

FILE NO. 030637

ORDINANCE NO. **211-03**

1 [Extending Redevelopment Agency's Times for Incurring and ~~Repaying~~ Debt.]
2

3 **Ordinance approving, for the redevelopment plans listed below, the elimination of the**
4 **existing time limits in each plan for establishment of loans, advances and**
5 **indebtedness: (1) the Western Addition Area A-2 Redevelopment Plan, (2) the Yerba**
6 **Buena Center Redevelopment Plan, (3) the Rincon Point - South Beach Redevelopment**
7 **Plan, and (4) the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan.**
8

9 Be it ordained by the People of the City and County of San Francisco:

10 Section 1. The Board of Supervisors of the City and County of San Francisco hereby
11 finds and declares as follows:

12 a. The Board of Supervisors originally approved the Western Addition Area
13 A-2 Redevelopment Plan by adopting Ordinance No. 273-64 on October 13, 1964.
14 The Western Addition Area A-2 Redevelopment Plan has since been amended six
15 times. The Western Addition Area A-2 Redevelopment Plan prohibits the San
16 Francisco Redevelopment Agency from incurring any debt for that project after
17 January 1, 2004 and from repaying any such debt after January 1, 2019.

18 b. The Board of Supervisors originally approved the Yerba Buena Center
19 Redevelopment Plan by adopting Ordinance No. 98-66 on April 25, 1966. The Yerba
20 Buena Center Redevelopment Plan has since been amended ten times. The Yerba
21 Buena Center Redevelopment Plan prohibits the San Francisco Redevelopment
22 Agency from incurring any debt for that project after January 1, 2004 and from
23 repaying any such debt after January 1, 2019.

24 c. The Board of Supervisors originally approved the Rincon Point - South
25 Beach Redevelopment Plan by adopting Ordinance No. 14-81 on January 5, 1981.

1 The Rincon Point - South Beach Redevelopment Plan has since been amended eight
2 times. The Rincon Point - South Beach Redevelopment Plan prohibits the San
3 Francisco Redevelopment Agency from incurring any debt for that project after
4 January 1, 2004 and from repaying any such debt after January 5, 2031.

5 d. The Board of Supervisors originally approved the Embarcadero-Lower
6 Market (Golden Gateway) Redevelopment Plan by adopting Ordinance No. 301-59 on
7 May 25, 1959. The Embarcadero-Lower Market (Golden Gateway) Redevelopment
8 Plan has since been amended nine times. The Embarcadero-Lower Market (Golden
9 Gateway) Redevelopment Plan prohibits the San Francisco Redevelopment Agency
10 from incurring any debt for that project after January 1, 2004 and from repaying any
11 such debt after January 1, 2019.

12 e. The redevelopment plans described and referred to in items 1 through 4
13 above are collectively referred to herein as the "Affected Redevelopment Plans."

14 f. Section 33333.6 of the Health and Safety Code (as it read in 2001)
15 required all redevelopment plans adopted on or before December 31, 1993 to establish
16 time limits for (a) incurring debt which shall not exceed 20 years from the adoption of
17 the redevelopment plan or January 1, 2004, whichever is later; and (b) repaying such
18 indebtedness which shall not exceed 10 years after the effectiveness of the
19 redevelopment plan or January 1, 2009, whichever is later.

20 g. In 2001, the California Legislature adopted Senate Bill 211 which, among
21 other things, amended Section 33333.6(e)(2) of the Health and Safety Code to allow
22 certain redevelopment plans to be amended by the Board of Supervisors of the City
23 and County of San Francisco by the adoption of an ordinance that eliminates the time
24 limits required under Section 33333.6 of the Health and Safety Code for the
25 establishment of loans, advances and indebtedness required prior to January 1, 2002.

1 h. The Agency has proposed eliminating the time limits for each of the
2 Redevelopment Plans on establishing and incurring loans, advances and
3 indebtedness as permitted under Senate Bill 211 and has transmitted to the Clerk
4 of the Board of Supervisors a certified copy of Agency Resolution 42-2003, adopted
5 April 8, 2003, recommending such an amendment to each of the Redevelopment
6 Plans. A copy of the Agency Resolution is on file with the Clerk of the Board of
7 Supervisors in File No. 030637.

8 i. On May 2, 2003, the Planning Department determined that the proposed
9 ordinance to eliminate the time limits for the establishment of loans, advances and
10 indebtedness is exempt from the California Environmental Quality Act (California
11 Public Resources Code Sections 21000 et seq. and hereafter referred to as "CEQA")
12 as a non-physical exemption under CEQA Guidelines Section 15060(c)(3) and Section
13 15378. A copy of the Planning Department's determination is on file with the Clerk of
14 the Board of Supervisors in File No. 030637 and is incorporated by reference
15 as though fully set forth herein. The Board of Supervisors adopts as its own the
16 determination of the City Planning Department as stated hereinabove.

17 j. The elimination of existing time limits for incurring debt under Senate Bill
18 211 does not change the deadlines for the expiration of the Affected Redevelopment
19 Plans and for repayment of debt associated with those plans.

20 k. By June 30, 2004, the Agency intends to seek, under Section 33333.7 of
21 the Health and Safety Code (Senate Bill 2113), the Board of Supervisors' approval to
22 extend the time for the repayment of debt in the Affected Redevelopment Plans for the
23 purpose of incurring additional debt exclusively for Low and Moderate Income Housing
24 Fund activities, unless the Board of Supervisors finds that the project area covered by
25

1 a particular Affected Redevelopment Plan contains significant blight and there exists a
2 need for additional tax increment revenues to alleviate the blight.

3 Section 2. Pursuant to Section 33333.6 (e)(2) of Health and Safety Code, the Board of
4 Supervisors of the City and County of San Francisco hereby approves the elimination of time
5 limits on the establishment of loans, advances and indebtedness as to each of the Affected
6 Redevelopment Plans referred to in Section 1 above,
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8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:

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12 DONNELL W. CHOY
13 Deputy City Attorney
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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 030637

Date Passed:

Ordinance approving, for the redevelopment plans listed below, the elimination of the existing time limits in each plan for establishment of loans, advances and indebtedness: (1) the Western Addition Area A-2 Redevelopment Plan, (2) the Yerba Buena Center Redevelopment Plan, (3) the Rincon Point - South Beach Redevelopment Plan, and (4) the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan.

May 9, 2003 Mayor — SUBSTITUTED

July 29, 2003 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 11 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin, Sandoval

August 12, 2003 Board of Supervisors — FINALLY PASSED

Ayes: 8 - Ammiano, Daly, Dufty, Gonzalez, Ma, Maxwell, McGoldrick, Newsom
Excused: 3 - Hall, Peskin, Sandoval

File No. 030637

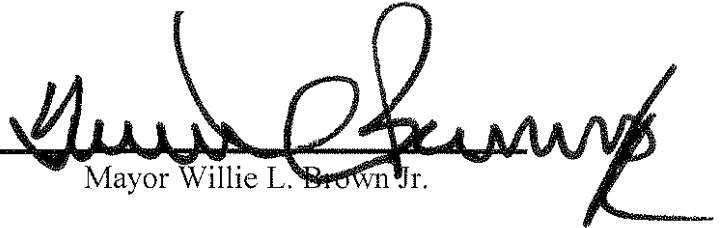
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on August 12, 2003
by the Board of Supervisors of the City and
County of San Francisco.



Kay Gulbengay
Acting Clerk of the Board

AUG 12 2003

Date Approved



Mayor Willie L. Brown Jr.