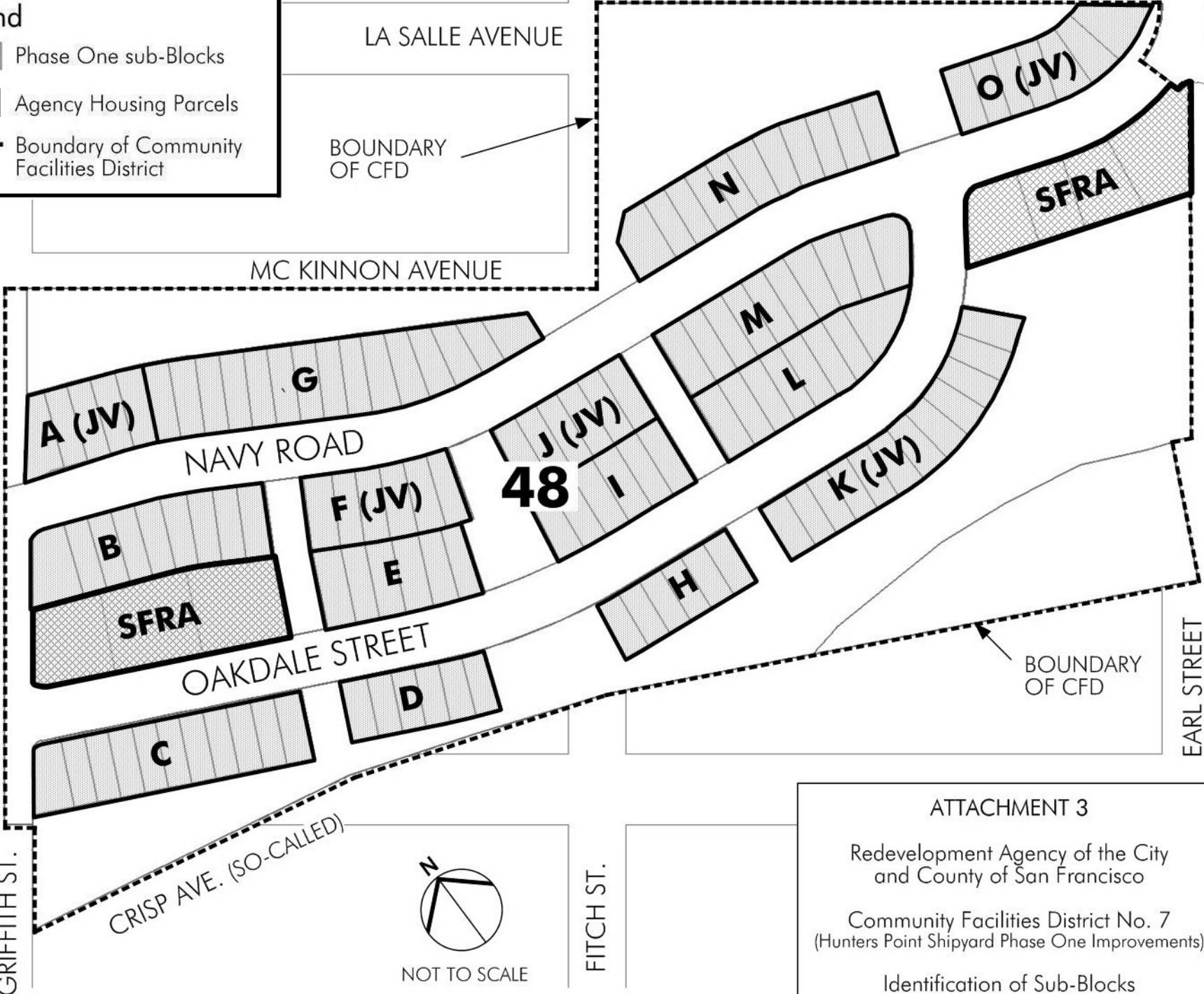
Legend

-  Phase One sub-Blocks
-  Agency Housing Parcels
-  Boundary of Community Facilities District

LA SALLE AVENUE

BOUNDARY OF CFD

MC KINNON AVENUE



EARL STREET

BOUNDARY OF CFD

GRIFFITH ST.

CRISP AVE. (SO-CALLED)



NOT TO SCALE

FITCH ST.

ATTACHMENT 3

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 7
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks
Hillside

APPENDIX D

*Boundary Map of
Community Facilities District No. 7*

CERTIFICATE

FILED IN THE OFFICE OF THE SECRETARY OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, THIS DAY OF _____, 2005.

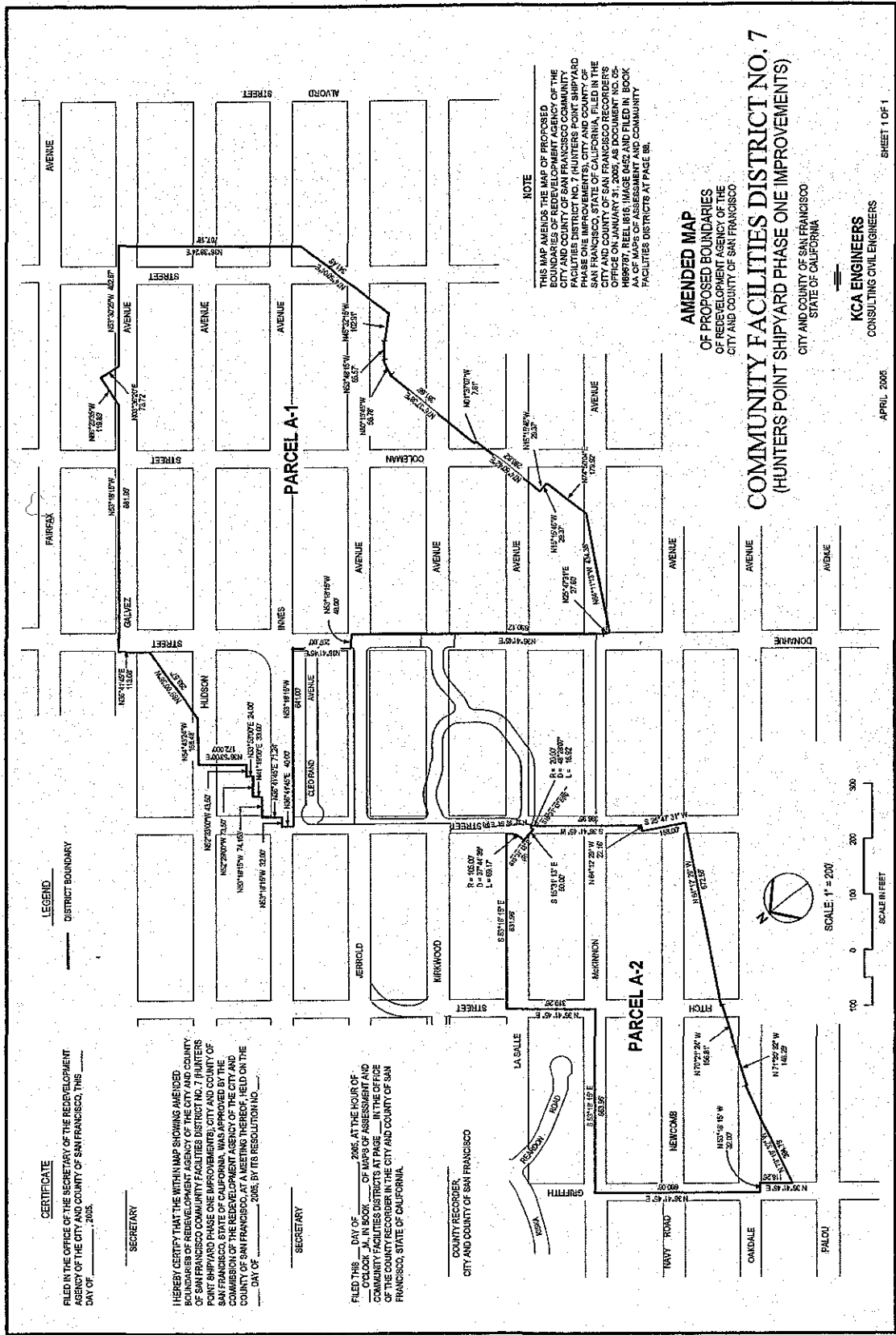
SECRETARY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING AMENDED BOUNDARIES OF REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 7 HUNTERS POINT SHIPYARD PHASE ONE IMPROVEMENTS, CITY AND COUNTY OF SAN FRANCISCO, AS FILED IN THE OFFICE OF THE COUNTY REGISTER OF THE CITY AND COUNTY OF SAN FRANCISCO, AT A MEETING THEREOF, HELD ON THE DAY OF _____, 2005, BY ITS RESOLUTION NO. _____

SECRETARY

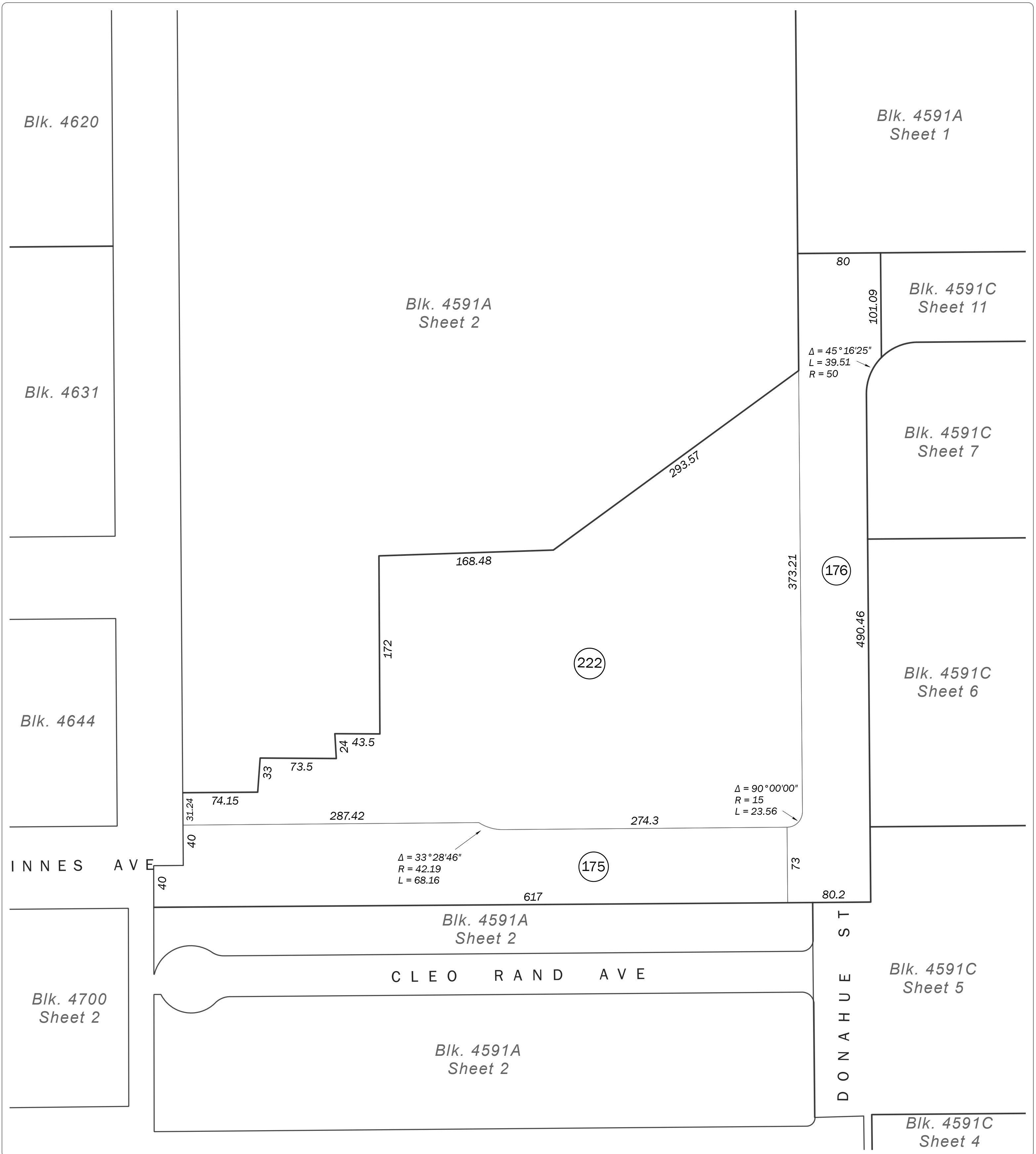
FILED THIS DAY OF _____, 2005, AT THE HOUR OF _____ O'CLOCK P.M. IN BOOK _____ OF ASSESSMENT AND COUNTY RECORDS, THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO



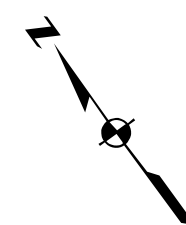
APPENDIX E

*Assessor's Parcel Maps
for Fiscal Year 2022-23*

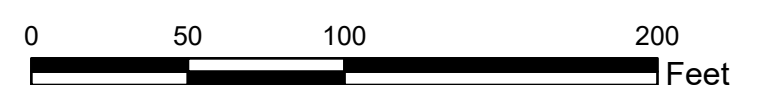


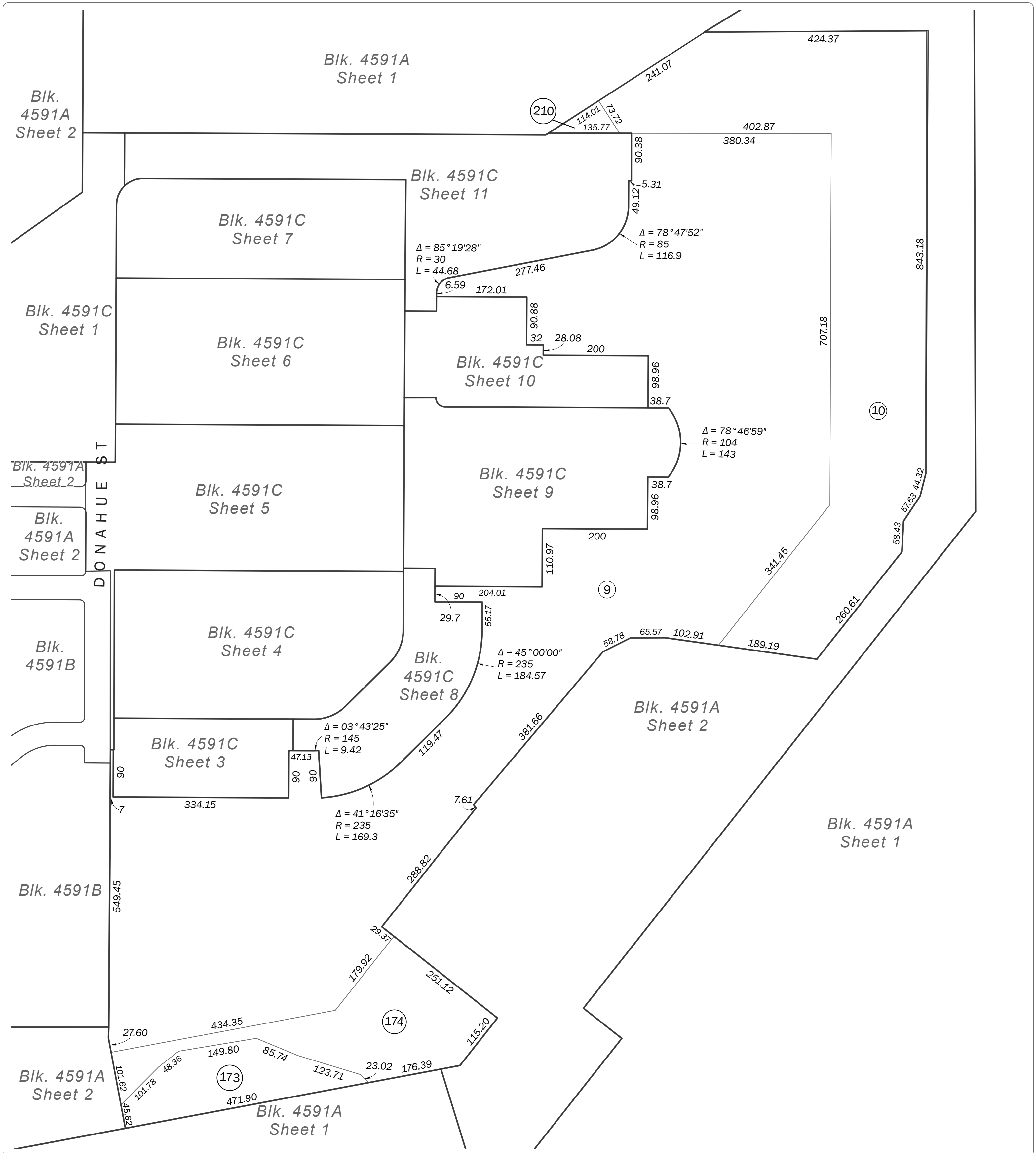
SAN FRANCISCO CITY & COUNTY ASSESSOR'S BLOCK MAP

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



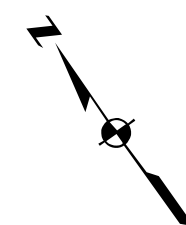
REVISED 2021



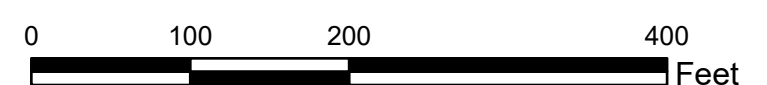


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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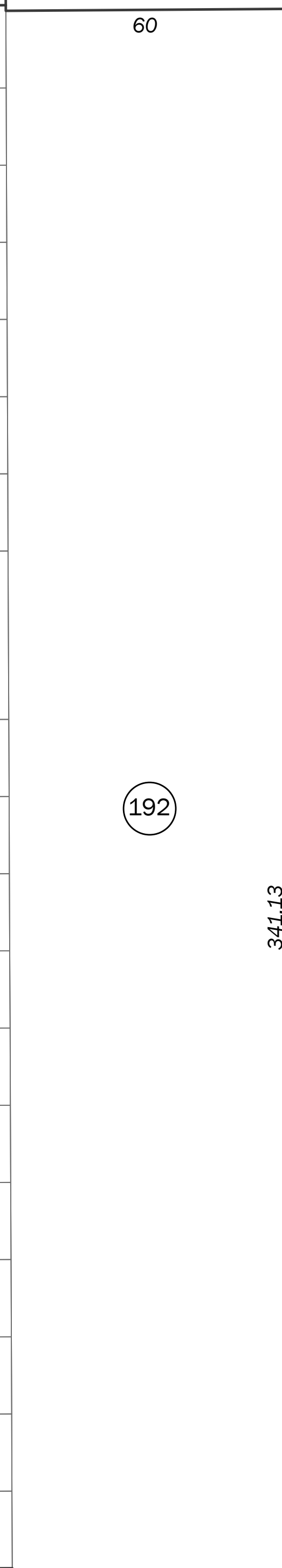
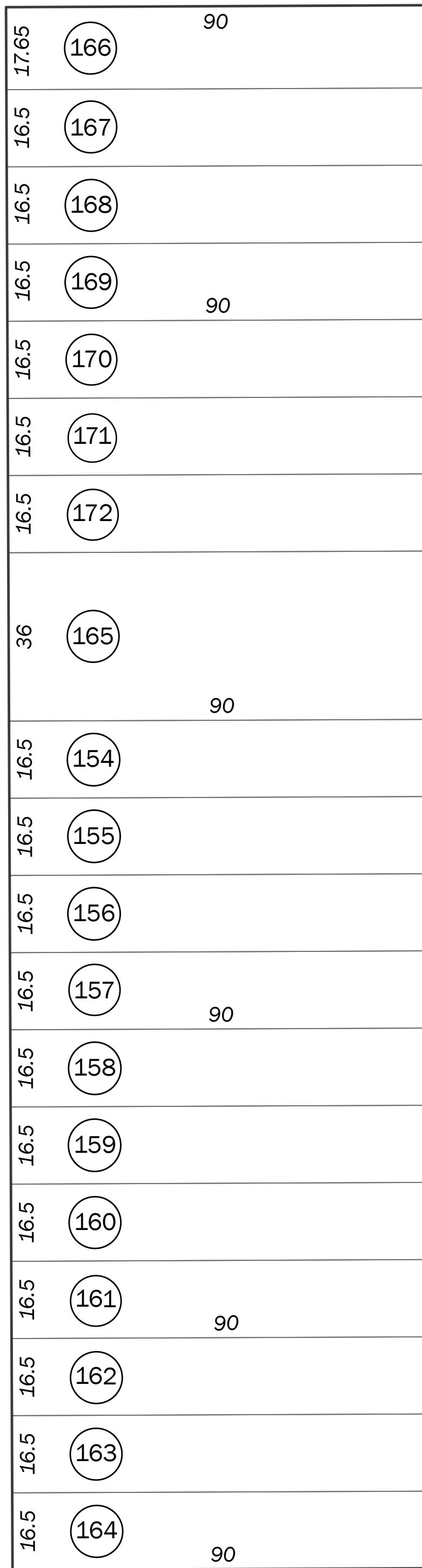
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Blk. 4591C
Sheet 5

Blk. 4591C
Sheet 2

Blk. 4591C
Sheet 4

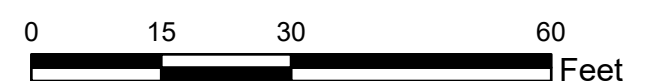
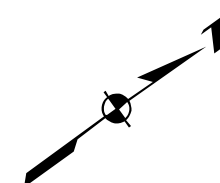
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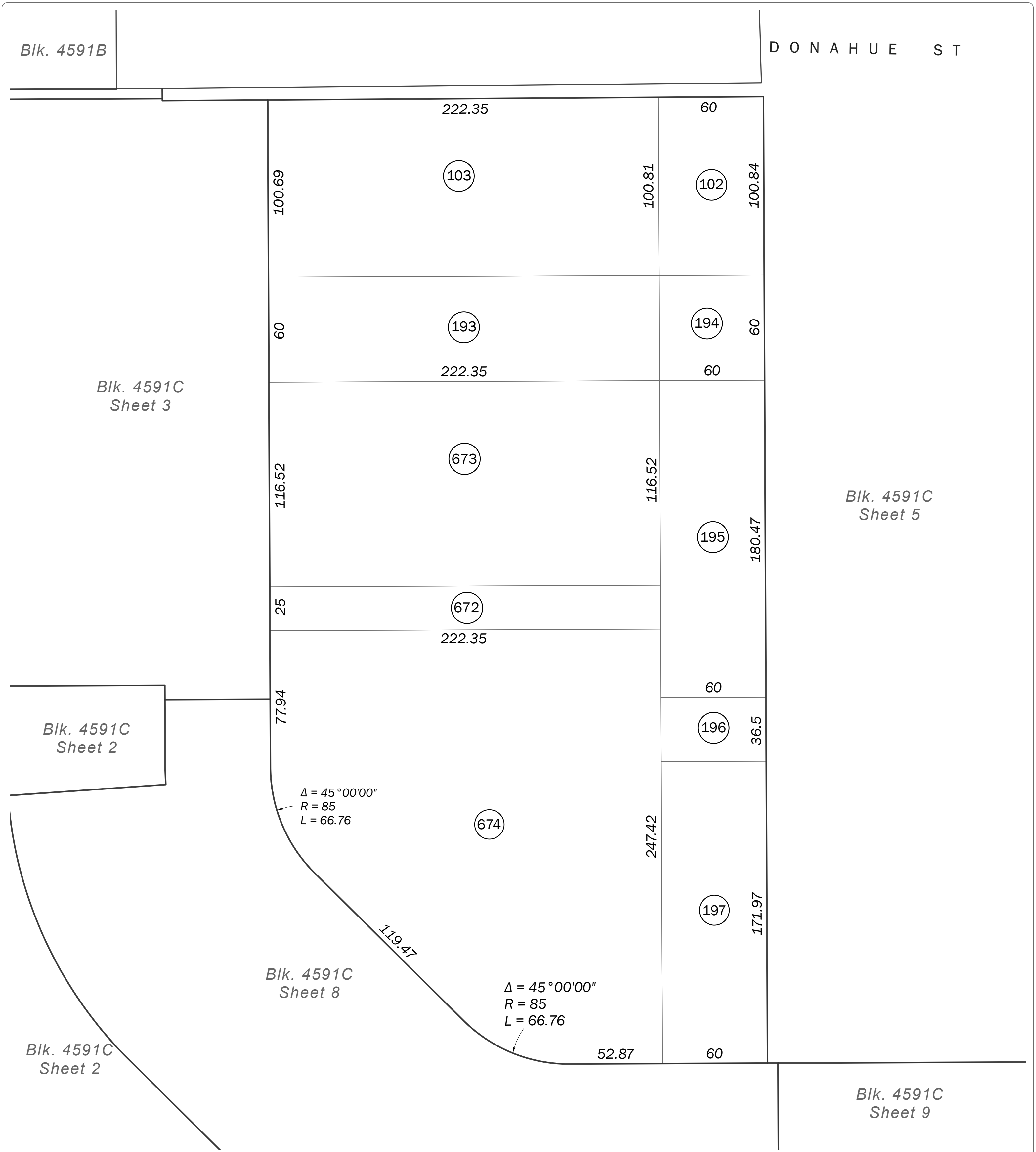


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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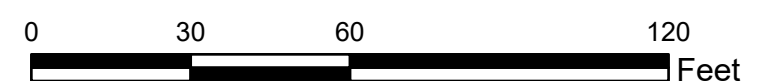
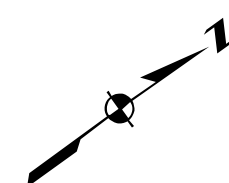


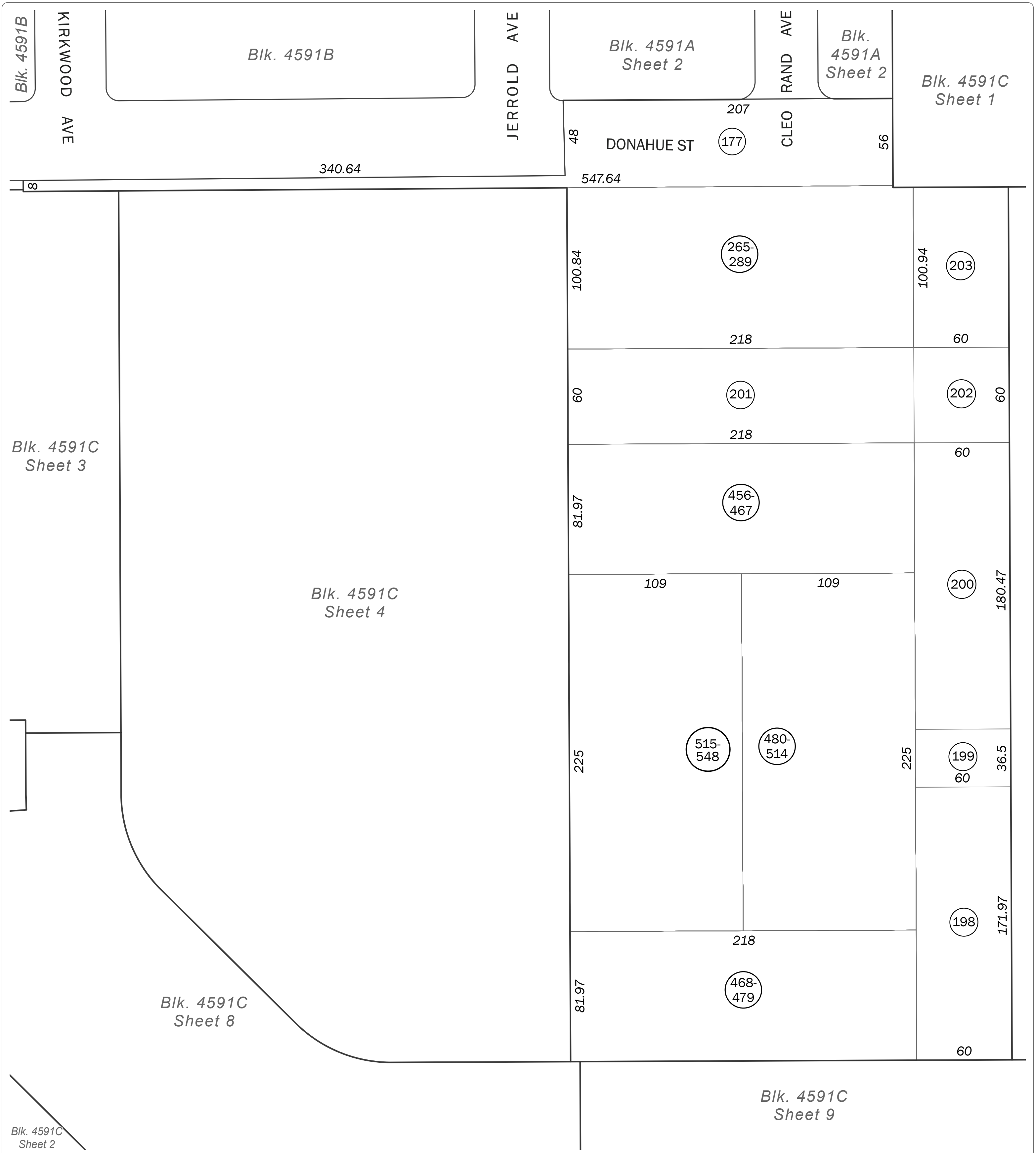


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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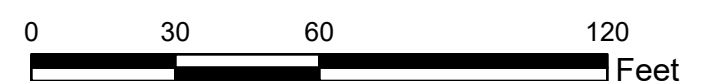
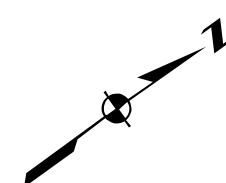


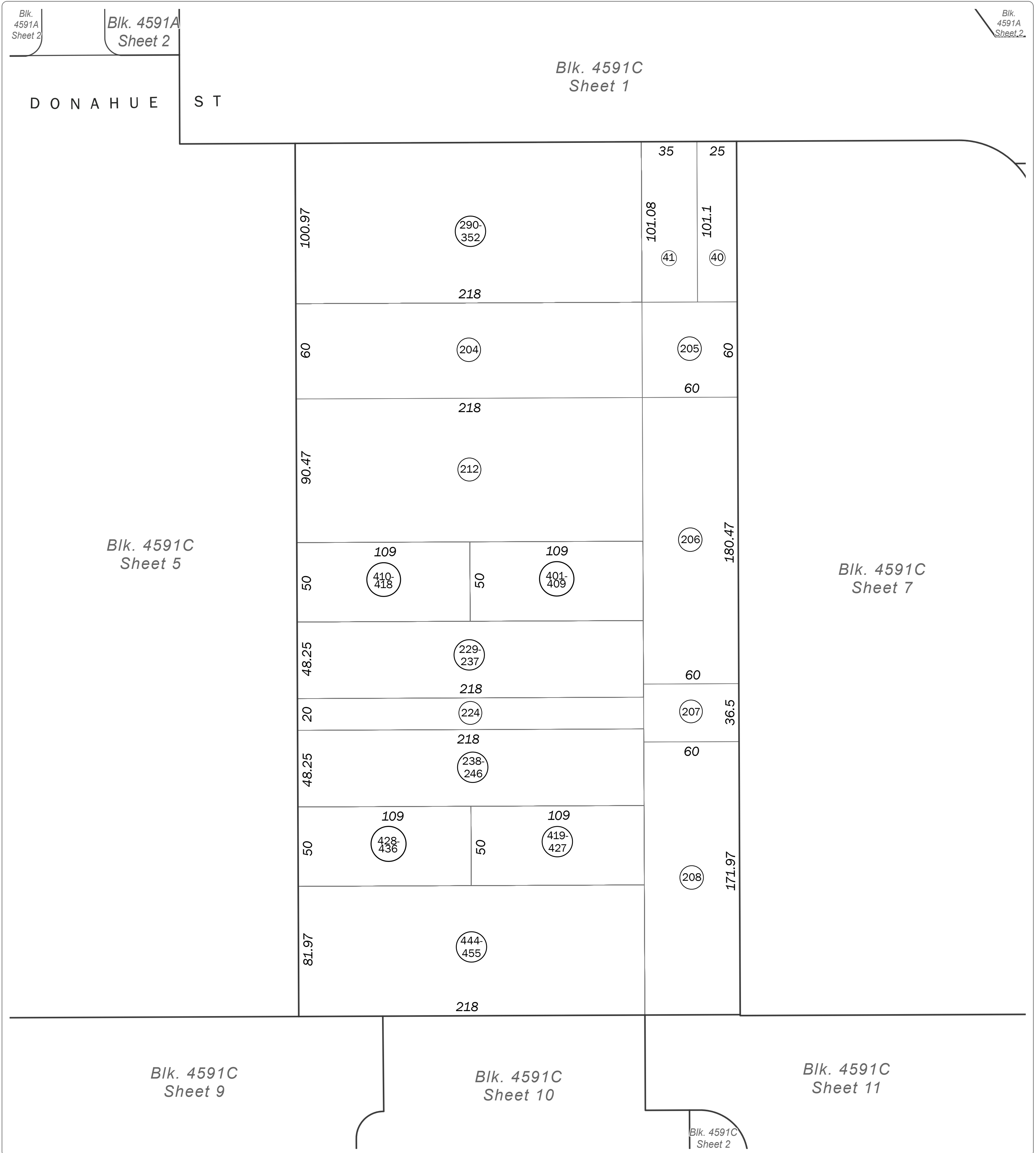


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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REVISED 2021

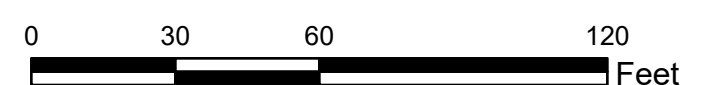
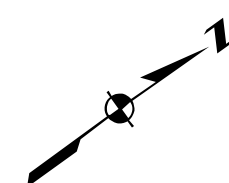


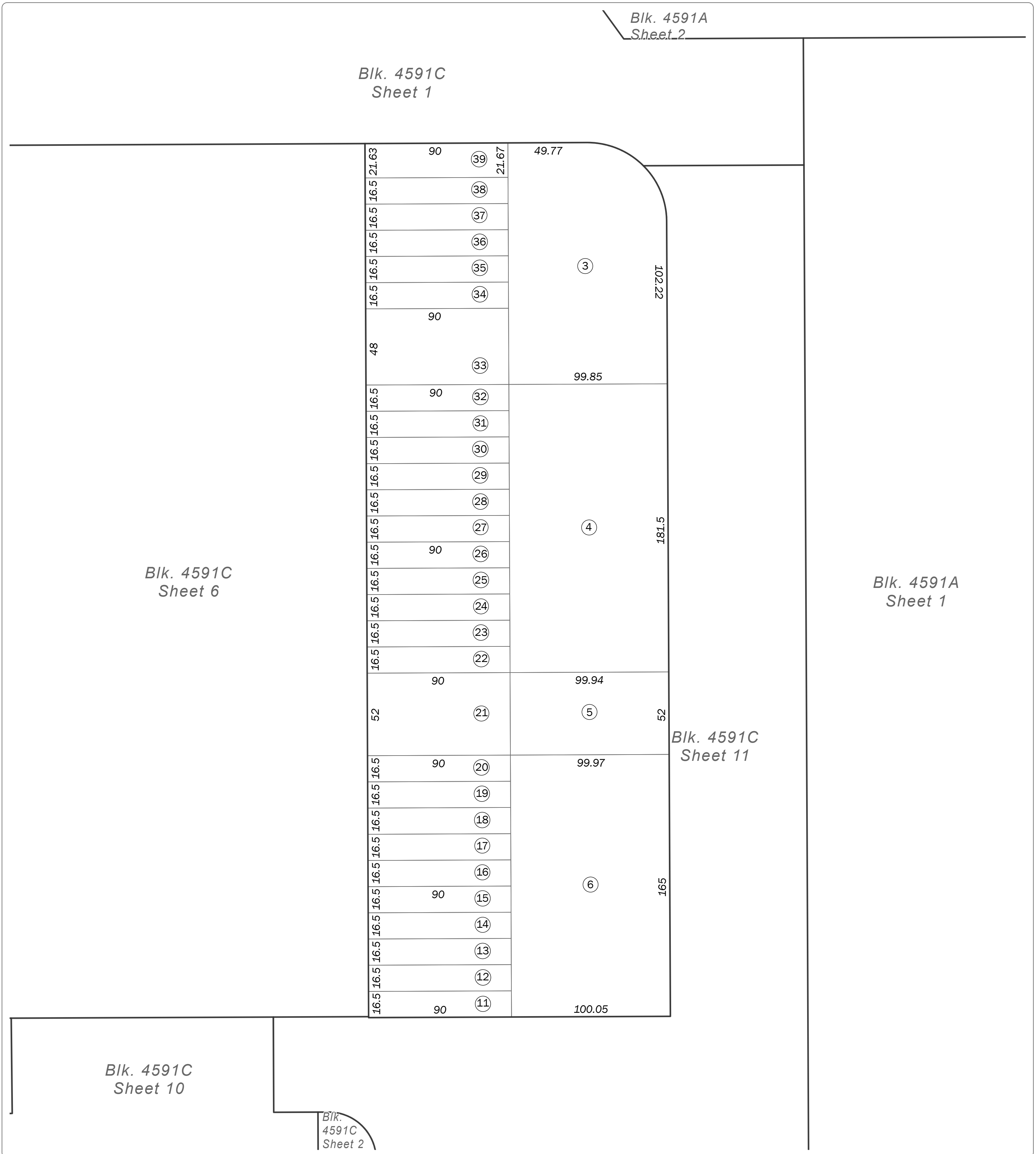


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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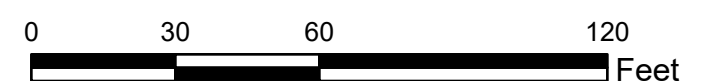
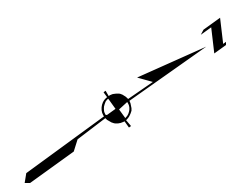


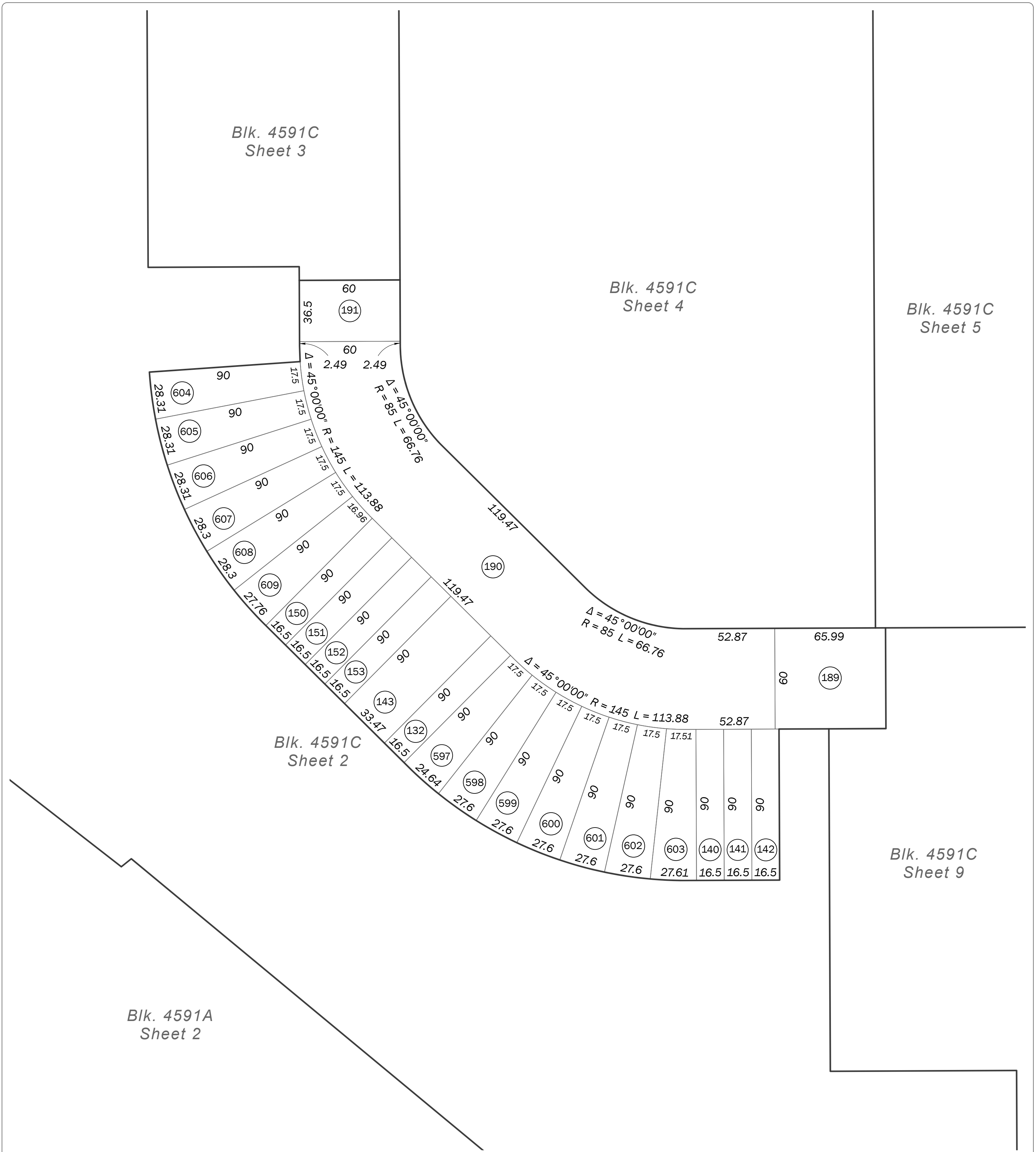


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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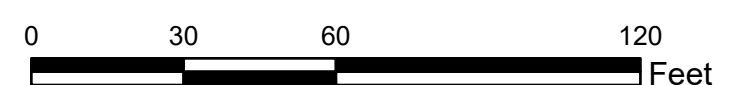
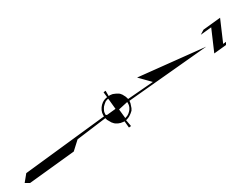


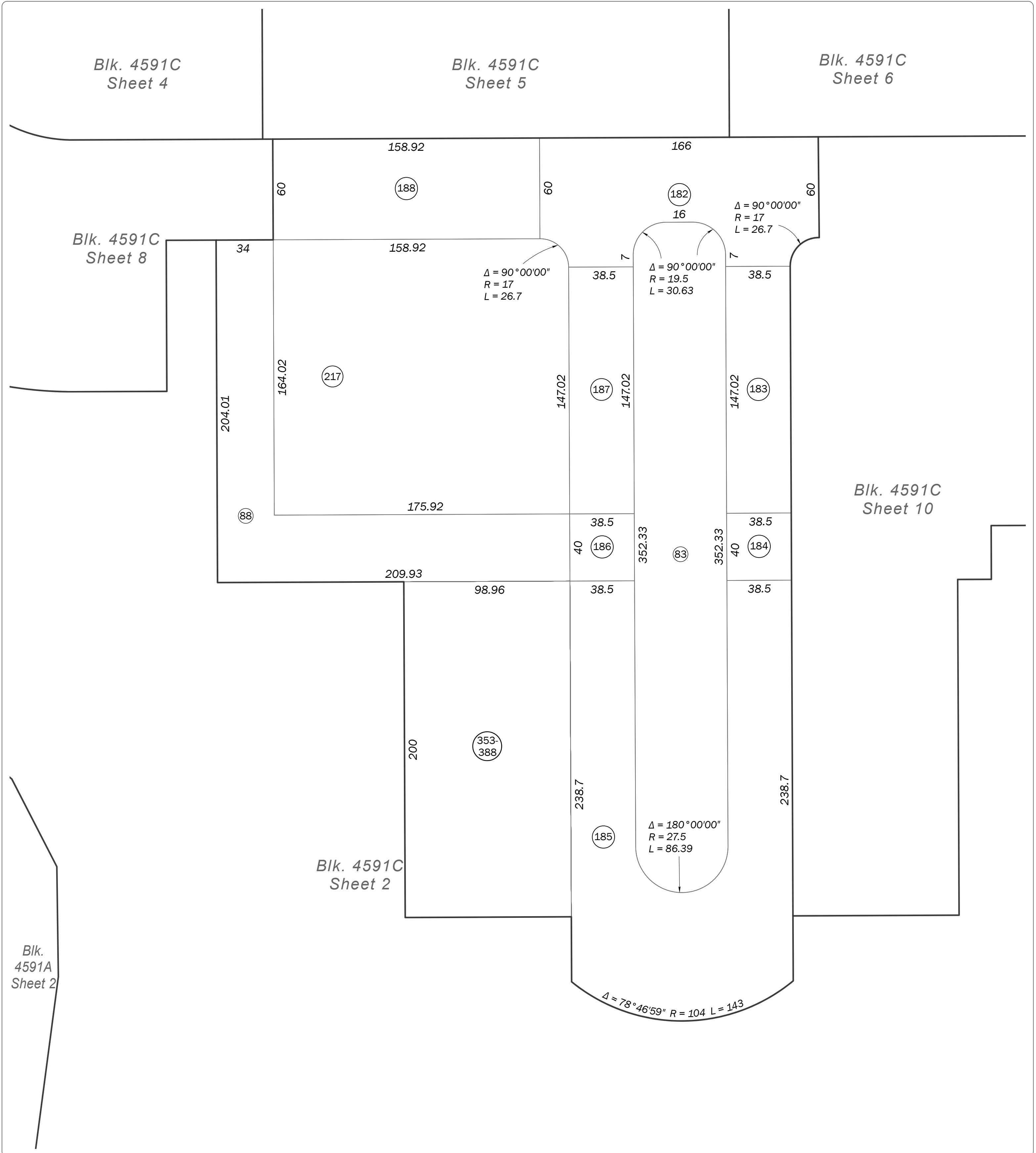


**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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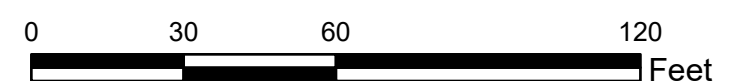
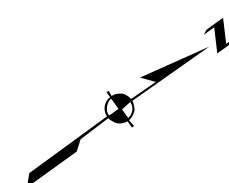


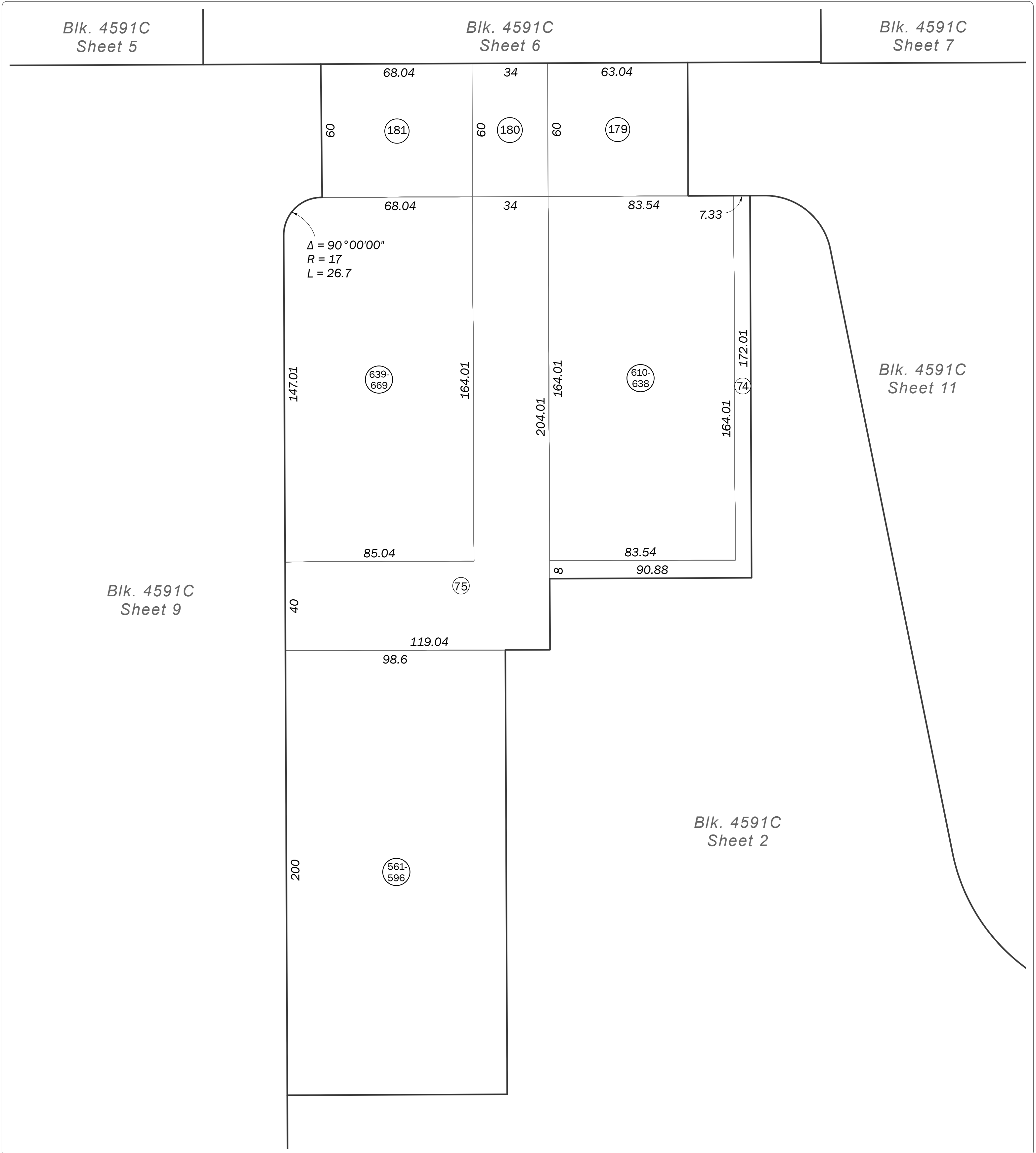


SAN FRANCISCO CITY & COUNTY ASSESSOR'S BLOCK MAP

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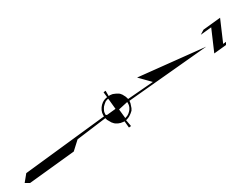
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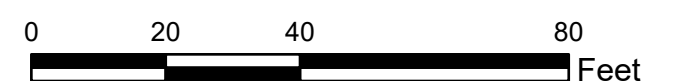


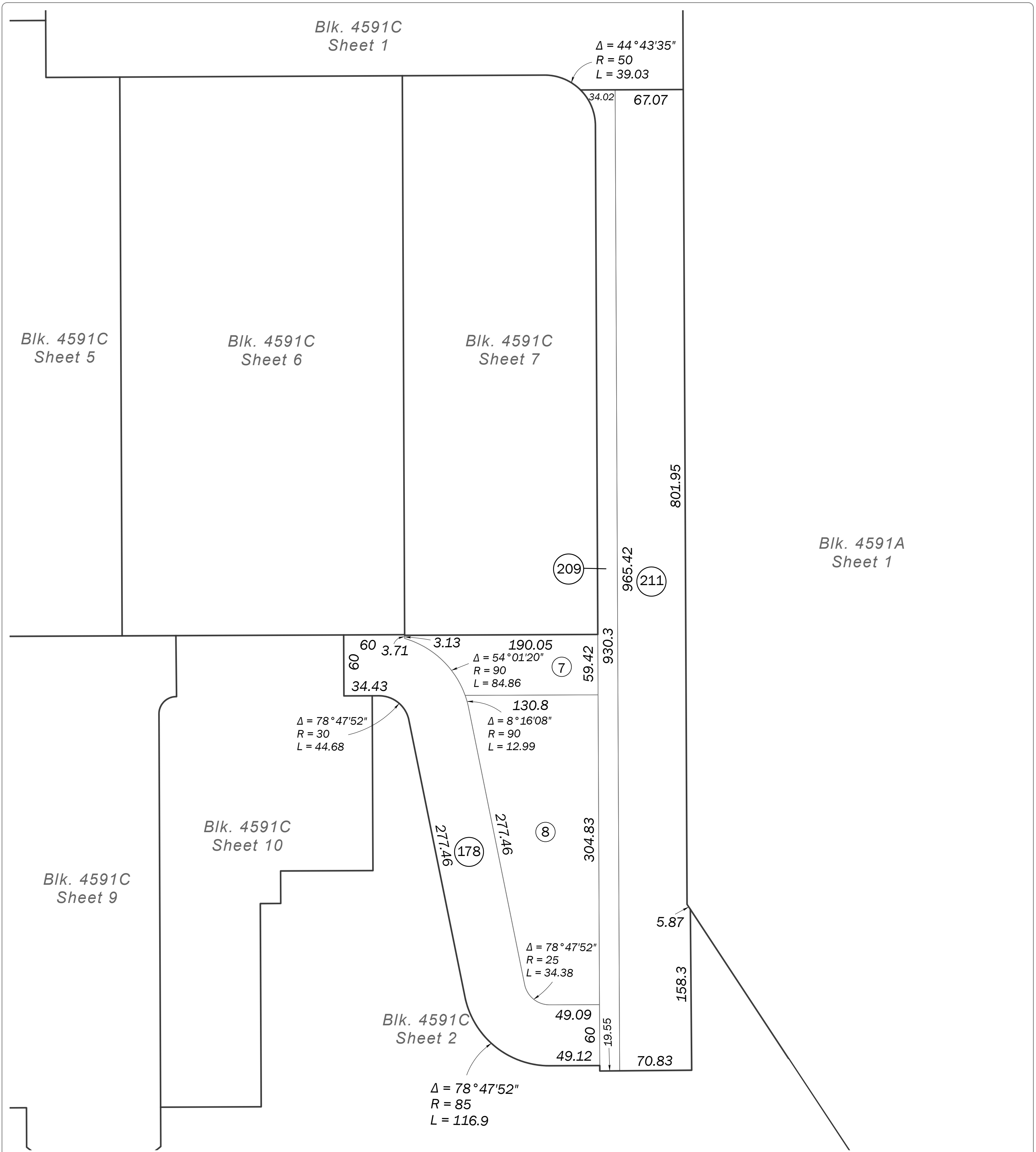
**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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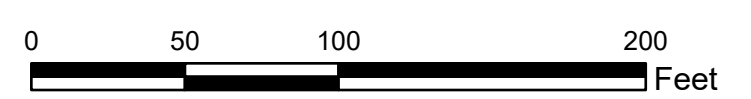
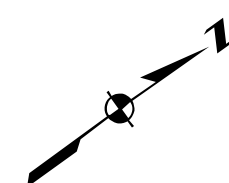




**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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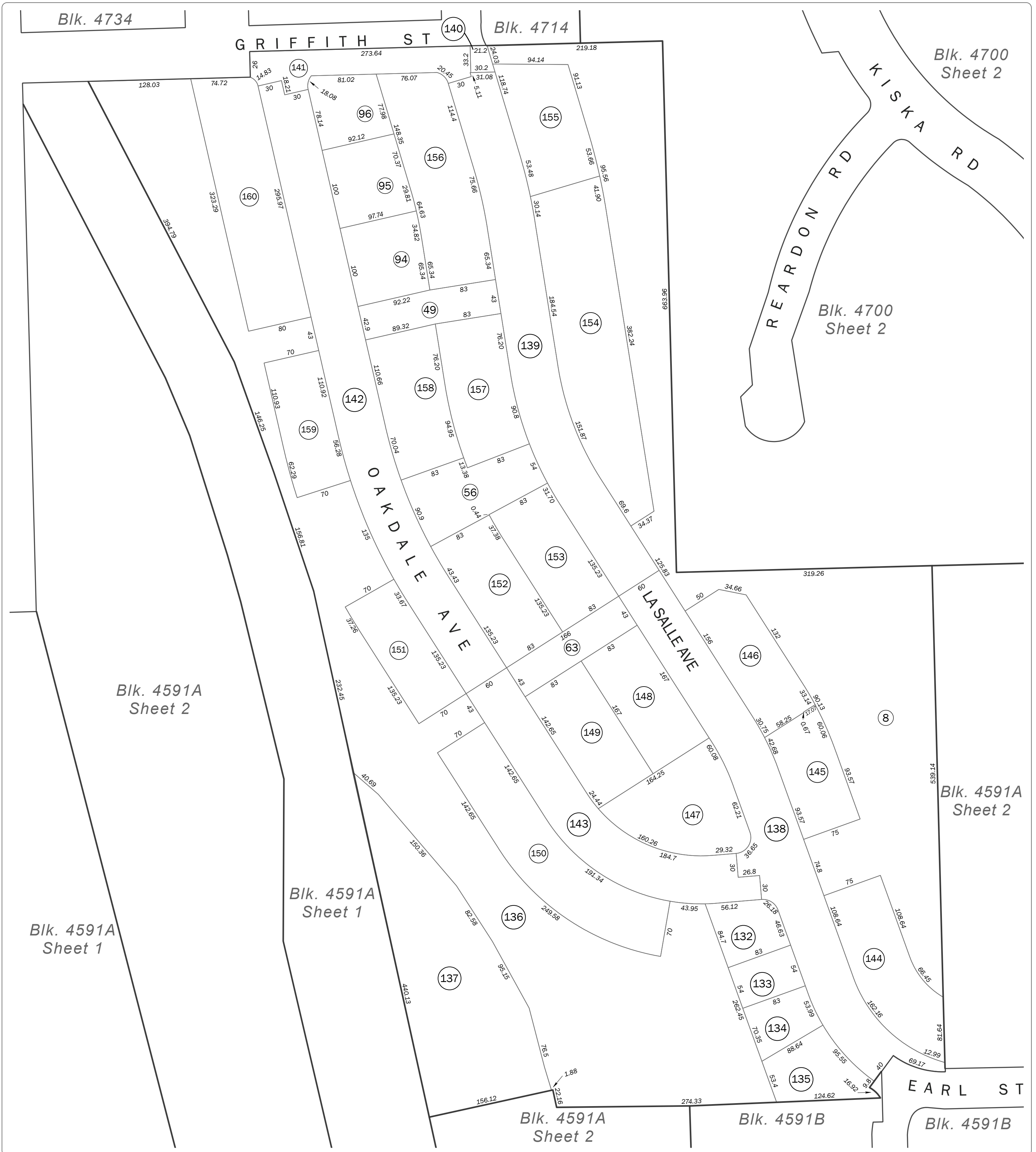


Revision History

From Lot	Change	To Lot	Year
4591A 076	into	4591C 001-211	2013
42	into	290-352	2016
93	into	265-289	2016
104, 105, 108, 109	into	215	2017
106-107	into	560	2017
110-118	into	226	2017
120-128	into	228	2017
129-131	into	216	2017
213	into	480-514	2017
214	into	515-548	2017
223	into	229-237	2017
225	into	238-246	2017
43-48	into	212	2017
45	into	401-409	2017
46	into	410-418	2017
49-57	into	223	2017
58	into	224	2017
59-67	into	225	2017
68	into	419-427	2017
69	into	444-455	2017
70	into	428-436	2017
71-73	into	221	2017
76-78	into	220	2017
79-82	into	219	2017
84-87	into	217	2017
89-92	into	218	2017
94	into	456-467	2017
95-97	into	213	2017
98	into	468-479	2017
99-101	into	214	2017
1-2	into	222	2018
119	into	227	2019
218	into	353-388	2019
219	into	561-596	2019
220	into	639-669	2019
133-139	into	597-603	2020
144-149	into	604-609	2020
221	into	610-638	2020
215, 670	into	673	2021
216, 226, 227, 228, 671	into	672, 674	2021
560	into	670, 671	2021

**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

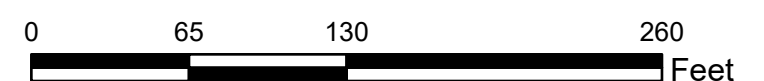
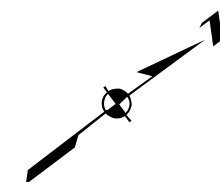
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



**SAN FRANCISCO CITY & COUNTY
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REVISED 2021



Revision History

From Lot	Change	To Lot	Year
4591A/77	into	4591D/1-143	2018
1-7	into	144	2021
108-113	into	159	2021
114-119	into	151	2021
120-131	into	150	2021
15-19, ptn 13 & 14	into	146	2021
20-33 & ptn 34	into	154	2021
35-39 & ptn 34	into	155	2021
40-48	into	156	2021
50-55	into	157	2021
57-62	into	153	2021
64-69	into	148	2021
70-75	into	147	2021
76-81	into	149	2021
82-87	into	152	2021
88-93	into	158	2021
9-12, ptn 13 & 14	into	145	2021
97-107	into	160	2021

**SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP**

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