

LEGISLATIVE DIGEST

[Ordinance approving an amendment to the Bayview Hunters Point Redevelopment Plan, approving an Interagency Cooperation Agreement, adopting CEQA Findings, and adopting Benefit Findings under the California Community Redevelopment Law]

Ordinance approving and adopting an amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; approving and authorizing an Interagency Cooperation Agreement between the City and County of San Francisco and the Redevelopment Agency of the City and County of San Francisco, in furtherance of the adoption and implementation of the Redevelopment Plan Amendment; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan Amendment is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to California Community Redevelopment Law, including findings pursuant to Sections 33445 and 33445.1.

Existing Law

The Board adopted the Bayview Hunters Point Redevelopment Plan (the "BVHP Plan") on June 2, 2006 (Ordinance No. 113-06), as an amendment to the 1969 Hunters Point Redevelopment Plan, to add nearly 1,500 acres to the Bayview Hunters Point Redevelopment Project Area (the "Project Area"). The BVHP Plan describes 7 economic development activity nodes for the Project Area, including the Candlestick Point Activity Node. The BVHP Plan delegates most entitlement authority to the San Francisco Planning Commission through a delegation agreement approved in June 2006. In accordance with the California Community Redevelopment Law ("CRL"), the BVHP Plan sets limits on the amount of debt that the San Francisco Redevelopment Agency (the "Agency") may incur for the BVHP Plan.

Amendments to Current Law

The Agency has transmitted a Report to the Board on the BVHP Plan Amendment. The Report documents the continued prevalence of blight in the Project Area, describes the revised redevelopment program, and provides updated tax increment projections.

The BVHP Plan Amendment is necessary to address continued blight in the Project Area, increase the limits on bond indebtedness, revise the land use controls consistent with proposed development, and limit certain development impact fees. It does not change the existing limitations on the Agency's use of eminent domain.

The BVHP Plan Amendment establishes the Candlestick Point Activity Node as Zone 1 of the Project Area and sets the allowable land uses and development controls for Zone 1. It creates 3 land use districts: a mixed-use residential district with 4 neighborhoods, a mixed-use commercial district, and an open space district. It authorizes a high-density residential

community, a new regional shopping and entertainment complex, and the revitalization of the Alice Griffith Housing Development.

The BVHP Plan Amendment establishes that the Agency will exercise land use authority over new development in Zone 1, and that Planning Department will continue to review and approve development in the rest of the Project Area, referred to as Zone 2, under a cooperation agreement between the Agency and the Planning Department (Resolution No. 69-1020).

To facilitate proposed new development and help eliminate remaining blight, the BVHP Plan Amendment increases the amount of permitted bonded indebtedness from \$400 million to \$1.2 billion.

The BVHP Plan Amendment limits the development impact fees that apply in Zone 1 in light of the significant contributions that the Project provides to affordable housing, transportation, and other community benefits. It reserves the City's and the Agency's right to impose New City Regulations in Zone 1 that (i) are imposed on a citywide basis and (ii) do not conflict with the development permitted or contemplated within Phase 2 of the Project Area.

The Ordinance also includes approval of an interagency cooperation agreement between the City and the Agency to implement the proposed redevelopment project and provide a process for the review, approval and acceptance of infrastructure and the implementation of mitigation measures, and the adoption of CEQA findings and benefit findings under CRL for the use of tax increment dollars for specific public improvements.