

1 [Redevelopment Agency Budget and Bonds]

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3 **Resolution approving the Budget of the Redevelopment Agency of the City and County**
4 **of San Francisco for fiscal year 2008-2009 and approving the Issuance by the**
5 **Redevelopment Agency of Bonds in an aggregate principal amount of not to exceed**
6 **\$199,400,000 to finance a portion of redevelopment activities described in such**
7 **approved Budget for fiscal year 2008-2009**

8 WHEREAS, The Redevelopment Agency of the City and County of San Francisco (the
9 "Agency") is implementing various Redevelopment Plans in the City and County of San
10 Francisco (the "City") in accordance with the Community Redevelopment Law of the State of
11 California, California Health and Safety Code section 33000 et seq. (the "Law"); and

12 WHEREAS, Section 33606 of the Law provides for approval of the annual Budget of the
13 Agency by the Legislative Body of the City (the "Board of Supervisors"); and

14 WHEREAS, The Agency has submitted its annual budget for fiscal year 2008-2009 (the
15 "Budget") to the Board of Supervisors for approval; and

16 WHEREAS, The Agency has developed a financing program for the purposes of
17 financing a portion of its Budget which will require the Agency to enter into loans and/or to
18 issue and to refund, as necessary, or to cause to be loaned and/or issued and/or refunded on
19 its behalf by a public finance authority, tax allocation bonds, notes, or other evidence of
20 indebtedness (such loans, bonds, notes or other evidence of indebtedness being referred to
21 as the "Bonds") in an aggregate principal amount of not to exceed \$199,400,000 (a portion of
22 the proceeds of which may be used to reimburse the Agency for amounts spent under its
23 Budget prior to the issuance of the Bonds) and which will be repaid from and secured by the
24 taxes allocated to and paid to the Agency pursuant to the Law (and in particular but not limited
25 to Sections 33670 - 33674) and Section 16 of Article XVI of the California Constitution; and

1 WHEREAS, The Law provides that the issuance of the Bonds is subject to the approval
2 of the Board of Supervisors; and

3 WHEREAS, The Agency hereby requests that such approval be granted, and the Board
4 of Supervisors is agreeable to doing so, based on the terms and conditions contained in this
5 resolution; and

6 WHEREAS, The Agency and the City and County of San Francisco (the “City”) entered
7 into the Mission Bay North Tax Increment Allocation Pledge Agreement and the Mission Bay
8 South Tax Increment Allocation Pledge Agreement, each dated as of November 16, 1998, for
9 the purpose of providing to said project areas tax increment based not on estimated property
10 values but on actual tax increment; and

11 WHEREAS, The Agency and the City and the Transbay Joint Powers Authority (the
12 “TJPA”) entered into the Transbay Redevelopment Project Tax Increment Allocation and
13 Sales Proceeds Pledge Agreement dated as of January 31, 2008 for the purpose of financing
14 development of the Transbay Terminal Project, such financing including, but not limited to, the
15 irrevocable pledge of all Net Tax Increment, as defined in said agreement, to the TJPA; and

16 WHEREAS, the Board of Supervisors has adopted Ordinances No. 15-05 and Ordinance
17 No. 115-007, to enable the Agency to receive tax increment revenues for the exclusive
18 purpose of financing affordable housing activities within and without the redevelopment
19 project areas located in the City and County of San Francisco, in order to replace a portion of
20 the estimated 7,000 housing units removed by the Agency’s pre-1976 urban renewal
21 activities, and wishes to ensure that the Agency has sufficient funds to carry out such
22 affordable housing activities as described in the Budget; now, therefore, be it

23 RESOLVED, By the Board of Supervisors of the City and County of San Francisco
24 pursuant to Health and Safety Code section 33334.2, subdivision (g), that it hereby finds and
25 declares that the Agency’s affordable housing activities and replacement of affordable

1 housing within the redevelopment project areas located within the City and County of San
2 Francisco and in other parts of the City and County of San Francisco, as described in the
3 Agency's Budget, are of benefit to the adopted redevelopment project areas; and be it

4 FURTHER RESOLVED, By the Board of Supervisors of the City and County of San
5 Francisco that it does hereby approve the Budget of the Agency for fiscal year 2008-2009,
6 which Budget is incorporated herein and made a part hereof; and, be it

7 FURTHER RESOLVED, That the Agency report annually to the Board of Supervisors on
8 the percent completion for each of the project areas currently underway with the submission
9 of future annual budgets; and, be it

10 FURTHER RESOLVED, That the issuance of the Bonds by the Agency is approved in
11 the principal amount of not to exceed \$199,400,000, for the purpose of financing a portion of
12 the Agency's Budget and to reimburse the Agency for amounts spent under its Budget prior to
13 the issuance of the Bonds; and the Agency is also authorized to refund such Bonds if the sale
14 of such refunding Bonds produces a minimum net debt service savings (net of reserve fund
15 earnings and other offsets) of at least 3% of the par value of Bonds that are refunded or that
16 achieves a more favorable debt to debt service coverage ratio; and, be it

17 FURTHER RESOLVED, That the Controller is hereby authorized and directed to make
18 adjustments to the Agency's tax increment draw, as set forth in the Redevelopment Agency's
19 fiscal year 2008-2009 Budget, related to the Mission Bay North Redevelopment Project
20 adopted October 26, 1998 and Mission Bay South Redevelopment Project adopted November
21 2, 1998 for the purpose of providing to said project areas tax increment based not on
22 estimated property values but on actual tax increment recorded, as administered under the
23 Teeter Plan, including the net impact of all roll corrections, as required by each Project Area's
24 respective Tax Increment Allocation Pledge Agreement, each dated November 16, 1998 and
25 as approved by the City and Agency; and, be it

1 FURTHER RESOLVED, That the Controller is hereby authorized and directed, to the
2 extent certain State-Owned Parcels generate net tax increment, to make adjustments to the
3 Agency’s tax increment draw, as set forth in the Redevelopment Agency’s fiscal year 2008-
4 2009 Budget, pursuant to the Transbay Redevelopment Project Tax Increment Allocation and
5 Sales Proceeds Pledge Agreement dated as of April 14, 2006 for the purpose of providing to
6 the TJPA Net Tax Increment, as defined in said agreement, based not on estimated property
7 values but on actual Net Tax Increment recorded, as administered under the Teeter Plan,
8 including the net impact of all roll corrections.

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