



GOODWIN CONSULTING GROUP

**SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE  
CITY AND COUNTY OF SAN FRANCISCO  
COMMUNITY FACILITIES DISTRICT NO. 8  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)**

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

**October 1, 2022**

***Community Facilities District No. 8  
CFD Tax Administration Report***

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## ***EXECUTIVE SUMMARY***

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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. 8 (Hunters Point Shipyard Phase One Maintenance) (“CFD No. 8” or “CFD”):

### **Fiscal Year 2022-23 Special Tax Levy**

<b>Number of Taxed Parcels</b>	<b>Total Special Tax Levy</b>
467	\$1,694,073

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**

<b>Development Status</b>	<b>Land Use</b>	<b>Residential Units</b>	<b>Square Feet/ Acres</b>
Developed Property	Market Rate Units	840 Units	822,052 SF
	Required BMR 80% Units	86 Units	80,459 SF
	Required BMR 50% Units	0 Units	0 SF
	Agency Affordable Housing Units	245 Units	N/A
	Non-Residential Property	N/A	0 SF
Undeveloped Property	Subsequent Owner Property	N/A	0.0 Acres
	Non-Subsequent Owner Property	N/A	3.2 Acres
	Agency Affordable Housing Units	N/A	1.2 Acres

For more information regarding the status of development in CFD No. 8, please see Section V of this report.

## ***I. INTRODUCTION***

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### **Community Facilities District No. 8**

On September 2, 2008, the Redevelopment Agency of the City and County of San Francisco (the “Agency”) established CFD No. 8. In a landowner election on the same day, the then-qualified landowner electors within CFD No. 8 authorized the levy of a Mello-Roos special tax to pay for the operations and maintenance of the parks, pocket parks, open space and streetscape elements that are located within the boundaries of the CFD.

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 Amended and Restated Rate and Method of Apportionment of Special Tax (the “Amended RMA”). Principal changes reflected in the Amended RMA include flexibility for potential land use changes, an adjustment for the number and type of housing units, and changes in the location of the affordable housing parcels.

CFD No. 8 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 approximately 1,428 housing units in two subdivisions, Hilltop and Hillside. Of the 1,428 housing units, 1,021 will be market-rate for sale residential units, 216 will be Agency-owned rental units, and the remaining 191 housing units are developer inclusionary units.

### **The Mello-Roos Community Facilities Act of 1982**

The California State Legislature approved the Mello-Roos Community Facilities Act of 1982 to provide 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 eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

## ***II. PURPOSE OF REPORT***

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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. 8. The Report is intended to provide information to interested parties regarding CFD No. 8, including the current financial obligations of the CFD and special taxes to be levied in fiscal year 2022-23. The Report also summarizes development activity as well as other pertinent information for CFD No. 8.

The Report is organized into the following sections:

- **Section III** identifies the financial obligations of CFD No. 8 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** provides a summary of state reporting requirements.

### ***III. SPECIAL TAX REQUIREMENT***

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Pursuant to the Amended RMA, which was adopted as an exhibit to the Resolution Declaring Completion of Change Proceedings for CFD No. 8, the Special Tax Requirement is defined as the amount necessary in any fiscal year to: (i) pay for authorized services; (ii) pay administrative expenses; and (iii) cure any delinquencies in the payment of special taxes 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. The Special Tax Requirement may be reduced in any fiscal year, by taking into account money reasonably expected to be available from one or more of the following sources: (a) surplus special tax revenues collected in prior fiscal years; and (b) any other funds available to apply against the Special Tax Requirement as determined by the administrator.

For fiscal year 2022-23, the Special Tax Requirement is \$1,694,073 and is calculated in the table below.

**Community Facilities District No. 8  
Special Tax Requirement for Fiscal Year 2022-23\***

Maintenance Budget	\$1,162,255
Maintenance Reserves	\$353,883
Administrative Expenses	\$110,214
County Fee	\$37,200
Contingency	\$30,521
<b>Special Tax Requirement for Fiscal Year 2022-23</b>	<b>\$1,694,073</b>

*\*Totals may not sum due to rounding.*

## ***IV. SPECIAL TAX LEVY***

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### **Special Tax Categories**

Special taxes within CFD No. 8 are levied pursuant to the methodology set forth in the Amended RMA. Among other things, the 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, Agency Affordable Housing 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 Amended RMA, which is included in Appendix C of this Report.)*

### **Maximum Special Tax Rates**

The maximum special tax rates in CFD No. 8 are set forth in Section C of the 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 Amended RMA. For property within an Approved Development Plan, the maximum special tax will be the greater of the Designated Special Tax or the Back-Up Special Tax. The Designated Special Tax includes a base and incremental component for each land use. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2022-23 are determined by the method of apportionment included in Section E of the 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. 8.

### **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 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, 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 or an Agency Housing Parcel, up to 100% of the maximum special tax. If additional revenue is needed after the third step, a special tax shall be levied proportionately on each parcel of Undeveloped Property that is an Agency Housing Parcel 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 taxes levied on each parcel in the CFD for fiscal year 2022-23, is provided in Appendix B.



## ***V. DEVELOPMENT STATUS***

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As of June 1, 2022, there are 467 parcels of Developed Property, 1 parcels of Undeveloped Property owned by Lennar, and 7 parcels of Undeveloped Property that are Agency Housing Parcels for the fiscal year 2022-23 tax levy. Based on the current status of development in CFD No. 8, the following table summarizes the amount of Developed Property by land use:

### **Community Facilities District No. 8 Developed Property Allocation Fiscal Year 2022-23**

<b>Land Use</b>	<b>Residential Units</b>	<b>Square Feet</b>	<b>Bedrooms</b>
Market Rate Units	840 Units	822,052 SF	1,411 Bedrooms
Required BMR 80% Units	86 Units	80,459 SF	143 Bedrooms
Required BMR 50% Units	0 Units	0 SF	0 Bedrooms
Agency Affordable Housing Units	245 Units	N/A	N/A
Non-Residential Property	N/A	0 SF	N/A

## ***VI. STATE REPORTING REQUIREMENTS***

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### **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**

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### ***Summary of Fiscal Year 2022-23 Special Tax Levy***

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**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Special Tax Levy Summary for Fiscal Year 2022-23**

<b>Land Use Category</b>	<b>Units</b>	<b>SF/Acre</b>	<b>FY 2022-23 Designated Special Tax</b>	<b>FY 2022-23 Actual Tax Levy</b>
<b><u>Developed Property</u></b>				
Residential Property				
Market Rate Units	840	822,052 sf	\$1,584,412	\$1,584,412
Required BMR 80% Units	86	80,459 sf	\$38,751	\$38,751
Required BMR 50% Units	0	0 sf	\$0	\$0
Agency Affordable Housing Units	245	N/A	\$70,911	\$70,911
Non-Residential Property	N/A	0 sf	\$0	\$0
Subtotal	1,171	902,511 sf	\$1,694,074	\$1,694,074
<b><u>Undeveloped Property</u></b>				
Subsequent Owner Property	N/A	0.0 acre	\$0	\$0
Non-Subsequent Owner Property	N/A	3.2 acre	\$362,812	\$0
Agency Affordable Housing Parcels	N/A	1.2 acre	\$28,779	\$0
Subtotal		4.4 acre	\$391,591	\$0
<b>Total Special Tax Levy</b>				<b>\$1,694,074</b>

*Goodwin Consulting Group, Inc.*

## **APPENDIX B**

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

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**Redevelopment Agency of the City and County of San Francisco  
Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Maintenance)  
Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	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		Developed	\$2,250.09	\$2,250.08
55	4591 C - 012		Developed	\$2,250.09	\$2,250.08
55	4591 C - 013		Developed	\$2,250.09	\$2,250.08
55	4591 C - 014		Developed	\$2,250.09	\$2,250.08
55	4591 C - 015		Developed	\$2,250.09	\$2,250.08
55	4591 C - 016		Developed	\$2,250.09	\$2,250.08
55	4591 C - 017		Developed	\$2,250.09	\$2,250.08
55	4591 C - 018		Developed	\$580.19	\$580.18
55	4591 C - 019		Developed	\$2,250.09	\$2,250.08
55	4591 C - 020		Developed	\$2,250.09	\$2,250.08
Exempt	4591 C - 021		Exempt	\$0.00	\$0.00
55	4591 C - 022		Developed	\$2,250.09	\$2,250.08
55	4591 C - 023		Developed	\$2,250.09	\$2,250.08
55	4591 C - 024		Developed	\$2,250.09	\$2,250.08
55	4591 C - 025		Developed	\$2,250.09	\$2,250.08
55	4591 C - 026		Developed	\$2,250.09	\$2,250.08
55	4591 C - 027		Developed	\$2,250.09	\$2,250.08
55	4591 C - 028		Developed	\$2,250.09	\$2,250.08
55	4591 C - 029		Developed	\$2,250.09	\$2,250.08
55	4591 C - 030		Developed	\$2,250.09	\$2,250.08
55	4591 C - 031		Developed	\$2,250.09	\$2,250.08
55	4591 C - 032		Developed	\$2,250.09	\$2,250.08
Exempt	4591 C - 033		Exempt	\$0.00	\$0.00
55	4591 C - 034		Developed	\$2,250.09	\$2,250.08
55	4591 C - 035		Developed	\$2,250.09	\$2,250.08
55	4591 C - 036		Developed	\$2,250.09	\$2,250.08
55	4591 C - 037		Developed	\$2,250.09	\$2,250.08
55	4591 C - 038		Developed	\$2,250.09	\$2,250.08
55	4591 C - 039		Developed	\$2,250.09	\$2,250.08
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
Agency Housing Parcel	4591 C - 103		Developed	\$17,365.86	\$17,365.86
55	4591 C - 132		Developed	\$2,250.09	\$2,250.08

**Redevelopment Agency of the City and County of San Francisco  
Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Maintenance)  
Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
55	4591 C -	140	Developed	\$2,250.09	\$2,250.08
55	4591 C -	141	Developed	\$2,250.09	\$2,250.08
55	4591 C -	142	Developed	\$2,250.09	\$2,250.08
Exempt	4591 C -	143	Exempt	\$0.00	\$0.00
55	4591 C -	150	Developed	\$2,250.09	\$2,250.08
55	4591 C -	151	Developed	\$580.19	\$580.18
55	4591 C -	152	Developed	\$2,250.09	\$2,250.08
55	4591 C -	153	Developed	\$2,250.09	\$2,250.08
55	4591 C -	154	Developed	\$2,250.09	\$2,250.08
55	4591 C -	155	Developed	\$2,250.09	\$2,250.08
55	4591 C -	156	Developed	\$2,250.09	\$2,250.08
55	4591 C -	157	Developed	\$2,250.09	\$2,250.08
55	4591 C -	158	Developed	\$2,250.09	\$2,250.08
55	4591 C -	159	Developed	\$2,250.09	\$2,250.08
55	4591 C -	160	Developed	\$2,250.09	\$2,250.08
55	4591 C -	161	Developed	\$2,250.09	\$2,250.08
55	4591 C -	162	Developed	\$2,250.09	\$2,250.08
55	4591 C -	163	Developed	\$2,250.09	\$2,250.08
55	4591 C -	164	Developed	\$2,250.09	\$2,250.08
Exempt	4591 C -	165	Exempt	\$0.00	\$0.00
55	4591 C -	166	Developed	\$2,250.09	\$2,250.08
55	4591 C -	167	Developed	\$2,250.09	\$2,250.08
55	4591 C -	168	Developed	\$2,250.09	\$2,250.08
55	4591 C -	169	Developed	\$2,250.09	\$2,250.08
55	4591 C -	170	Developed	\$2,250.09	\$2,250.08
55	4591 C -	171	Developed	\$2,250.09	\$2,250.08
55	4591 C -	172	Developed	\$2,250.09	\$2,250.08
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



**Redevelopment Agency of the City and County of San Francisco  
Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Maintenance)  
Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
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
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
Agency Housing Parcel	4591 C -	212	Developed	\$13,024.40	\$13,024.40
Agency Housing Parcel	4591 C -	217	Developed	\$21,128.46	\$21,128.46
1JV	4591 C -	222	Undeveloped	\$362,812.32	\$0.00
Exempt	4591 C -	224	Exempt	\$0.00	\$0.00
54	4591 C -	229	Developed	\$2,368.38	\$2,368.38
54	4591 C -	230	Developed	\$2,099.53	\$2,099.52
54	4591 C -	231	Developed	\$2,355.48	\$2,355.48
54	4591 C -	232	Developed	\$2,099.53	\$2,099.52
54	4591 C -	233	Developed	\$2,355.48	\$2,355.48
54	4591 C -	234	Developed	\$2,099.53	\$2,099.52
54	4591 C -	235	Developed	\$2,355.48	\$2,355.48
54	4591 C -	236	Developed	\$483.27	\$483.28
54	4591 C -	237	Developed	\$2,352.25	\$2,352.26
54	4591 C -	238	Developed	\$2,352.25	\$2,352.26
54	4591 C -	239	Developed	\$2,099.53	\$2,099.52
54	4591 C -	240	Developed	\$580.19	\$580.18
54	4591 C -	241	Developed	\$2,099.53	\$2,099.52
54	4591 C -	242	Developed	\$2,355.48	\$2,355.48
54	4591 C -	243	Developed	\$2,099.53	\$2,099.52
54	4591 C -	244	Developed	\$2,355.48	\$2,355.48
54	4591 C -	245	Developed	\$2,099.53	\$2,099.52
54	4591 C -	246	Developed	\$2,368.38	\$2,368.38
50	4591 C -	265	Developed	\$2,540.45	\$2,540.44
50	4591 C -	266	Developed	\$2,094.15	\$2,094.16
50	4591 C -	267	Developed	\$2,094.15	\$2,094.16
50	4591 C -	268	Developed	\$1,968.33	\$1,968.34
50	4591 C -	269	Developed	\$1,968.33	\$1,968.34
50	4591 C -	270	Developed	\$483.27	\$483.28

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
50	4591 C -	271	Developed	\$1,923.16	\$1,923.16
50	4591 C -	272	Developed	\$1,923.16	\$1,923.16
50	4591 C -	273	Developed	\$1,934.99	\$1,935.00
50	4591 C -	274	Developed	\$1,922.09	\$1,922.08
50	4591 C -	275	Developed	\$2,367.31	\$2,367.30
50	4591 C -	276	Developed	\$2,358.70	\$2,358.70
50	4591 C -	277	Developed	\$2,436.13	\$2,436.14
50	4591 C -	278	Developed	\$1,900.58	\$1,900.58
50	4591 C -	279	Developed	\$1,923.16	\$1,923.16
50	4591 C -	280	Developed	\$1,923.16	\$1,923.16
50	4591 C -	281	Developed	\$1,923.16	\$1,923.16
50	4591 C -	282	Developed	\$483.27	\$483.28
50	4591 C -	283	Developed	\$1,923.16	\$1,923.16
50	4591 C -	284	Developed	\$483.27	\$483.28
50	4591 C -	285	Developed	\$1,853.26	\$1,853.26
50	4591 C -	286	Developed	\$1,853.26	\$1,853.26
50	4591 C -	287	Developed	\$2,367.31	\$2,367.30
50	4591 C -	288	Developed	\$2,367.31	\$2,367.30
50	4591 C -	289	Developed	\$2,358.70	\$2,358.70
51	4591 C -	290	Developed	\$1,938.22	\$1,938.22
51	4591 C -	291	Developed	\$1,825.30	\$1,825.30
51	4591 C -	292	Developed	\$1,627.43	\$1,627.42
51	4591 C -	293	Developed	\$1,824.23	\$1,824.22
51	4591 C -	294	Developed	\$1,633.88	\$1,633.88
51	4591 C -	295	Developed	\$1,837.13	\$1,837.14
51	4591 C -	296	Developed	\$1,576.88	\$1,576.88
51	4591 C -	297	Developed	\$2,079.10	\$2,079.10
51	4591 C -	298	Developed	\$289.43	\$289.44
51	4591 C -	299	Developed	\$1,576.88	\$1,576.88
51	4591 C -	300	Developed	\$1,576.88	\$1,576.88
51	4591 C -	301	Developed	\$1,837.13	\$1,837.14
51	4591 C -	302	Developed	\$1,633.88	\$1,633.88
51	4591 C -	303	Developed	\$483.27	\$483.28
51	4591 C -	304	Developed	\$1,627.43	\$1,627.42
51	4591 C -	305	Developed	\$1,825.30	\$1,825.30
51	4591 C -	306	Developed	\$1,938.22	\$1,938.22
51	4591 C -	307	Developed	\$1,931.77	\$1,931.76
51	4591 C -	308	Developed	\$1,825.30	\$1,825.30
51	4591 C -	309	Developed	\$1,627.43	\$1,627.42
51	4591 C -	310	Developed	\$1,824.23	\$1,824.22
51	4591 C -	311	Developed	\$1,633.88	\$1,633.88
51	4591 C -	312	Developed	\$1,925.31	\$1,925.32
51	4591 C -	313	Developed	\$1,576.88	\$1,576.88
51	4591 C -	314	Developed	\$1,576.88	\$1,576.88
51	4591 C -	315	Developed	\$1,473.64	\$1,473.64
51	4591 C -	316	Developed	\$386.35	\$386.36

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
51	4591 C	317	Developed	\$1,576.88	\$1,576.88
51	4591 C	318	Developed	\$1,576.88	\$1,576.88
51	4591 C	319	Developed	\$1,925.31	\$1,925.32
51	4591 C	320	Developed	\$1,633.88	\$1,633.88
51	4591 C	321	Developed	\$1,839.28	\$1,839.28
51	4591 C	322	Developed	\$1,627.43	\$1,627.42
51	4591 C	323	Developed	\$483.27	\$483.28
51	4591 C	324	Developed	\$1,931.77	\$1,931.76
51	4591 C	325	Developed	\$1,936.07	\$1,936.06
51	4591 C	326	Developed	\$1,923.16	\$1,923.16
51	4591 C	327	Developed	\$1,627.43	\$1,627.42
51	4591 C	328	Developed	\$1,824.23	\$1,824.22
51	4591 C	329	Developed	\$1,633.88	\$1,633.88
51	4591 C	330	Developed	\$1,925.31	\$1,925.32
51	4591 C	331	Developed	\$1,576.88	\$1,576.88
51	4591 C	332	Developed	\$1,576.88	\$1,576.88
51	4591 C	333	Developed	\$1,473.64	\$1,473.64
51	4591 C	334	Developed	\$386.35	\$386.36
51	4591 C	335	Developed	\$1,576.88	\$1,576.88
51	4591 C	336	Developed	\$1,576.88	\$1,576.88
51	4591 C	337	Developed	\$1,925.31	\$1,925.32
51	4591 C	338	Developed	\$1,633.88	\$1,633.88
51	4591 C	339	Developed	\$483.27	\$483.28
51	4591 C	340	Developed	\$1,627.43	\$1,627.42
51	4591 C	341	Developed	\$1,923.16	\$1,923.16
51	4591 C	342	Developed	\$1,936.07	\$1,936.06
51	4591 C	343	Developed	\$1,936.07	\$1,936.06
51	4591 C	344	Developed	\$1,923.16	\$1,923.16
51	4591 C	345	Developed	\$1,627.43	\$1,627.42
51	4591 C	346	Developed	\$1,824.23	\$1,824.22
51	4591 C	347	Developed	\$1,870.47	\$1,870.46
51	4591 C	348	Developed	\$1,858.64	\$1,858.64
51	4591 C	349	Developed	\$1,839.28	\$1,839.28
51	4591 C	350	Developed	\$1,627.43	\$1,627.42
51	4591 C	351	Developed	\$1,923.16	\$1,923.16
51	4591 C	352	Developed	\$1,936.07	\$1,936.06
56 & 57	4591 C	353	Developed	\$2,059.74	\$2,059.74
56 & 57	4591 C	354	Developed	\$2,108.13	\$2,108.14
56 & 57	4591 C	355	Developed	\$2,108.13	\$2,108.14
56 & 57	4591 C	356	Developed	\$2,102.76	\$2,102.76
56 & 57	4591 C	357	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	358	Developed	\$2,075.87	\$2,075.88
56 & 57	4591 C	359	Developed	\$386.35	\$386.36
56 & 57	4591 C	360	Developed	\$2,113.51	\$2,113.52
56 & 57	4591 C	361	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	362	Developed	\$483.27	\$483.28

**Redevelopment Agency of the City and County of San Francisco  
Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Maintenance)  
Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
56 & 57	4591 C	363	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	364	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	365	Developed	\$2,135.02	\$2,135.02
56 & 57	4591 C	366	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	367	Developed	\$1,973.71	\$1,973.70
56 & 57	4591 C	368	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	369	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	370	Developed	\$2,075.87	\$2,075.88
56 & 57	4591 C	371	Developed	\$1,554.30	\$1,554.30
56 & 57	4591 C	372	Developed	\$483.27	\$483.28
56 & 57	4591 C	373	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	374	Developed	\$2,032.85	\$2,032.86
56 & 57	4591 C	375	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	376	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	377	Developed	\$2,135.02	\$2,135.02
56 & 57	4591 C	378	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	379	Developed	\$1,973.71	\$1,973.70
56 & 57	4591 C	380	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	381	Developed	\$2,037.16	\$2,037.16
56 & 57	4591 C	382	Developed	\$2,423.23	\$2,423.22
56 & 57	4591 C	383	Developed	\$2,349.02	\$2,349.02
56 & 57	4591 C	384	Developed	\$2,748.00	\$2,748.00
56 & 57	4591 C	385	Developed	\$2,264.07	\$2,264.06
56 & 57	4591 C	386	Developed	\$2,517.86	\$2,517.86
56 & 57	4591 C	387	Developed	\$2,508.19	\$2,508.18
56 & 57	4591 C	388	Developed	\$1,983.39	\$1,983.38
54	4591 C	401	Developed	\$1,433.85	\$1,433.86
54	4591 C	402	Developed	\$1,862.94	\$1,862.94
54	4591 C	403	Developed	\$1,655.39	\$1,655.38
54	4591 C	404	Developed	\$1,705.93	\$1,705.94
54	4591 C	405	Developed	\$1,876.92	\$1,876.92
54	4591 C	406	Developed	\$1,862.94	\$1,862.94
54	4591 C	407	Developed	\$1,700.55	\$1,700.56
54	4591 C	408	Developed	\$386.35	\$386.36
54	4591 C	409	Developed	\$1,876.92	\$1,876.92
54	4591 C	410	Developed	\$386.35	\$386.36
54	4591 C	411	Developed	\$1,655.39	\$1,655.38
54	4591 C	412	Developed	\$483.27	\$483.28
54	4591 C	413	Developed	\$1,705.93	\$1,705.94
54	4591 C	414	Developed	\$1,876.92	\$1,876.92
54	4591 C	415	Developed	\$1,700.55	\$1,700.56
54	4591 C	416	Developed	\$1,862.94	\$1,862.94
54	4591 C	417	Developed	\$1,705.93	\$1,705.94
54	4591 C	418	Developed	\$1,876.92	\$1,876.92
54	4591 C	419	Developed	\$1,426.32	\$1,426.32
54	4591 C	420	Developed	\$483.27	\$483.28

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

<b>Sub-Block</b>	<b>Block</b>	<b>Lot</b>	<b>Development Status</b>	<b>FY 2022-23 Maximum Special Tax</b>	<b>FY 2022-23 Actual Special Tax</b>
54	4591 C -	421	Developed	\$1,705.93	\$1,705.94
54	4591 C -	422	Developed	\$1,861.86	\$1,861.86
54	4591 C -	423	Developed	\$1,651.08	\$1,651.08
54	4591 C -	424	Developed	\$1,876.92	\$1,876.92
54	4591 C -	425	Developed	\$1,705.93	\$1,705.94
54	4591 C -	426	Developed	\$1,861.86	\$1,861.86
54	4591 C -	427	Developed	\$1,696.25	\$1,696.26
54	4591 C -	428	Developed	\$1,426.32	\$1,426.32
54	4591 C -	429	Developed	\$1,651.08	\$1,651.08
54	4591 C -	430	Developed	\$1,861.86	\$1,861.86
54	4591 C -	431	Developed	\$1,705.93	\$1,705.94
54	4591 C -	432	Developed	\$1,876.92	\$1,876.92
54	4591 C -	433	Developed	\$1,696.25	\$1,696.26
54	4591 C -	434	Developed	\$1,861.86	\$1,861.86
54	4591 C -	435	Developed	\$1,705.93	\$1,705.94
54	4591 C -	436	Developed	\$1,876.92	\$1,876.92
54JV	4591 C -	444	Developed	\$2,378.06	\$2,378.06
54JV	4591 C -	445	Developed	\$1,991.99	\$1,991.98
54JV	4591 C -	446	Developed	\$2,075.87	\$2,075.88
54JV	4591 C -	447	Developed	\$2,075.87	\$2,075.88
54JV	4591 C -	448	Developed	\$1,991.99	\$1,991.98
54JV	4591 C -	449	Developed	\$2,338.27	\$2,338.28
54JV	4591 C -	450	Developed	\$2,338.27	\$2,338.28
54JV	4591 C -	451	Developed	\$2,137.17	\$2,137.16
54JV	4591 C -	452	Developed	\$2,233.96	\$2,233.96
54JV	4591 C -	453	Developed	\$580.19	\$580.18
54JV	4591 C -	454	Developed	\$2,137.17	\$2,137.16
54JV	4591 C -	455	Developed	\$2,372.68	\$2,372.68
53JV	4591 C -	456	Developed	\$2,379.14	\$2,379.14
53JV	4591 C -	457	Developed	\$1,987.69	\$1,987.68
53JV	4591 C -	458	Developed	\$2,088.78	\$2,088.78
53JV	4591 C -	459	Developed	\$2,088.78	\$2,088.78
53JV	4591 C -	460	Developed	\$1,987.69	\$1,987.68
53JV	4591 C -	461	Developed	\$2,251.16	\$2,251.16
53JV	4591 C -	462	Developed	\$2,251.16	\$2,251.16
53JV	4591 C -	463	Developed	\$580.19	\$580.18
53JV	4591 C -	464	Developed	\$2,275.90	\$2,275.90
53JV	4591 C -	465	Developed	\$2,275.90	\$2,275.90
53JV	4591 C -	466	Developed	\$2,128.57	\$2,128.56
53JV	4591 C -	467	Developed	\$2,570.56	\$2,570.56
53A	4591 C -	468	Developed	\$2,379.14	\$2,379.14
53A	4591 C -	469	Developed	\$1,986.61	\$1,986.62
53A	4591 C -	470	Developed	\$2,017.80	\$2,017.80
53A	4591 C -	471	Developed	\$2,017.80	\$2,017.80
53A	4591 C -	472	Developed	\$483.27	\$483.28
53A	4591 C -	473	Developed	\$2,338.27	\$2,338.28

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
53A	4591 C	- 474	Developed	\$2,338.27	\$2,338.28
53A	4591 C	- 475	Developed	\$2,136.09	\$2,136.10
53A	4591 C	- 476	Developed	\$2,218.90	\$2,218.90
53A	4591 C	- 477	Developed	\$2,218.90	\$2,218.90
53A	4591 C	- 478	Developed	\$2,136.09	\$2,136.10
53A	4591 C	- 479	Developed	\$2,379.14	\$2,379.14
53B	4591 C	- 480	Developed	\$1,515.58	\$1,515.58
53B	4591 C	- 481	Developed	\$2,000.59	\$2,000.60
53B	4591 C	- 482	Developed	\$1,933.92	\$1,933.92
53B	4591 C	- 483	Developed	\$1,933.92	\$1,933.92
53B	4591 C	- 484	Developed	\$1,482.25	\$1,482.24
53B	4591 C	- 485	Developed	\$386.35	\$386.36
53B	4591 C	- 486	Developed	\$1,482.25	\$1,482.24
53B	4591 C	- 487	Developed	\$1,482.25	\$1,482.24
53B	4591 C	- 488	Developed	\$1,538.17	\$1,538.16
53B	4591 C	- 489	Developed	\$2,076.95	\$2,076.94
53B	4591 C	- 490	Developed	\$483.27	\$483.28
53B	4591 C	- 491	Developed	\$2,161.90	\$2,161.90
53B	4591 C	- 492	Developed	\$2,000.59	\$2,000.60
53B	4591 C	- 493	Developed	\$483.27	\$483.28
53B	4591 C	- 494	Developed	\$1,938.22	\$1,938.22
53B	4591 C	- 495	Developed	\$386.35	\$386.36
53B	4591 C	- 496	Developed	\$1,490.85	\$1,490.84
53B	4591 C	- 497	Developed	\$1,490.85	\$1,490.84
53B	4591 C	- 498	Developed	\$1,683.35	\$1,683.34
53B	4591 C	- 499	Developed	\$1,490.85	\$1,490.84
53B	4591 C	- 500	Developed	\$1,490.85	\$1,490.84
53B	4591 C	- 501	Developed	\$1,538.17	\$1,538.16
53B	4591 C	- 502	Developed	\$2,076.95	\$2,076.94
53B	4591 C	- 503	Developed	\$1,918.86	\$1,918.86
53B	4591 C	- 504	Developed	\$2,161.90	\$2,161.90
53B	4591 C	- 505	Developed	\$1,938.22	\$1,938.22
53B	4591 C	- 506	Developed	\$1,490.85	\$1,490.84
53B	4591 C	- 507	Developed	\$2,137.17	\$2,137.16
53B	4591 C	- 508	Developed	\$2,137.17	\$2,137.16
53B	4591 C	- 509	Developed	\$2,251.16	\$2,251.16
53B	4591 C	- 510	Developed	\$2,252.24	\$2,252.24
53B	4591 C	- 511	Developed	\$2,313.54	\$2,313.54
53B	4591 C	- 512	Developed	\$2,316.76	\$2,316.76
53B	4591 C	- 513	Developed	\$2,076.95	\$2,076.94
53B	4591 C	- 514	Developed	\$1,918.86	\$1,918.86
53B	4591 C	- 515	Developed	\$386.35	\$386.36
53B	4591 C	- 516	Developed	\$2,004.89	\$2,004.90
53B	4591 C	- 517	Developed	\$1,933.92	\$1,933.92
53B	4591 C	- 518	Developed	\$1,933.92	\$1,933.92
53B	4591 C	- 519	Developed	\$1,490.85	\$1,490.84

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
53B	4591 C	520	Developed	\$1,490.85	\$1,490.84
53B	4591 C	521	Developed	\$1,490.85	\$1,490.84
53B	4591 C	522	Developed	\$580.19	\$580.18
53B	4591 C	523	Developed	\$2,076.95	\$2,076.94
53B	4591 C	524	Developed	\$1,925.31	\$1,925.32
53B	4591 C	525	Developed	\$2,179.11	\$2,179.12
53B	4591 C	526	Developed	\$2,004.89	\$2,004.90
53B	4591 C	527	Developed	\$1,938.22	\$1,938.22
53B	4591 C	528	Developed	\$1,938.22	\$1,938.22
53B	4591 C	529	Developed	\$1,490.85	\$1,490.84
53B	4591 C	530	Developed	\$1,490.85	\$1,490.84
53B	4591 C	531	Developed	\$1,490.85	\$1,490.84
53B	4591 C	532	Developed	\$1,490.85	\$1,490.84
53B	4591 C	533	Developed	\$1,490.85	\$1,490.84
53B	4591 C	534	Developed	\$1,490.85	\$1,490.84
53B	4591 C	535	Developed	\$1,538.17	\$1,538.16
53B	4591 C	536	Developed	\$2,076.95	\$2,076.94
53B	4591 C	537	Developed	\$483.27	\$483.28
53B	4591 C	538	Developed	\$2,213.52	\$2,213.52
53B	4591 C	539	Developed	\$1,938.22	\$1,938.22
53B	4591 C	540	Developed	\$1,490.85	\$1,490.84
53B	4591 C	541	Developed	\$2,215.67	\$2,215.68
53B	4591 C	542	Developed	\$2,215.67	\$2,215.68
53B	4591 C	543	Developed	\$2,274.82	\$2,274.82
53B	4591 C	544	Developed	\$2,276.97	\$2,276.98
53B	4591 C	545	Developed	\$2,276.97	\$2,276.98
53B	4591 C	546	Developed	\$2,165.13	\$2,165.12
53B	4591 C	547	Developed	\$2,076.95	\$2,076.94
53B	4591 C	548	Developed	\$1,925.31	\$1,925.32
56 & 57	4591 C	561	Developed	\$483.27	\$483.28
56 & 57	4591 C	562	Developed	\$2,108.13	\$2,108.14
56 & 57	4591 C	563	Developed	\$2,108.13	\$2,108.14
56 & 57	4591 C	564	Developed	\$2,102.76	\$2,102.76
56 & 57	4591 C	565	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	566	Developed	\$2,075.87	\$2,075.88
56 & 57	4591 C	567	Developed	\$1,554.30	\$1,554.30
56 & 57	4591 C	568	Developed	\$483.27	\$483.28
56 & 57	4591 C	569	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	570	Developed	\$2,032.85	\$2,032.86
56 & 57	4591 C	571	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	572	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	573	Developed	\$2,135.02	\$2,135.02
56 & 57	4591 C	574	Developed	\$386.35	\$386.36
56 & 57	4591 C	575	Developed	\$1,973.71	\$1,973.70
56 & 57	4591 C	576	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	577	Developed	\$1,995.22	\$1,995.22

**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

<b>Sub-Block</b>	<b>Block</b>	<b>Lot</b>	<b>Development Status</b>	<b>FY 2022-23 Maximum Special Tax</b>	<b>FY 2022-23 Actual Special Tax</b>
56 & 57	4591 C	- 578	Developed	\$2,075.87	\$2,075.88
56 & 57	4591 C	- 579	Developed	\$386.35	\$386.36
56 & 57	4591 C	- 580	Developed	\$2,113.51	\$2,113.52
56 & 57	4591 C	- 581	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	- 582	Developed	\$2,032.85	\$2,032.86
56 & 57	4591 C	- 583	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	- 584	Developed	\$1,608.07	\$1,608.06
56 & 57	4591 C	- 585	Developed	\$2,135.02	\$2,135.02
56 & 57	4591 C	- 586	Developed	\$1,629.58	\$1,629.58
56 & 57	4591 C	- 587	Developed	\$1,973.71	\$1,973.70
56 & 57	4591 C	- 588	Developed	\$1,995.22	\$1,995.22
56 & 57	4591 C	- 589	Developed	\$2,037.16	\$2,037.16
56 & 57	4591 C	- 590	Developed	\$2,423.23	\$2,423.22
56 & 57	4591 C	- 591	Developed	\$2,349.02	\$2,349.02
56 & 57	4591 C	- 592	Developed	\$2,748.00	\$2,748.00
56 & 57	4591 C	- 593	Developed	\$2,264.07	\$2,264.06
56 & 57	4591 C	- 594	Developed	\$2,517.86	\$2,517.86
56 & 57	4591 C	- 595	Developed	\$2,508.19	\$2,508.18
56 & 57	4591 C	- 596	Developed	\$1,983.39	\$1,983.38
55	4591 C	- 597	Developed	\$580.19	\$580.18
55	4591 C	- 598	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 599	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 600	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 601	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 602	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 603	Developed	\$2,731.87	\$2,731.88
55	4591 C	- 604	Developed	\$2,883.50	\$2,883.50
55	4591 C	- 605	Developed	\$2,883.50	\$2,883.50
55	4591 C	- 606	Developed	\$2,883.50	\$2,883.50
55	4591 C	- 607	Developed	\$2,883.50	\$2,883.50
55	4591 C	- 608	Developed	\$2,883.50	\$2,883.50
55	4591 C	- 609	Developed	\$2,883.50	\$2,883.50
56 & 57	4591 C	- 610	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 611	Developed	\$1,981.23	\$1,981.24
56 & 57	4591 C	- 612	Developed	\$1,493.00	\$1,493.00
56 & 57	4591 C	- 613	Developed	\$1,867.24	\$1,867.24
56 & 57	4591 C	- 614	Developed	\$386.35	\$386.36
56 & 57	4591 C	- 615	Developed	\$1,713.46	\$1,713.46
56 & 57	4591 C	- 616	Developed	\$1,717.76	\$1,717.76
56 & 57	4591 C	- 617	Developed	\$1,538.17	\$1,538.16
56 & 57	4591 C	- 618	Developed	\$483.27	\$483.28
56 & 57	4591 C	- 619	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 620	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 621	Developed	\$1,981.23	\$1,981.24
56 & 57	4591 C	- 622	Developed	\$1,493.00	\$1,493.00
56 & 57	4591 C	- 623	Developed	\$483.27	\$483.28



**Redevelopment Agency of the City and County of San Francisco**  
**Community Facilities District No. 8**  
**(Hunters Point Shipyard Phase One Maintenance)**  
**Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
56 & 57	4591 C	- 624	Developed	\$1,483.32	\$1,483.32
56 & 57	4591 C	- 625	Developed	\$1,542.47	\$1,542.46
56 & 57	4591 C	- 626	Developed	\$1,516.66	\$1,516.66
56 & 57	4591 C	- 627	Developed	\$1,717.76	\$1,717.76
56 & 57	4591 C	- 628	Developed	\$1,538.17	\$1,538.16
56 & 57	4591 C	- 629	Developed	\$1,971.56	\$1,971.56
56 & 57	4591 C	- 630	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 631	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 632	Developed	\$1,981.23	\$1,981.24
56 & 57	4591 C	- 633	Developed	\$580.19	\$580.18
56 & 57	4591 C	- 634	Developed	\$1,875.84	\$1,875.84
56 & 57	4591 C	- 635	Developed	\$1,862.94	\$1,862.94
56 & 57	4591 C	- 636	Developed	\$2,442.59	\$2,442.58
56 & 57	4591 C	- 637	Developed	\$1,971.56	\$1,971.56
56 & 57	4591 C	- 638	Developed	\$1,540.32	\$1,540.32
56 & 57	4591 C	- 639	Developed	\$483.27	\$483.28
56 & 57	4591 C	- 640	Developed	\$2,074.80	\$2,074.80
56 & 57	4591 C	- 641	Developed	\$2,186.64	\$2,186.64
56 & 57	4591 C	- 642	Developed	\$2,149.00	\$2,149.00
56 & 57	4591 C	- 643	Developed	\$386.35	\$386.36
56 & 57	4591 C	- 644	Developed	\$1,956.50	\$1,956.50
56 & 57	4591 C	- 645	Developed	\$2,221.05	\$2,221.06
56 & 57	4591 C	- 646	Developed	\$1,640.33	\$1,640.34
56 & 57	4591 C	- 647	Developed	\$1,640.33	\$1,640.34
56 & 57	4591 C	- 648	Developed	\$1,633.88	\$1,633.88
56 & 57	4591 C	- 649	Developed	\$1,843.58	\$1,843.58
56 & 57	4591 C	- 650	Developed	\$2,149.00	\$2,149.00
56 & 57	4591 C	- 651	Developed	\$1,930.69	\$1,930.70
56 & 57	4591 C	- 652	Developed	\$483.27	\$483.28
56 & 57	4591 C	- 653	Developed	\$2,222.13	\$2,222.12
56 & 57	4591 C	- 654	Developed	\$1,625.27	\$1,625.28
56 & 57	4591 C	- 655	Developed	\$1,625.27	\$1,625.28
56 & 57	4591 C	- 656	Developed	\$386.35	\$386.36
56 & 57	4591 C	- 657	Developed	\$1,843.58	\$1,843.58
56 & 57	4591 C	- 658	Developed	\$2,149.00	\$2,149.00
56 & 57	4591 C	- 659	Developed	\$1,930.69	\$1,930.70
56 & 57	4591 C	- 660	Developed	\$1,956.50	\$1,956.50
56 & 57	4591 C	- 661	Developed	\$2,222.13	\$2,222.12
56 & 57	4591 C	- 662	Developed	\$1,625.27	\$1,625.28
56 & 57	4591 C	- 663	Developed	\$1,625.27	\$1,625.28
56 & 57	4591 C	- 664	Developed	\$2,184.49	\$2,184.48
56 & 57	4591 C	- 665	Developed	\$2,465.17	\$2,465.16
56 & 57	4591 C	- 666	Developed	\$1,930.69	\$1,930.70
56 & 57	4591 C	- 667	Developed	\$1,956.50	\$1,956.50
56 & 57	4591 C	- 668	Developed	\$2,500.66	\$2,500.66
56 & 57	4591 C	- 669	Developed	\$2,218.90	\$2,218.90

**Redevelopment Agency of the City and County of San Francisco  
Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Maintenance)  
Fiscal Year 2022-23 Special Tax Levy**

Sub-Block	Block	Lot	Development Status	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax
Exempt	4591 C	- 672	Exempt	\$0.00	\$0.00
Agency Housing Parcel	4591 C	- 673	Developed	\$19,391.88	\$19,391.88
52JV	4591 C	- 674	Developed	\$117,136.96	\$117,136.96
Exempt	4591 D	- 008	Exempt	\$0.00	\$0.00
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
Agency Housing Parcel	4591 D	- 094	Undeveloped	\$5,405.27	\$0.00
Agency Housing Parcel	4591 D	- 095	Undeveloped	\$5,380.59	\$0.00
Agency Housing Parcel	4591 D	- 096	Undeveloped	\$4,343.96	\$0.00
Agency Housing Parcel	4591 D	- 132	Undeveloped	\$3,406.06	\$0.00
Agency Housing Parcel	4591 D	- 133	Undeveloped	\$2,517.52	\$0.00
Agency Housing Parcel	4591 D	- 134	Undeveloped	\$2,961.79	\$0.00
Agency Housing Parcel	4591 D	- 135	Undeveloped	\$4,763.55	\$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	\$24,404.89	\$24,404.88
48N	4591 D	- 145	Developed	\$16,513.49	\$16,513.48
48N	4591 D	- 146	Developed	\$33,389.92	\$33,389.92
48P	4591 D	- 147	Developed	\$21,809.46	\$21,809.46
48M	4591 D	- 148	Developed	\$63,415.21	\$63,415.22
48L	4591 D	- 149	Developed	\$25,322.25	\$25,322.26
48K(JV)	4591 D	- 150	Developed	\$43,519.67	\$43,519.66
48H	4591 D	- 151	Developed	\$24,444.39	\$24,444.38
48I	4591 D	- 152	Developed	\$25,392.15	\$25,392.16
48J(JV)	4591 D	- 153	Developed	\$62,769.78	\$62,769.78
48G	4591 D	- 154	Developed	\$52,663.41	\$52,663.40
48A(JV)	4591 D	- 155	Developed	\$22,350.62	\$22,350.62
48B	4591 D	- 156	Developed	\$78,971.60	\$78,971.60
48F(JV)	4591 D	- 157	Developed	\$62,103.08	\$62,103.08
48E	4591 D	- 158	Developed	\$43,338.75	\$43,338.74
48D	4591 D	- 159	Developed	\$19,968.95	\$19,968.94
48Q	4591 D	- 160	Developed	\$64,035.26	\$64,035.26
<b>Total Special Tax Levy for Fiscal Year 2022-23</b>				<b>\$2,085,664.50</b>	<b>\$1,694,073.28</b>

Goodwin Consulting Group, Inc.

## APPENDIX C

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

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## EXHIBIT A

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO  
COMMUNITY FACILITIES DISTRICT NO. 8  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

AMENDED AND RESTATED  
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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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. 8 (Hunters Point Shipyard Phase One Maintenance) [herein "CFD No. 8"] 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. 8, 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 expenses of the Agency carrying out its duties with respect to CFD No. 8, 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, and all other costs and expenses of the Agency in any way related to the establishment or administration of CFD No. 8.

**"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 that is constructed on an Agency Housing Parcel. If the Agency acquires a Parcel within CFD No. 8 that is not designated as an

Agency Housing Parcel, 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.

**“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 Services”** means those public services authorized to be funded by CFD No. 8 as set forth in the formation documents of CFD No.8.

**“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.

**“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. 8.

**“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. 8 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.

**“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.

**“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.

**“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. 8 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. 8 that is owned by the federal government, the Agency, the State of California, the County, or other public agency, excluding 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).

**“Required BMR Units”** means all Required BMR 80% Units and Required BMR 50% Units within CFD No. 8. Any units within CFD No. 8 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. 8 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. 8 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 Revenue”** means the required aggregate Special Tax revenues from CFD No. 8 that must be available to the Agency in any Fiscal Year to pay Authorized Services and Administrative Expenses, although the actual amount levied in such Fiscal Year may be less than the total amount of Special Tax that could have been levied. For Fiscal Year 2013-14, the Required Revenue is \$1,456,187. For each Fiscal Year after Fiscal Year 2013-14, \$1,456,187 shall be increased by the cumulative change derived from taking the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 ½%) in each Fiscal Year. The Required Revenue amount may be reduced in future Fiscal Years at the discretion of the Agency or pursuant to Section C below.

**“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. 8.

**“Revenue Buffer”** means, in any Fiscal Year, the amount of Maximum Special Tax revenue that is available to absorb a reduction in Expected Maximum Special Taxes due to changes in Expected Land Uses. The Revenue Buffer as of the CFD Update is shown in Attachment 2, which amount may be increased or decreased pursuant to Section C below. The Administrator shall keep track of the remaining Revenue Buffer available after each adjustment.

**“RMA”** means this 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 for Authorized Services; (ii) pay Administrative Expenses; and (iii) cure any delinquencies in the payment of Special Taxes 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. The Special Tax Requirement may be reduced in any Fiscal Year, by taking into account money reasonably expected to be available from one or more of the following sources: (i) surplus Special Tax revenues collected in prior Fiscal Years; and (ii) any other funds available to apply against the Special Tax Requirement 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. 8 for which an Expected Maximum Special Tax has been identified. Sub-Blocks expected within CFD No. 8 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. 8 that is not Lennar or the Agency.

**“Subsequent Owner Property”** means, in any Fiscal Year, all Parcels of Undeveloped Property within CFD No. 8 that are owned by a Subsequent Owner.

**“Taxable Property”** means all of the Assessor’s Parcels within the boundaries of CFD No. 8 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. 8 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. 8 that are not Developed Property or Taxable Public Property.

## **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, Agency Affordable Housing 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. 8 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 Revenue, such confirmation shall also identify to which Assessor's Parcel in CFD No. 8 the difference in the Expected Maximum Special Tax has been transferred. The Parcel(s) to which the difference in Expected Maximum Special Tax has been shifted must be owned by Lennar. The Administrator shall also keep track of the balance of the Revenue Buffer after any land use change that reduces the buffer pursuant to Section C below.

### **C. MAXIMUM SPECIAL TAX**

The Maximum Special Tax for Agency Affordable Housing Units shall be the Designated Special Tax identified in Section C.2.a below. The Administrator shall update Attachment 2 to reflect any adjustment to the number of Agency Affordable Housing Units, as directed by the Agency, which may, in turn, adjust the Required Revenues.

#### ***1. Property Without an Approved Development Plan***

The Maximum Special Tax for property in CFD No. 8 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 Revenue*, 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 Revenue*, then the Administrator shall determine the current balance of the Revenue Buffer and apply the appropriate subsection below:
  - *If the Revenue Buffer is greater than the difference between the Maximum Special Tax and the Total Designated Special Tax*, 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 subtract the difference between the Maximum Special Tax and the Total Designated Special Tax from the Revenue Buffer to calculate the reduced Revenue Buffer that is available to offset future land use changes.
  - *If the Revenue Buffer is less than the difference between the Maximum Special Tax and the Total Designated Special Tax*, the Maximum Special Tax for each Residential Unit (except Agency Affordable Housing Units) and Non-Residential Property within the Approved Development Plan shall be the Back-Up Special Tax

determined pursuant to Section C.2.b below. The Administrator shall then change the balance of the Revenue Buffer to zero and, if applicable, 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**

<b>Land Use</b>	<b>Base Special Tax Fiscal Year 2013-14*</b>	<b>Incremental Special Tax Fiscal Year 2013-14*</b>
Market Rate Units	\$628 per unit	\$0.81 per Square Foot
Required BMR 80% Units	\$218 per unit	\$73 per Bedroom
Required BMR 50% Units	\$97 per unit	\$33 per Bedroom
Agency Affordable Housing Units	\$218 per unit	N/A
Non-Residential Property	N/A	\$0.82 per Square Foot

***\* Beginning July 1, 2014 and each July 1 thereafter, the amounts shown in Table 1 above shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 ½%) 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 plus the remaining Revenue Buffer is less than the Expected Maximum Special Tax and such “Net Shortfall” causes the Maximum

CFD Revenues to be insufficient to provide the Required Revenue, then the Administrator shall apply one of the following:

- (i) The landowner of the property within the Approved Development Plan may make a one-time payment to the Agency in an amount that the Agency deems sufficient to create an annuity that will cover the ongoing service costs that would have been funded by the Net Shortfall. If such one-time payment 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 one-time payment to offset the Net Shortfall, 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 Revenue.

**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. 8 shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 1/2%) 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 the Required Revenue, the Administrator shall apply Section C.2.b to ensure that the Required Revenue 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. 8 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;
- Step 2:** If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Subsequent Owner Property within CFD No. 8, 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 or an Agency Housing Parcel, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;
- Step 4:** If additional revenue is needed after Step 4 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property that is an Agency Housing Parcel, up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year;
- Step 5:** If additional revenue is needed after Step 4 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. 8 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, 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.

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 are intended to be, or are, Public Property used as streets, walkways, alleys, rights of way, parks, or open space, and (iii) 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. INTERPRETATION OF SPECIAL TAX FORMULA**

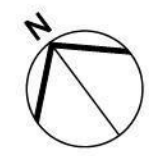
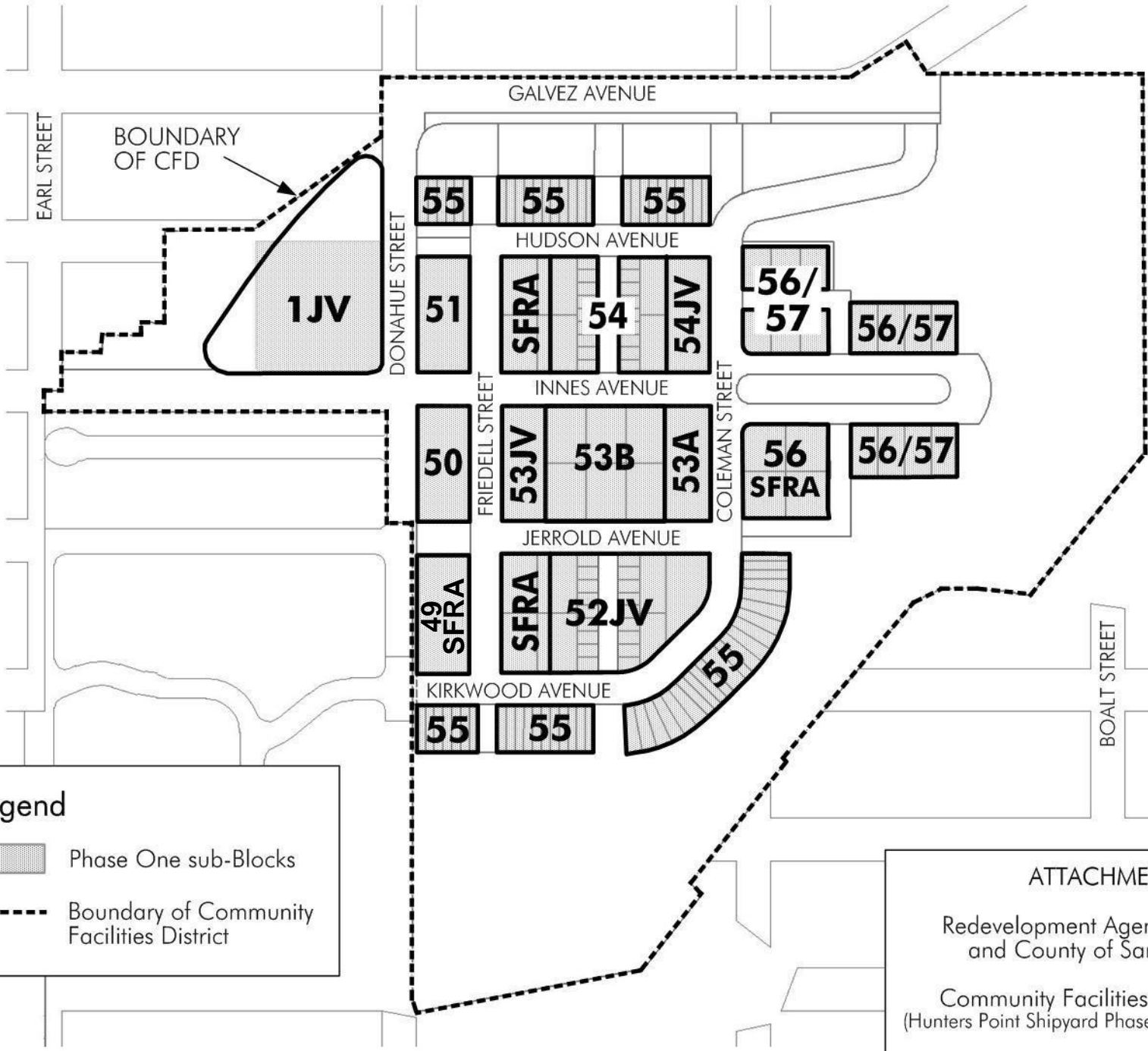
Any taxpayer who feels that the amount or formula of the Special Tax is in error may file an application with the Administrator contesting the levy of the Special Tax. The Agency shall promptly review the application. If the findings of the Agency verify that the Special Tax should be modified or changed, 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. 8  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)**



**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. 8  
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks  
Hilltop

**Legend**

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

LA SALLE AVENUE

BOUNDARY OF CFD

MC KINNON AVENUE

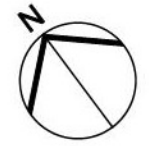


BOUNDARY OF CFD

EARL STREET

GRIFFITH ST.

CRISP AVE. (SO-CALLED)



NOT TO SCALE

FITCH ST.

**ATTACHMENT 1**

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks  
Hillside

**ATTACHMENT 2**

**REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO  
COMMUNITY FACILITIES DISTRICT NO. 8  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)**

**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. 8  
(Hunters Point Shipyard Phase One Maintenance)**

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

<b>Sub-Block /1</b>	<b>Expected Land Use</b>	<b>Expected Number of Residential Units</b>	<b>Expected Sq. Ft. or Bedrooms per Unit</b>	<b>Total Base Special Tax (FY 2013-14)</b>	<b>Total Incremental Special Tax (FY 2013-14)</b>	<b>Expected Maximum Special Tax (FY 2013-14) /2</b>	
1JV	Market Rate Unit	21	700	\$13,188	\$11,907	\$25,095	
	Market Rate Unit	38	825	\$23,864	\$25,394	\$49,258	
	Market Rate Unit	27	1,000	\$16,956	\$21,870	\$38,826	
	Market Rate Unit	15	1,150	\$9,420	\$13,973	\$23,393	
	Market Rate Unit	18	625	\$11,304	\$9,113	\$20,417	
	Market Rate Unit	38	750	\$23,864	\$23,085	\$46,949	
	Market Rate Unit	24	875	\$15,072	\$17,010	\$32,082	
	Market Rate Unit	18	1,025	\$11,304	\$14,945	\$26,249	
	Required BMR 80% Unit	3	1	\$654	\$219	\$873	
	Required BMR 80% Unit	5	1.5	\$1,090	\$548	\$1,638	
	Required BMR 80% Unit	3	2	\$654	\$438	\$1,092	
	Required BMR 80% Unit	2	2.5	\$436	\$365	\$801	
	Required BMR 80% Unit	2	1	\$436	\$146	\$582	
	Required BMR 80% Unit	5	1	\$1,090	\$365	\$1,455	
	Required BMR 80% Unit	3	1	\$654	\$219	\$873	
	Required BMR 80% Unit	2	2	\$436	\$292	\$728	
	Non-Residential Property	N/A		9,000	N/A	\$7,380	<u>\$7,380</u>
		<b>Total</b>					\$277,689
	48A JV	Market Rate Unit	9	1,183	\$5,652	\$8,624	\$14,276
Market Rate Unit		4	1,400	\$2,512	\$4,536	\$7,048	
Required BMR 80% Unit		1	2	\$218	\$146	\$364	
Required BMR 80% Unit		1	3	\$218	\$219	<u>\$437</u>	
	<b>Total</b>					\$22,125	
48B	Market Rate Unit	5	908	\$3,140	\$3,677	\$6,817	
	Market Rate Unit	5	968	\$3,140	\$3,920	\$7,060	
	Market Rate Unit	16	1,050	\$10,048	\$13,608	\$23,656	
	Market Rate Unit	3	1,280	\$1,884	\$3,110	\$4,994	
	Market Rate Unit	3	1,500	\$1,884	\$3,645	\$5,529	
	Required BMR 80% Unit	1	1	\$218	\$73	\$291	
	Required BMR 80% Unit	1	2	\$218	\$146	\$364	
	Required BMR 80% Unit	2	2	\$436	\$292	<u>\$728</u>	
		<b>Total</b>					\$49,440
48C	Market Rate Unit	10	1,000	\$6,280	\$8,100	\$14,380	
	Market Rate Unit	10	1,290	\$6,280	\$10,449	\$16,729	
	Required BMR 80% Unit	1	2	\$218	\$146	\$364	
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>	
		<b>Total</b>					\$31,910

<b>Sub-Block /1</b>	<b>Expected Land Use</b>	<b>Expected Number of Residential Units</b>	<b>Expected Sq. Ft. or Bedrooms per Unit</b>	<b>Total Base Special Tax (FY 2013-14)</b>	<b>Total Incremental Special Tax (FY 2013-14)</b>	<b>Expected Maximum Special Tax (FY 2013-14) /2</b>
48D	Market Rate Unit	3	1,000	\$1,884	\$2,430	\$4,314
	Market Rate Unit	4	1,290	\$2,512	\$4,180	\$6,692
	Market Rate Unit	2	828	\$1,256	\$1,341	\$2,597
	Market Rate Unit	4	1,000	\$2,512	\$3,240	\$5,752
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Total					
48E	Market Rate Unit	11	1,183	\$6,908	\$10,541	\$17,449
	Market Rate Unit	5	1,400	\$3,140	\$5,670	\$8,810
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Total					
48F JV	Market Rate Unit	4	908	\$2,512	\$2,942	\$5,454
	Market Rate Unit	3	968	\$1,884	\$2,352	\$4,236
	Market Rate Unit	11	1,050	\$6,908	\$9,356	\$16,264
	Market Rate Unit	2	1,280	\$1,256	\$2,074	\$3,330
	Market Rate Unit	2	1,500	\$1,256	\$2,430	\$3,686
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Total					
48G	Market Rate Unit	24	1,183	\$15,072	\$22,998	\$38,070
	Market Rate Unit	13	1,400	\$8,164	\$14,742	\$22,906
	Market Rate Unit	1	828	\$628	\$671	\$1,299
	Market Rate Unit	2	1,000	\$1,256	\$1,620	\$2,876
	Required BMR 80% Unit	4	2	\$872	\$584	\$1,456
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Total					
48H	Market Rate Unit	3	1,000	\$1,884	\$2,430	\$4,314
	Market Rate Unit	4	1,290	\$2,512	\$4,180	\$6,692
	Market Rate Unit	2	828	\$1,256	\$1,341	\$2,597
	Market Rate Unit	4	1,000	\$2,512	\$3,240	\$5,752
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Total					
48I	Market Rate Unit	11	1,183	\$6,908	\$10,541	\$17,449
	Market Rate Unit	5	1,400	\$3,140	\$5,670	\$8,810
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Total					
48J JV	Market Rate Unit	4	908	\$2,512	\$2,942	\$5,454
	Market Rate Unit	3	968	\$1,884	\$2,352	\$4,236
	Market Rate Unit	11	1,050	\$6,908	\$9,356	\$16,264
	Market Rate Unit	2	1,280	\$1,256	\$2,074	\$3,330
	Market Rate Unit	2	1,500	\$1,256	\$2,430	\$3,686
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Total					

<b>Sub-Block /1</b>	<b>Expected Land Use</b>	<b>Expected Number of Residential Units</b>	<b>Expected Sq. Ft. or Bedrooms per Unit</b>	<b>Total Base Special Tax (FY 2013-14)</b>	<b>Total Incremental Special Tax (FY 2013-14)</b>	<b>Expected Maximum Special Tax (FY 2013-14) /2</b>
48K JV	Market Rate Unit	10	828	\$6,280	\$6,707	\$12,987
	Market Rate Unit	21	1,000	\$13,188	\$17,010	\$30,198
	Required BMR 80% Unit	2	1.5	\$436	\$219	\$655
	Required BMR 80% Unit	3	2	\$654	\$438	<u>\$1,092</u>
	Total					\$44,932
48L	Market Rate Unit	14	1,183	\$8,792	\$13,415	\$22,207
	Market Rate Unit	7	1,400	\$4,396	\$7,938	\$12,334
	Required BMR 80% Unit	2	2	\$436	\$292	\$728
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$35,706
48M	Market Rate Unit	18	1,183	\$11,304	\$17,248	\$28,552
	Market Rate Unit	9	1,400	\$5,652	\$10,206	\$15,858
	Required BMR 80% Unit	2	2	\$436	\$292	\$728
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$45,575
48N	Market Rate Unit	20	1,183	\$12,560	\$19,165	\$31,725
	Market Rate Unit	10	1,400	\$6,280	\$11,340	\$17,620
	Required BMR 80% Unit	2	2	\$436	\$292	\$728
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$50,510
48O JV	Market Rate Unit	13	1,183	\$8,164	\$12,457	\$20,621
	Market Rate Unit	6	1,400	\$3,768	\$6,804	\$10,572
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$31,994
50	Market Rate Unit	15	859	\$9,420	\$10,437	\$19,857
	Market Rate Unit	4	1,478	\$2,512	\$4,789	\$7,301
	Market Rate Unit	3	1,426	\$1,884	\$3,465	\$5,349
	Required BMR 80% Unit	3	2	\$654	\$438	<u>\$1,092</u>
	Total					\$33,599
51	Market Rate Unit	1	457	\$628	\$370	\$998
	Market Rate Unit	13	665	\$8,164	\$7,002	\$15,166
	Market Rate Unit	13	741	\$8,164	\$7,803	\$15,967
	Market Rate Unit	29	975	\$18,212	\$22,903	\$41,115
	Market Rate Unit	1	1,158	\$628	\$938	\$1,566
	Required BMR 80% Unit	2	1	\$436	\$146	\$582
	Required BMR 80% Unit	1	1.5	\$218	\$110	\$328
	Required BMR 80% Unit	3	2	\$654	\$438	<u>\$1,092</u>
	Total					\$76,814

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
52JV	Market Rate Unit	9	1,172	\$5,652	\$8,544	\$14,196
	Market Rate Unit	7	1,359	\$4,396	\$7,706	\$12,102
	Market Rate Unit	6	757	\$3,768	\$3,679	\$7,447
	Market Rate Unit	20	829	\$12,560	\$13,430	\$25,990
	Market Rate Unit	21	867	\$13,188	\$14,748	\$27,936
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Required BMR 80% Unit	1	1	\$218	\$73	\$291
	Required BMR 80% Unit	2	1	\$436	\$146	\$582
	Required BMR 80% Unit	2	2	\$436	\$292	<u>\$728</u>
	Total					\$90,072
53A	Market Rate Unit	4	1,087	\$2,512	\$3,522	\$6,034
	Market Rate Unit	7	1,340	\$4,396	\$7,598	\$11,994
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$18,465
53B	Market Rate Unit	23	624	\$14,444	\$11,625	\$26,069
	Market Rate Unit	11	1,019	\$6,908	\$9,079	\$15,987
	Market Rate Unit	13	1,099	\$8,164	\$11,572	\$19,736
	Market Rate Unit	11	1,304	\$6,908	\$11,619	\$18,527
	Market Rate Unit	4	1,257	\$2,512	\$4,073	\$6,585
	Required BMR 80% Unit	3	1	\$654	\$219	\$873
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$89,306
53JV	Market Rate Unit	4	1,120	\$2,512	\$3,629	\$6,141
	Market Rate Unit	7	1,347	\$4,396	\$7,637	\$12,033
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$18,611
54	Market Rate Unit	7	1,117	\$4,396	\$6,333	\$10,729
	Market Rate Unit	9	1,417	\$5,652	\$10,330	\$15,982
	Market Rate Unit	4	555	\$2,512	\$1,798	\$4,310
	Market Rate Unit	14	797	\$8,792	\$9,038	\$17,830
	Market Rate Unit	14	963	\$8,792	\$10,920	\$19,712
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Required BMR 80% Unit	2	1	\$436	\$146	\$582
	Required BMR 80% Unit	2	2	\$436	\$292	<u>\$728</u>
	Total					\$70,675
54JV	Market Rate Unit	4	1,116	\$2,512	\$3,616	\$6,128
	Market Rate Unit	7	1,337	\$4,396	\$7,581	\$11,977
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$18,542
55	Market Rate Unit	47	1,686	\$29,516	\$64,186	\$93,702
	Market Rate Unit	12	1,829	\$7,536	\$17,778	\$25,314
	Required BMR 80% Unit	6	3	\$1,308	\$1,314	\$2,622
	Required BMR 80% Unit	1	3	\$218	\$219	<u>\$437</u>
	Total					\$122,075

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	\$4,396	\$3,544	\$7,940
	Market Rate Unit	7	680	\$4,396	\$3,856	\$8,252
	Market Rate Unit	2	740	\$1,256	\$1,199	\$2,455
	Market Rate Unit	4	745	\$2,512	\$2,414	\$4,926
	Market Rate Unit	5	915	\$3,140	\$3,706	\$6,846
	Market Rate Unit	11	1,081	\$6,908	\$9,632	\$16,540
	Market Rate Unit	21	1,100	\$13,188	\$18,711	\$31,899
	Market Rate Unit	14	1,250	\$8,792	\$14,175	\$22,967
	Market Rate Unit	13	1,350	\$8,164	\$14,216	\$22,380
	Market Rate Unit	4	1,500	\$2,512	\$4,860	\$7,372
	Required BMR 80% Unit	1	1	\$218	\$73	\$291
	Required BMR 80% Unit	1	1	\$218	\$73	\$291
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	1	2	\$218	\$146	\$364
	Required BMR 80% Unit	3	2	\$654	\$438	\$1,092
	Required BMR 80% Unit	2	2	\$436	\$292	\$728
	Required BMR 80% Unit	1	3	\$218	\$219	\$437
	Total					\$135,142
Agency Affordable Housing Unit		350		\$76,300		\$76,300

<b>Total Gross Revenue, Fiscal Year 2013-14</b>	<b>\$1,567,475</b>
<b>Revenue Buffer</b>	<b>\$111,288</b>
<b>Required Revenue</b>	<b>\$1,456,187</b>

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

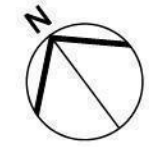
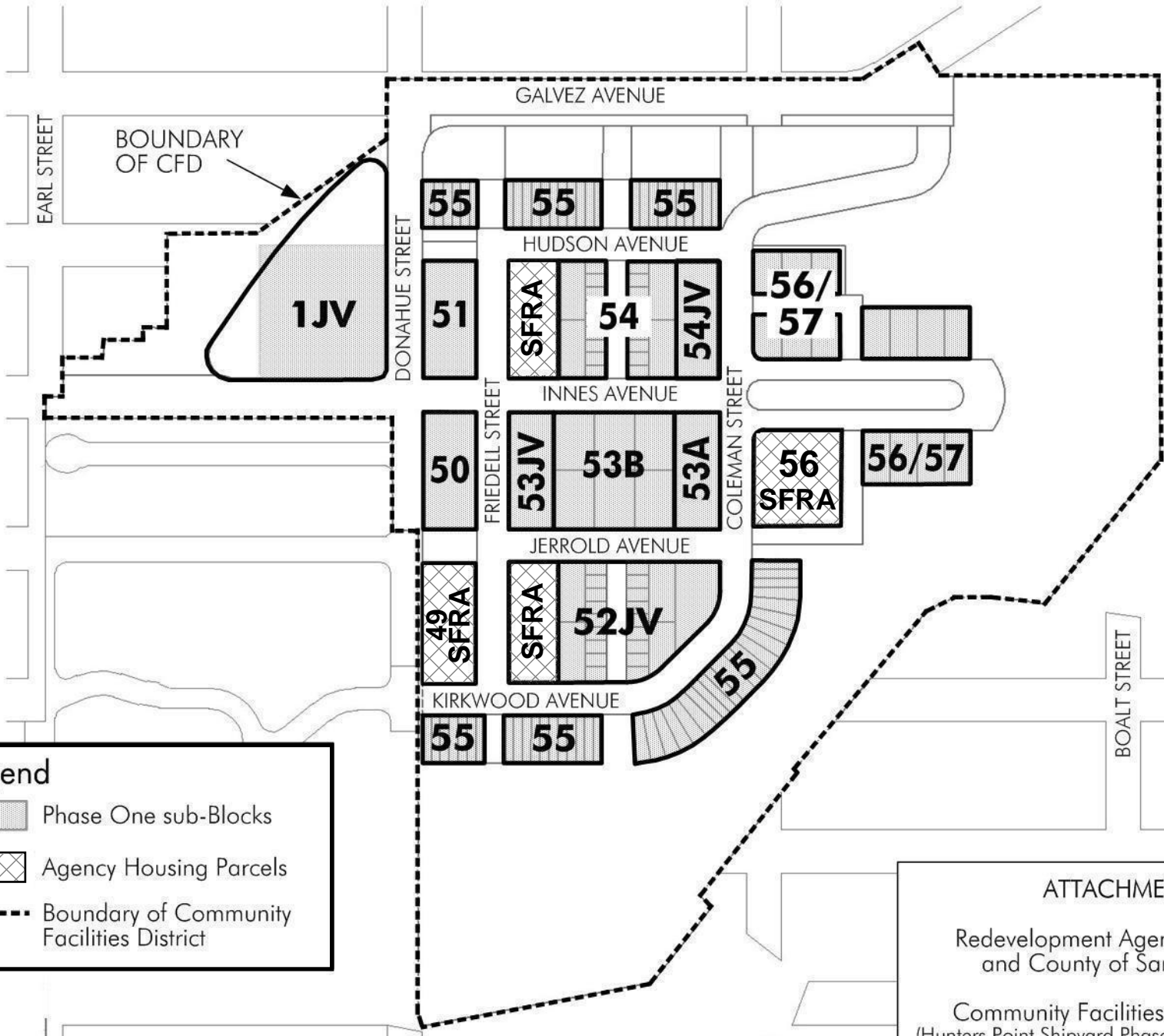
/2 Beginning July 1, 2014 and each July 1 thereafter, the Expected Maximum Special Taxes shown above shall be increased by the lesser of (i) the percentage increase, if any, in the Consumer Price Index (San Francisco-Oakland-San Jose, all urban consumers) since the prior July 1, and (ii) five and one-half percent (5 1/2%) of the amount in effect in the prior Fiscal Year.



**ATTACHMENT 3**




**REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO  
COMMUNITY FACILITIES DISTRICT NO. 8  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)**

**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. 8  
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks  
Hilltop

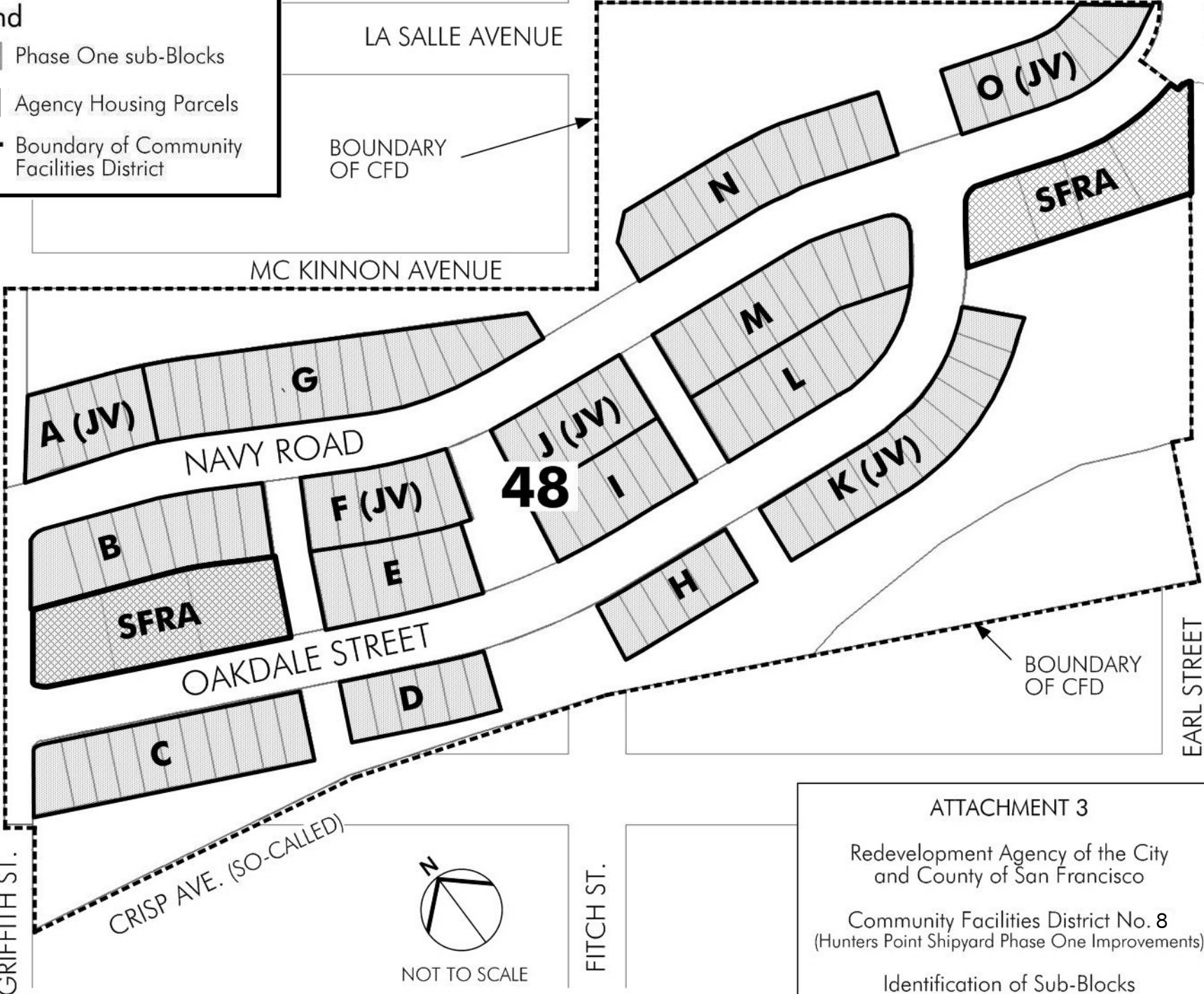
**Legend**

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

LA SALLE AVENUE

BOUNDARY OF CFD

MC KINNON AVENUE



GRIFFITH ST.

CRISP AVE. (SO-CALLED)



NOT TO SCALE

FITCH ST.

BOUNDARY OF CFD

EARL STREET

**ATTACHMENT 3**

Redevelopment Agency of the City and County of San Francisco

Community Facilities District No. 8  
(Hunters Point Shipyard Phase One Improvements)

Identification of Sub-Blocks  
Hillside

**APPENDIX D**

---

*Boundary Map of  
Community Facilities District No. 8*

---

FILED IN THE OFFICE OF THE SECRETARY OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, THIS 15 DAY OF July, 2008.

*Guil Solis*  
SECRETARY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 8 (HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE), CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS APPROVED BY THE COMMISSION OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, AT A MEETING THEREOF, HELD ON THE 15 DAY OF July, 2008, BY ITS RESOLUTION NO. 81.

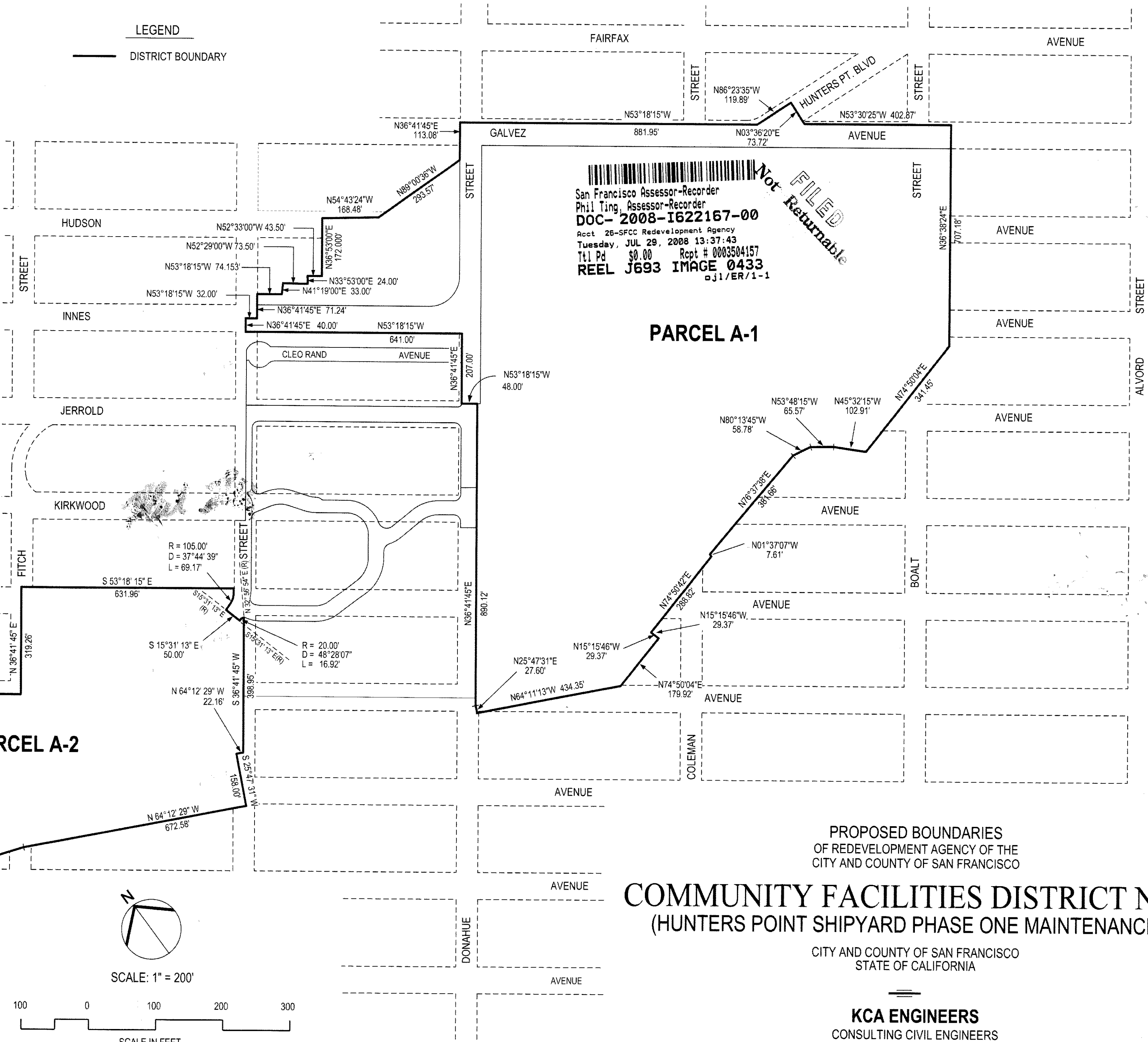
*Guil Solis*  
SECRETARY

FILED THIS 27th DAY OF July, 2008, AT THE HOUR OF 1:37 O'CLOCK P.M., IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 18, IN THE OFFICE OF THE COUNTY RECORDER IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

*Phil Tu*  
COUNTY RECORDER,  
CITY AND COUNTY OF SAN FRANCISCO

LEGEND

— DISTRICT BOUNDARY



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC-2008-1622167-00  
Acct 26-SFCC Redevelopment Agency  
Tuesday, JUL 29, 2008 13:37:43  
Ttl Pd \$0.00 Rcpt # 0003504157  
REEL J693 IMAGE 0433  
oj1/ER/1-1

PARCEL A-1

PARCEL A-2

PROPOSED BOUNDARIES  
OF REDEVELOPMENT AGENCY OF THE  
CITY AND COUNTY OF SAN FRANCISCO  
**COMMUNITY FACILITIES DISTRICT NO. 8**  
(HUNTERS POINT SHIPYARD PHASE ONE MAINTENANCE)

CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**KCA ENGINEERS**  
CONSULTING CIVIL ENGINEERS

JULY 2008

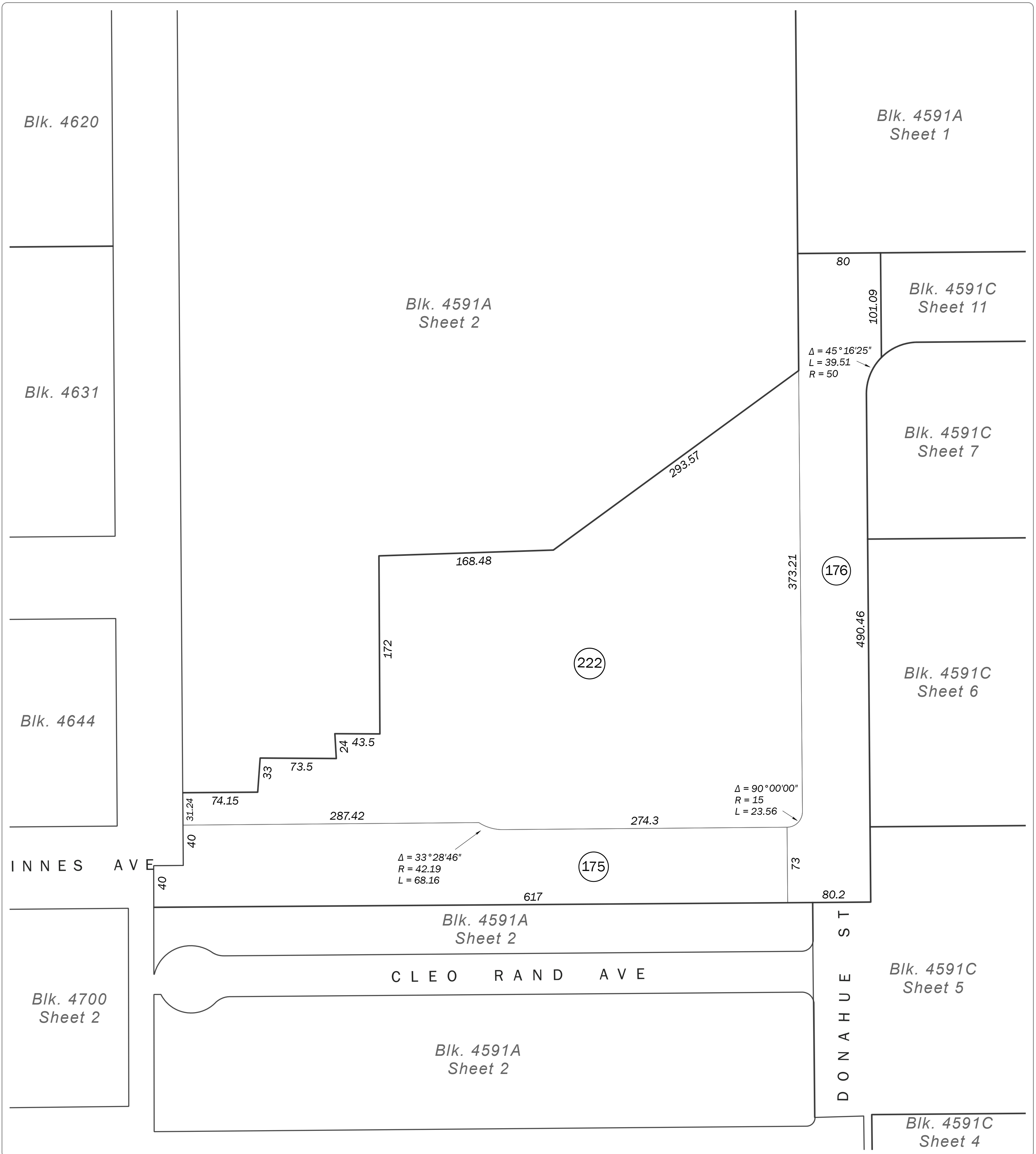
SHEET 1 OF 1

## **APPENDIX E**

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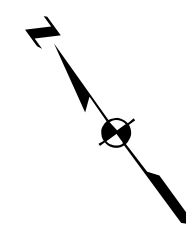
*Assessor's Parcel Maps for  
Fiscal Year 2022-23*

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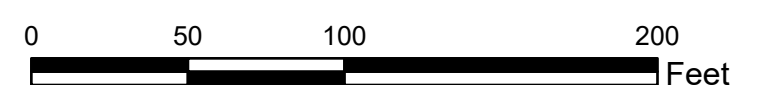


**SAN FRANCISCO CITY & COUNTY ASSESSOR'S BLOCK MAP**

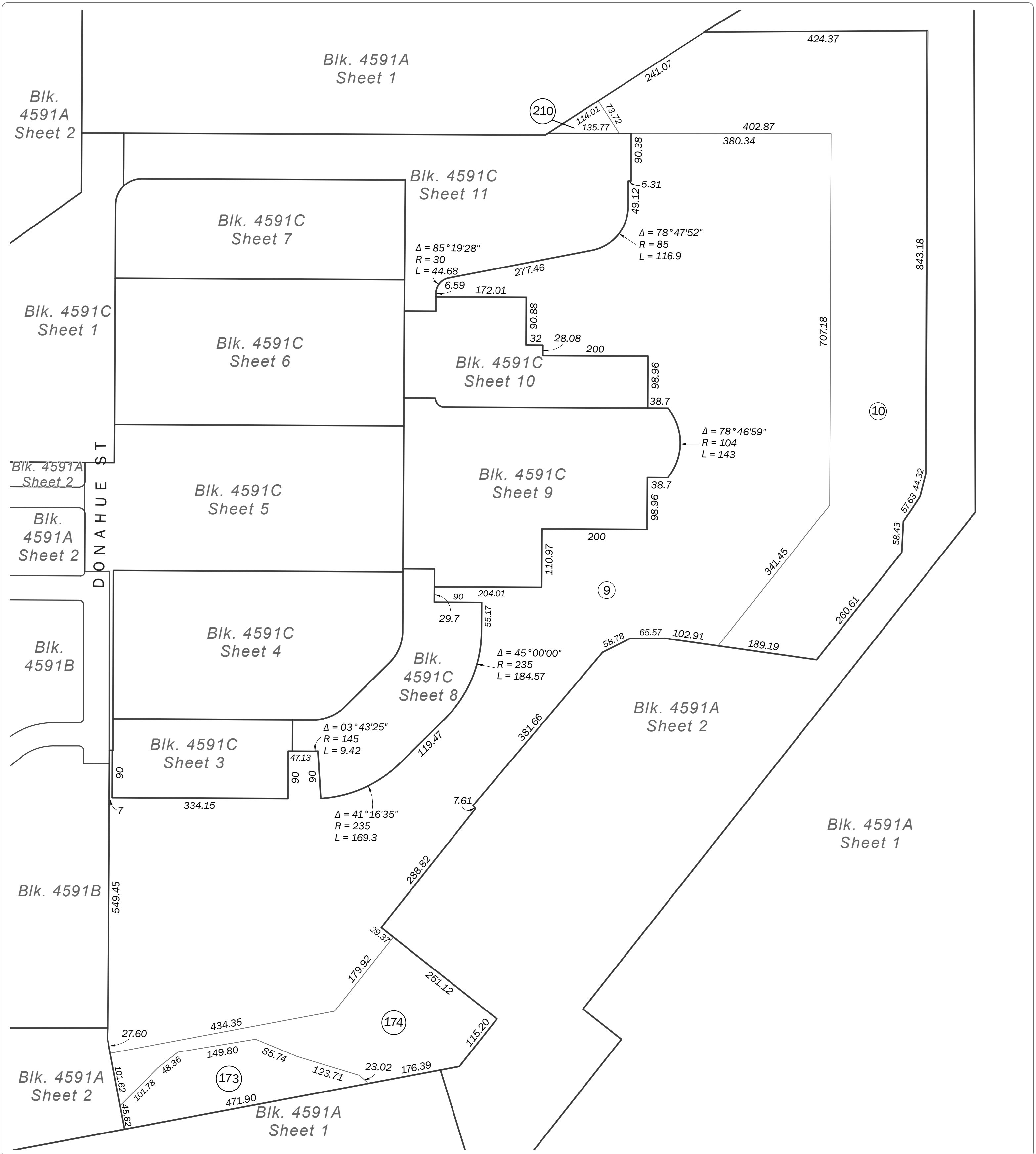
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



REVISED 2021

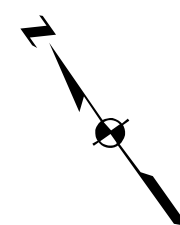




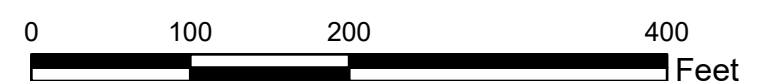


**SAN FRANCISCO CITY & COUNTY  
ASSESSOR'S BLOCK MAP**

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REVISED	2021
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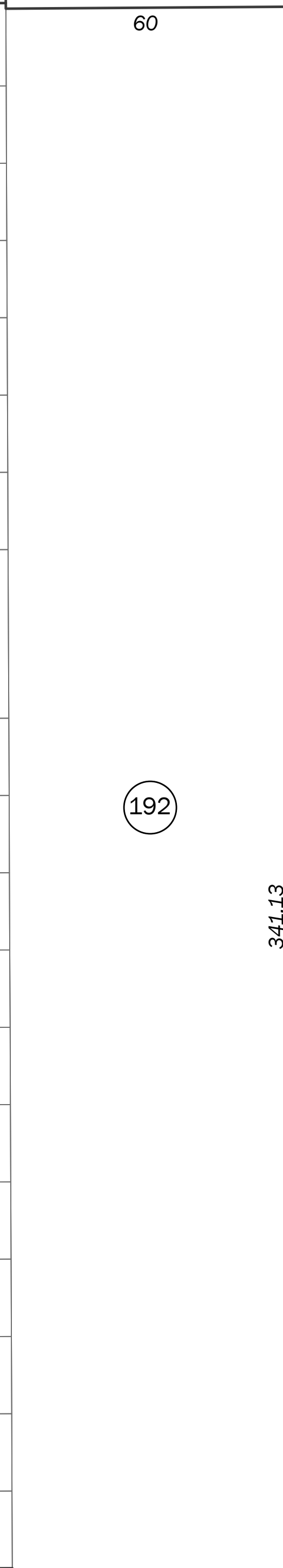
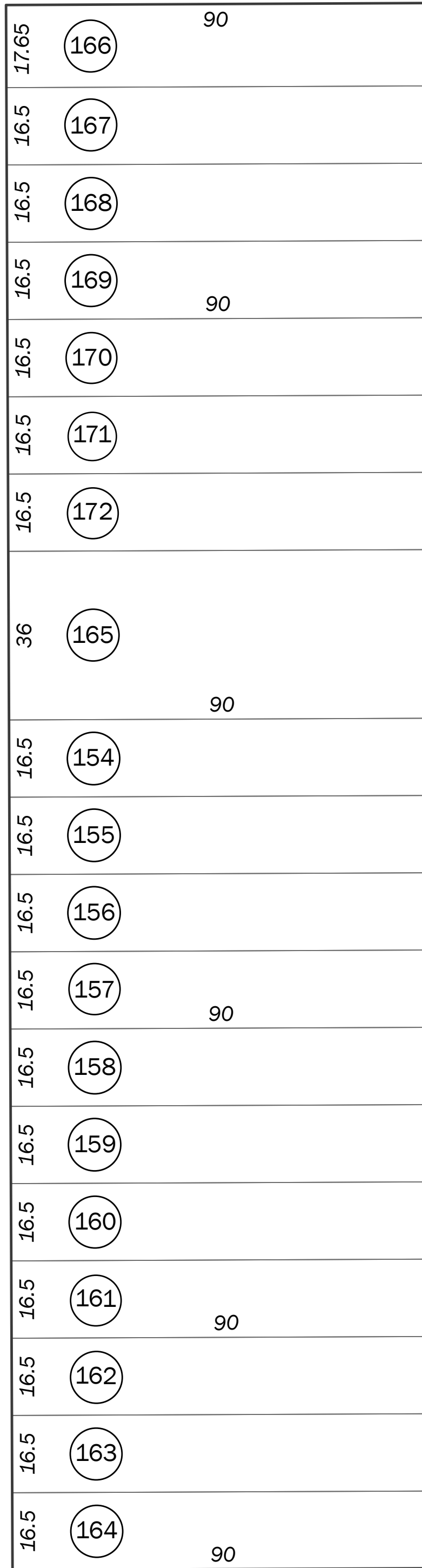
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Blk. 4591C  
Sheet 5

Blk. 4591C  
Sheet 2

Blk. 4591C  
Sheet 4

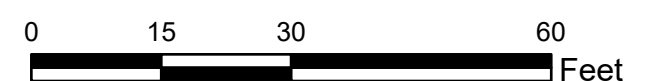
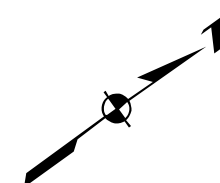
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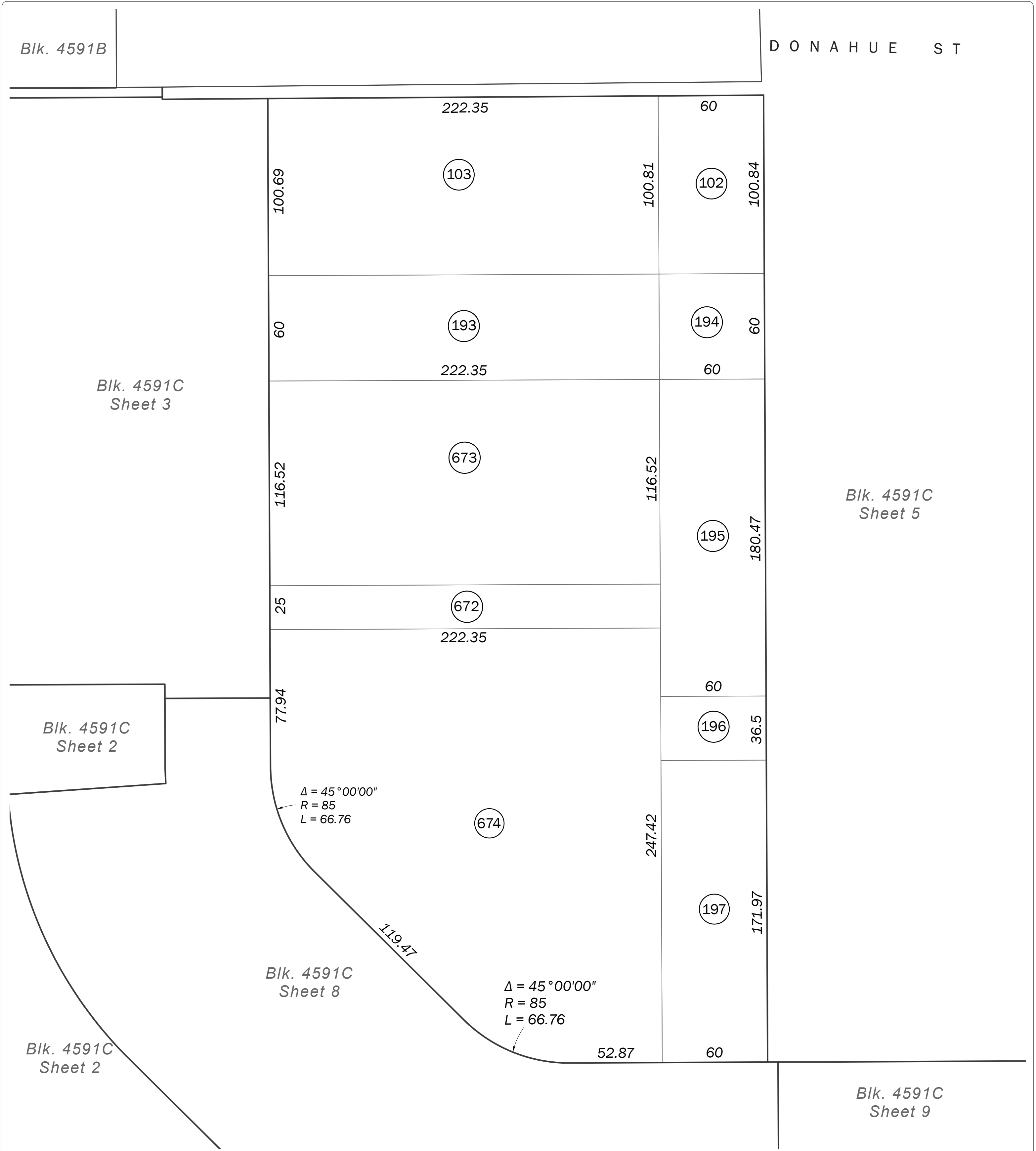


**SAN FRANCISCO CITY & COUNTY  
ASSESSOR'S BLOCK MAP**

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REVISED 2021

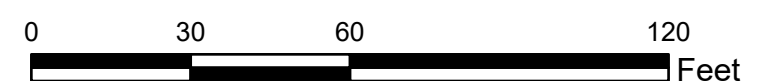
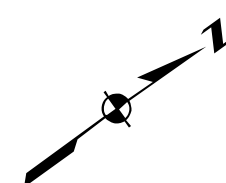


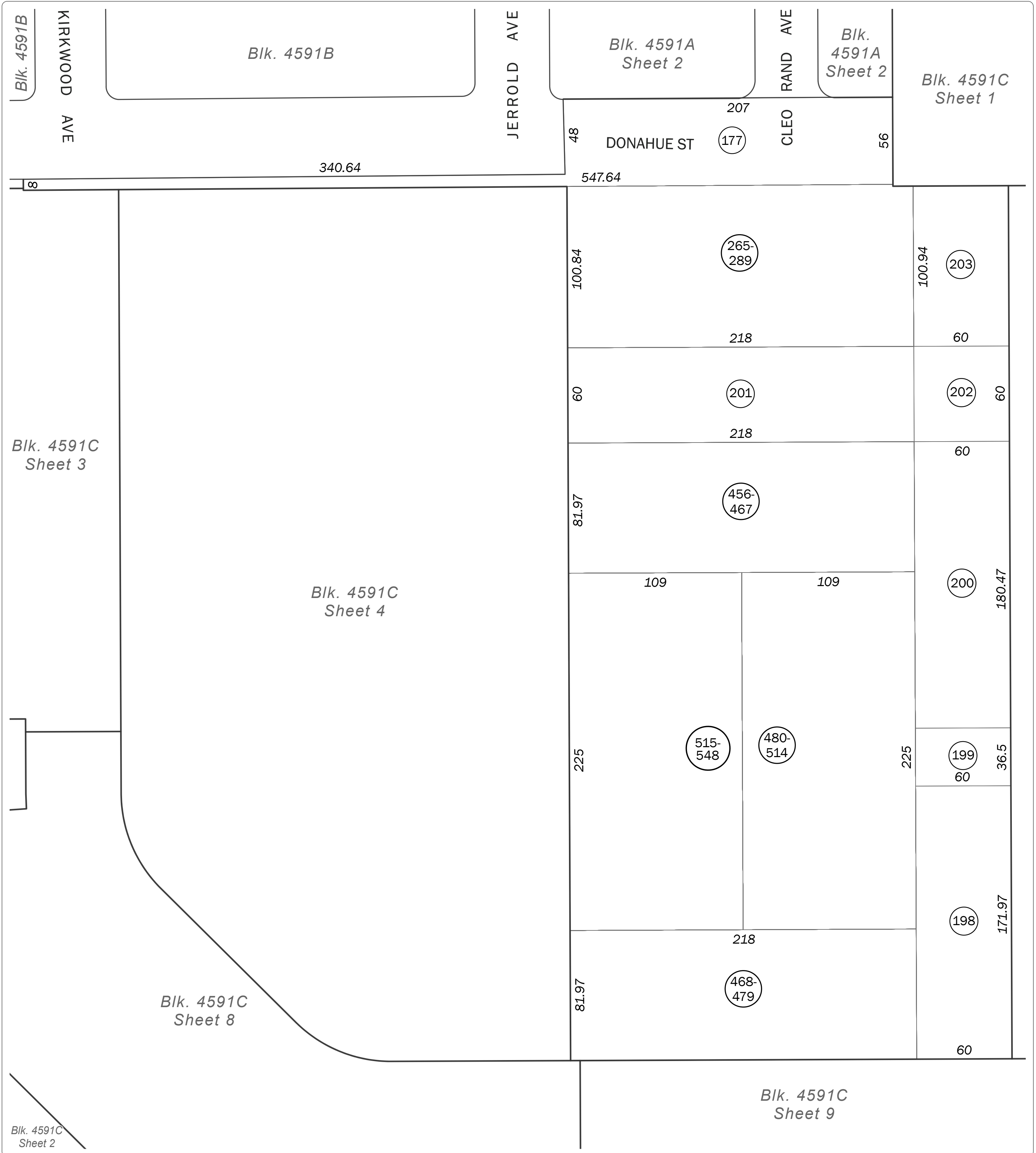


**SAN FRANCISCO CITY & COUNTY  
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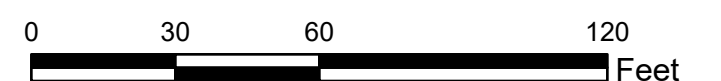
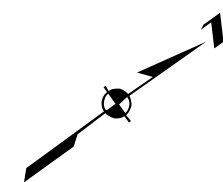


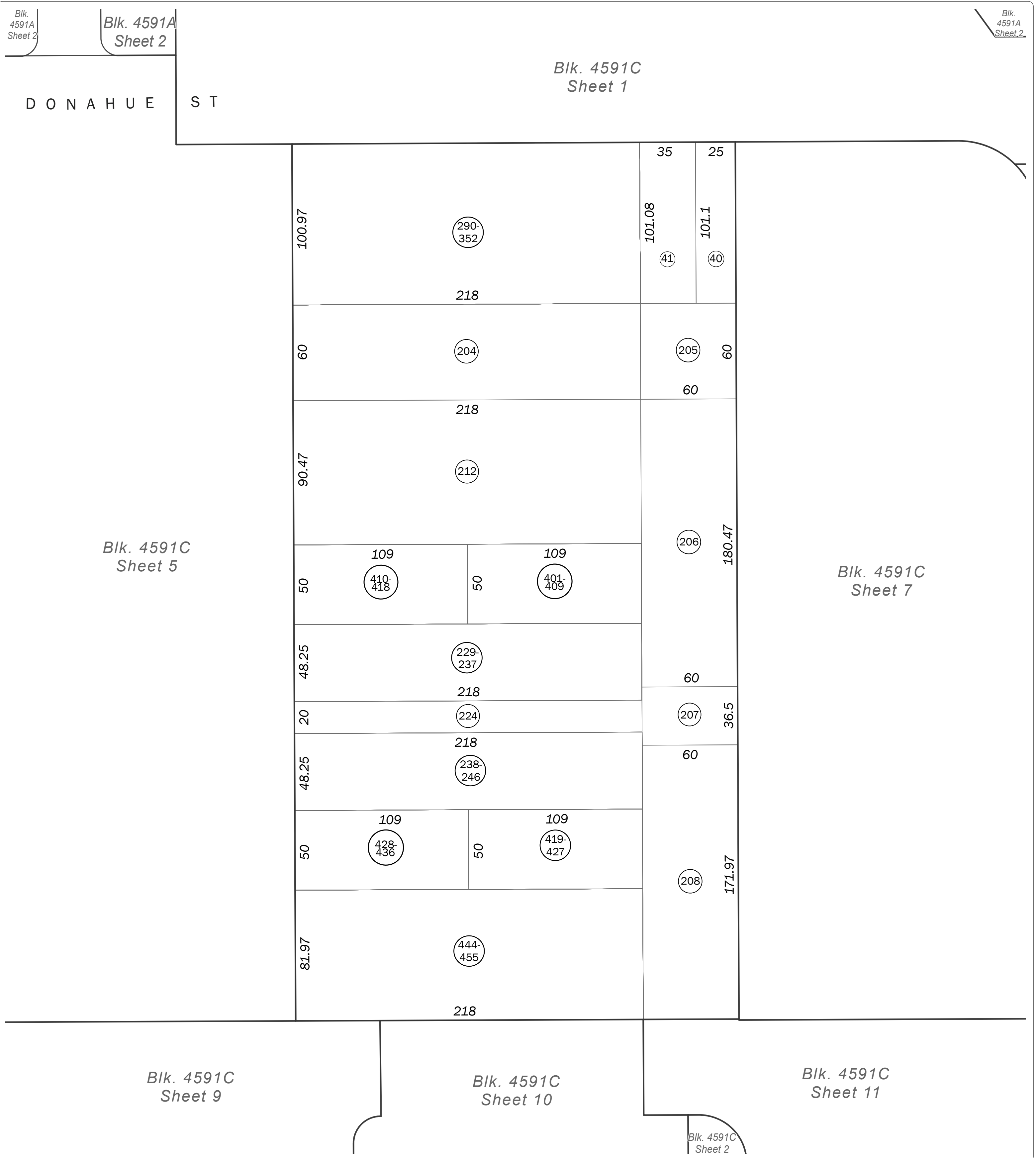


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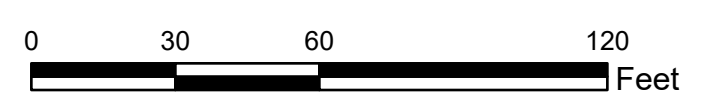
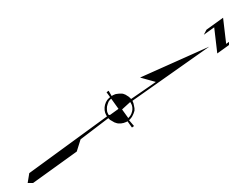


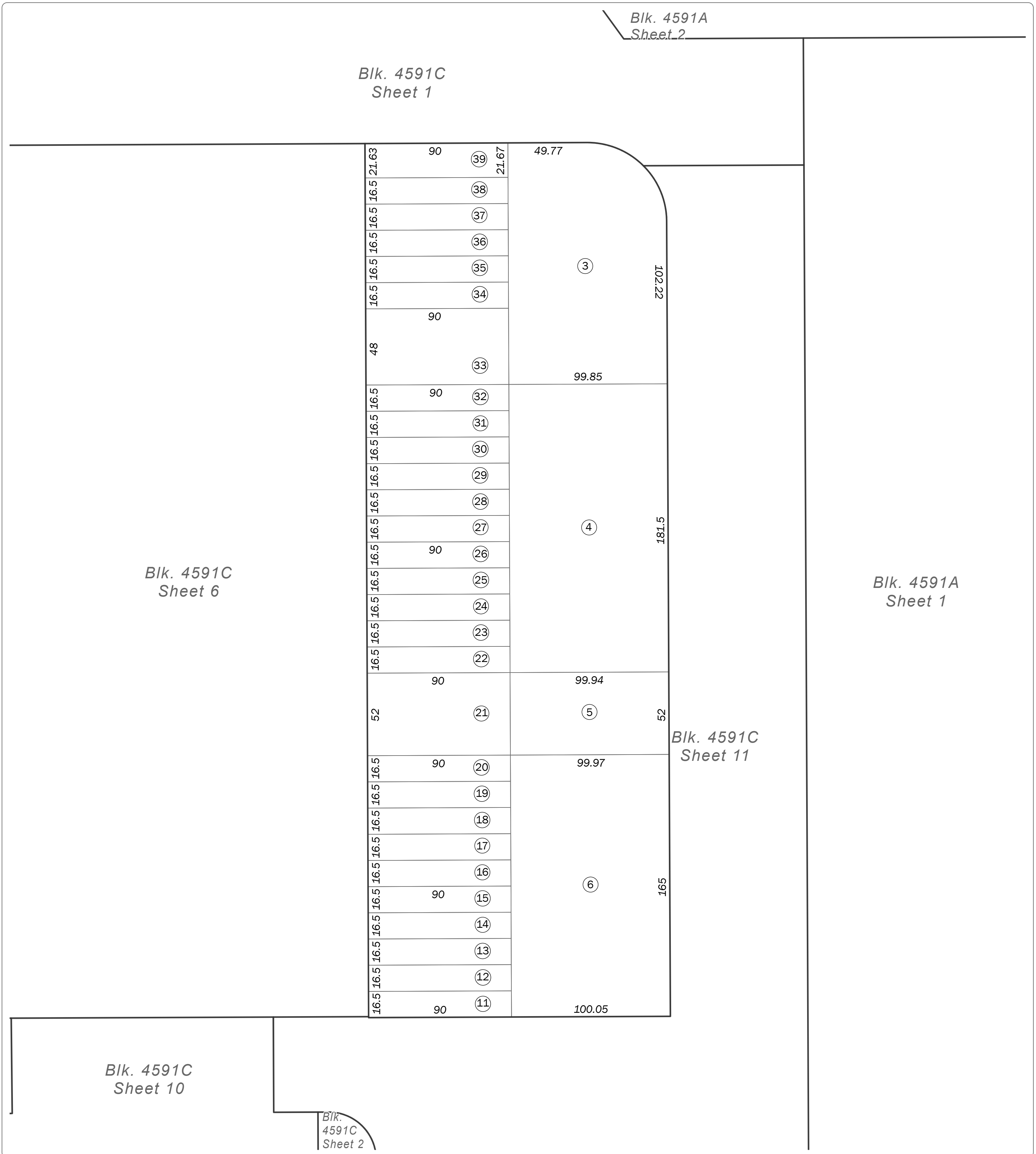


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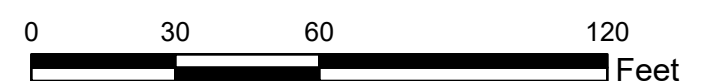
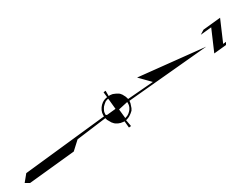


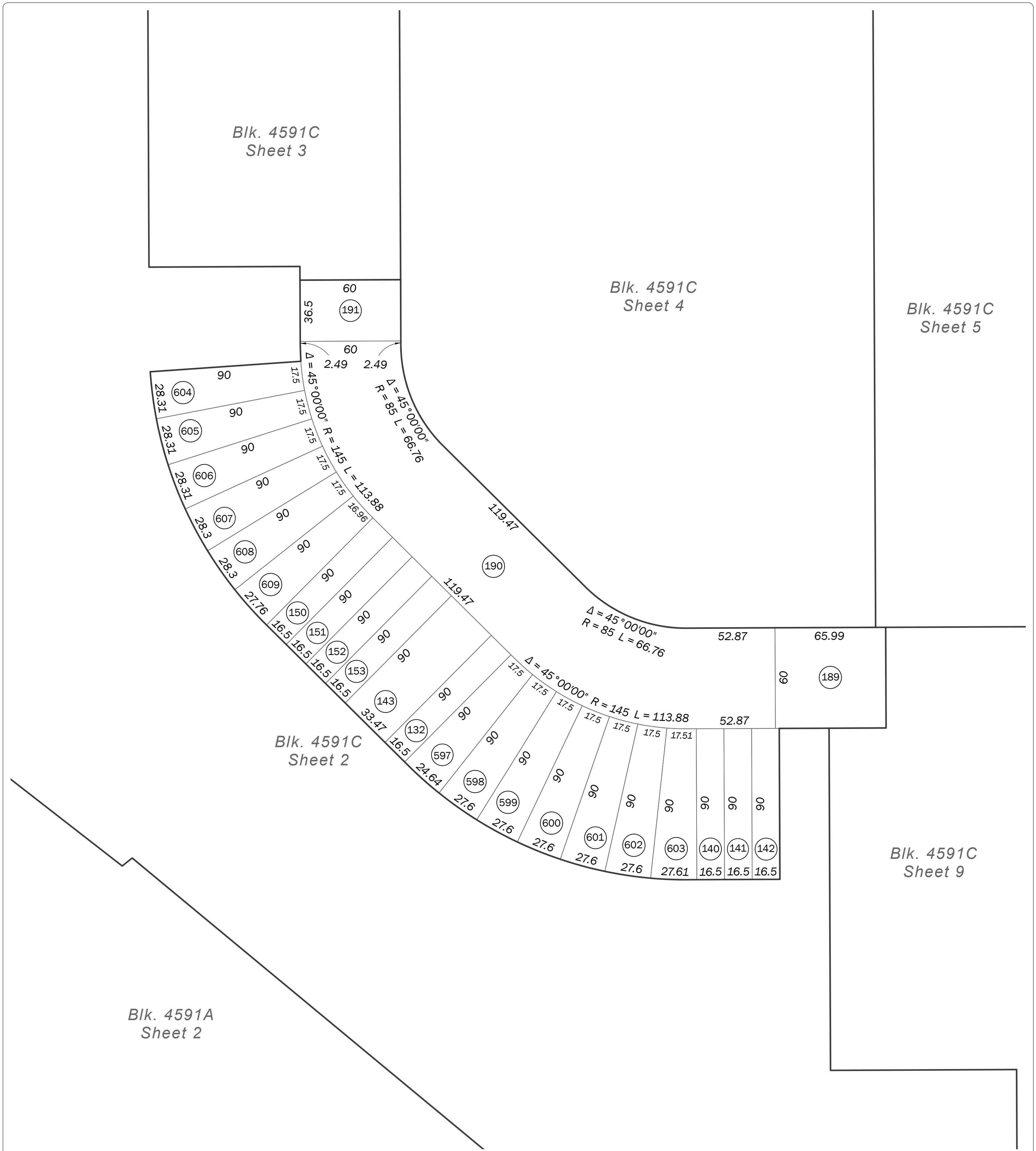


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REVISED 2021

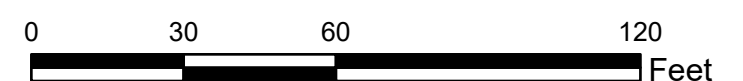
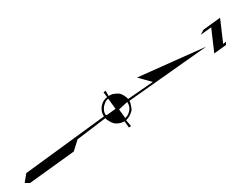


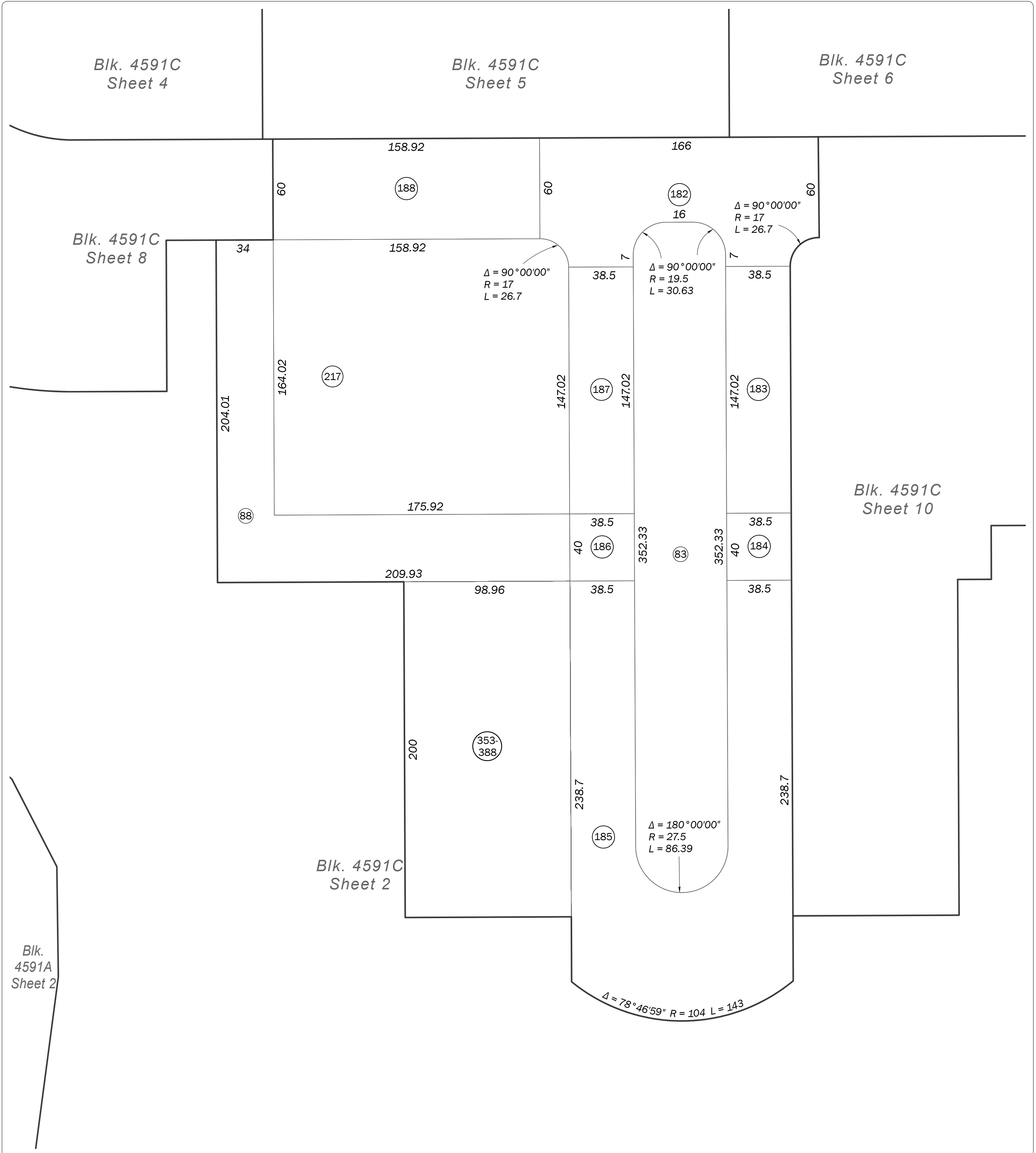


**SAN FRANCISCO CITY & COUNTY  
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REVISED 2021

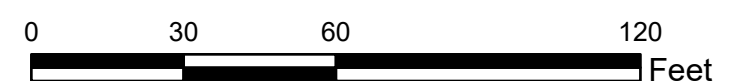
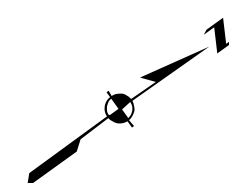


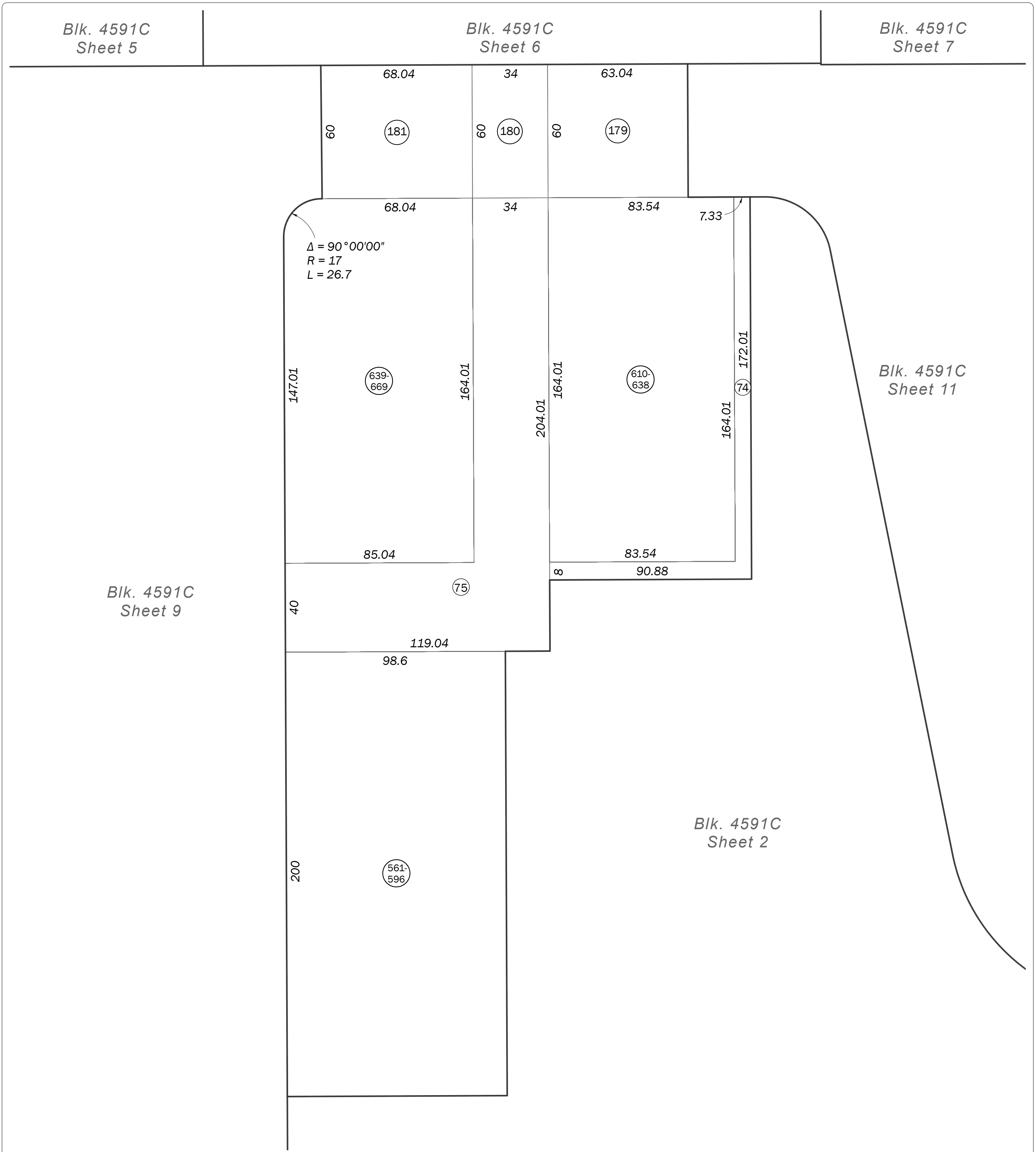


**SAN FRANCISCO CITY & COUNTY  
ASSESSOR'S BLOCK MAP**

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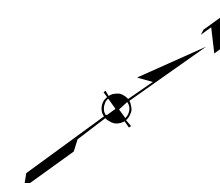
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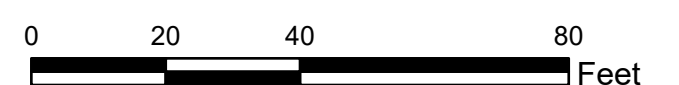


**SAN FRANCISCO CITY & COUNTY  
ASSESSOR'S BLOCK MAP**

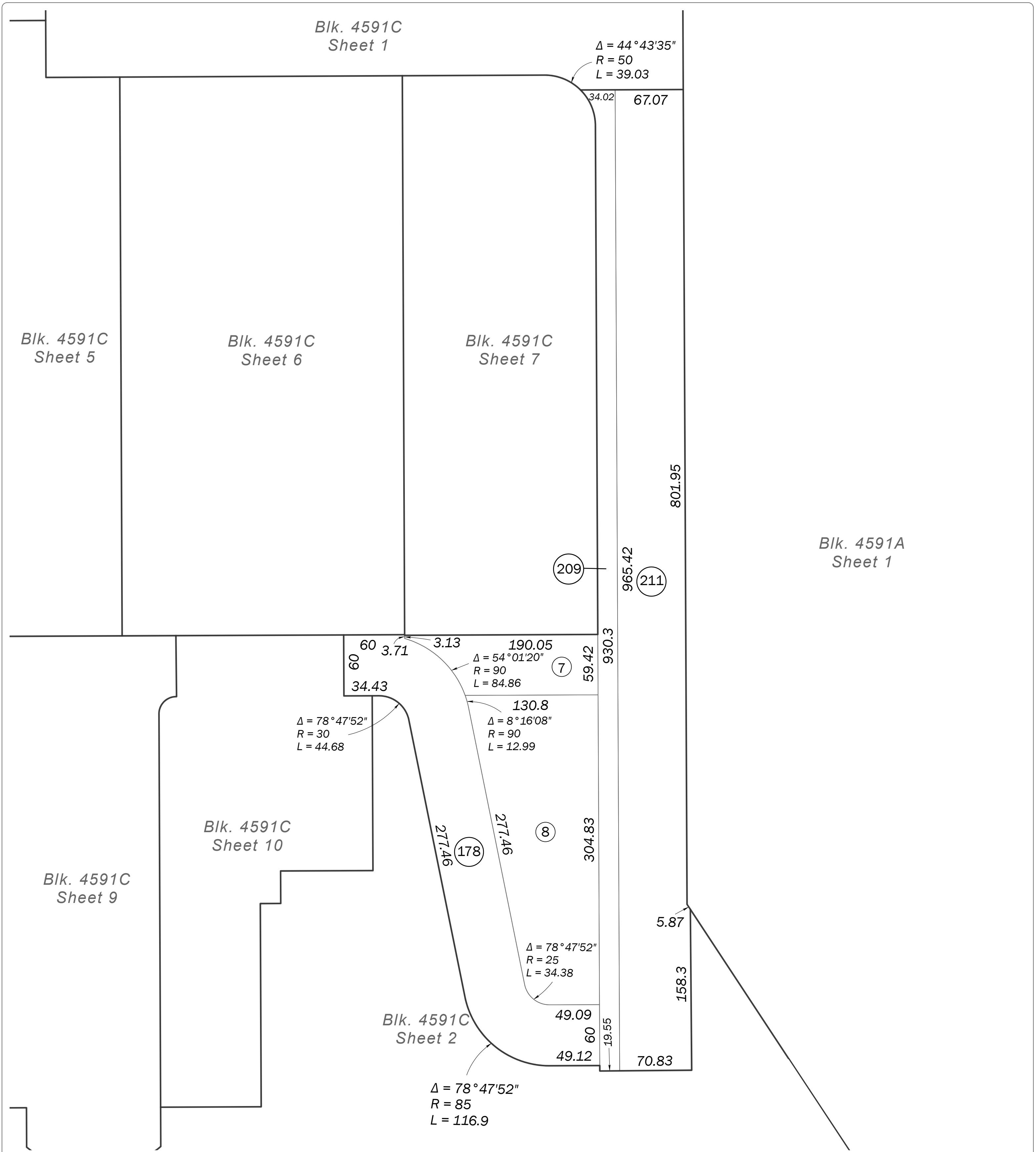
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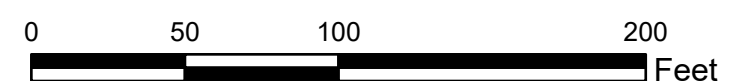
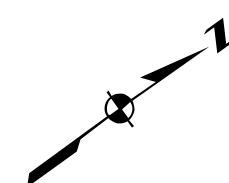




**SAN FRANCISCO CITY & COUNTY  
 ASSESSOR'S BLOCK MAP**

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REVISED 2021

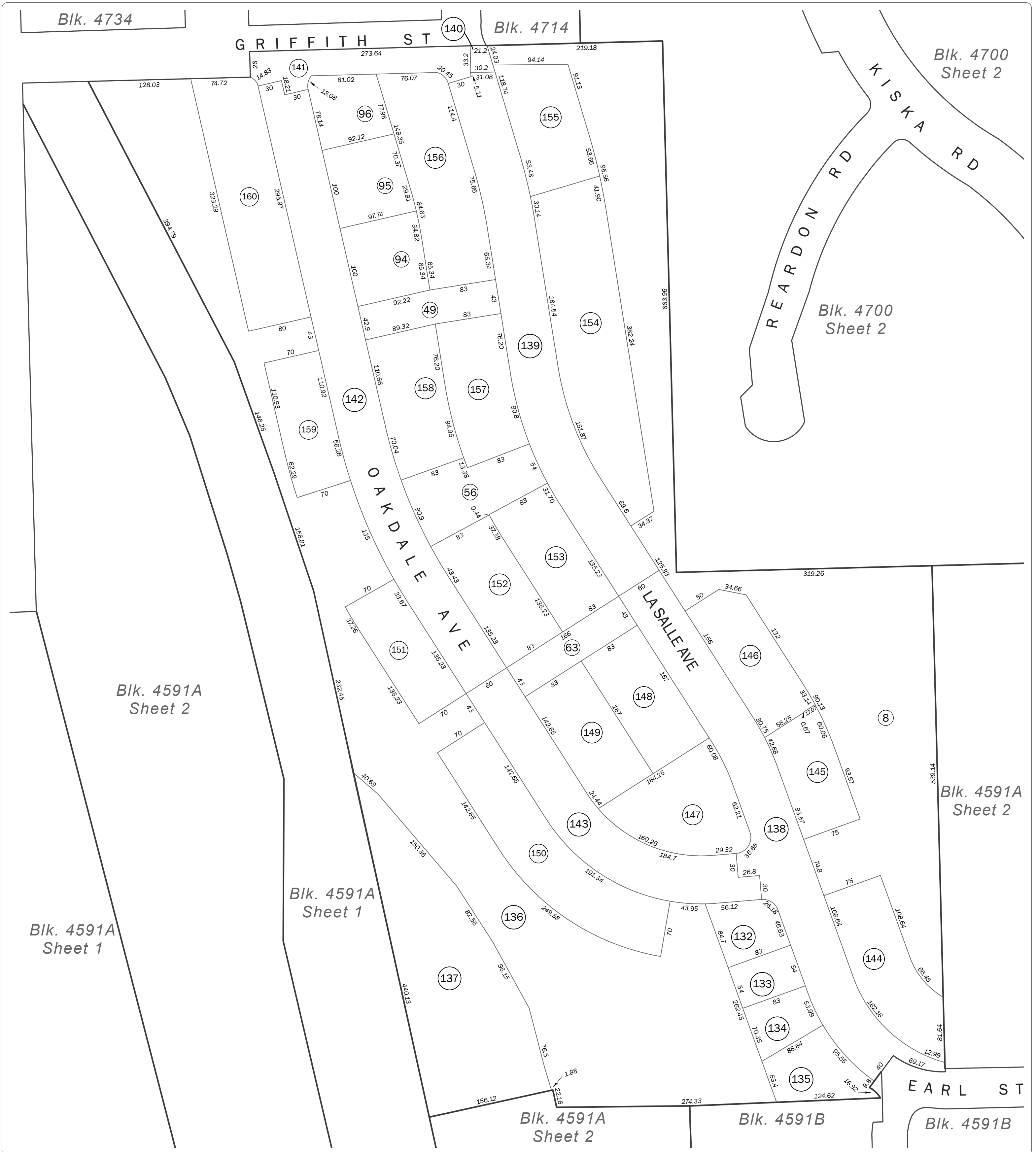


Revision History

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**

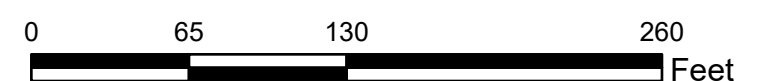
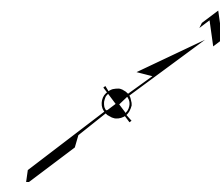
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**SAN FRANCISCO CITY & COUNTY  
ASSESSOR'S BLOCK MAP**

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



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

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