

FILE NO. 031983

RESOLUTION NO. 139-04

1 [Redevelopment Agency Budget.]

2

3 **Resolution (1) authorizing the issuance of refunding and capital improvement bonds in**

4 **one or more series by the City and County of San Francisco Redevelopment Financing**

5 **Authority in an amount not to exceed \$90,000,000 to refinance indebtedness previously**

6 **issued in 1993 and 1996 and provide additional funds for affordable housing; (2)**

7 **approving an amendment to the budget of the Redevelopment Agency of the City and**

8 **County of San Francisco for fiscal year 2003-2004, by increasing the Agency's tax**

9 **increment receipts in an amount not to exceed \$3,373,160 to provide funds for**

10 **payment of such amount to the Educational Revenue and Augmentation Fund,**

11 **authorizing the receipt of approximately \$10,000,000 from the sale of tax allocation**

12 **refunding and capital improvement revenue bonds and also increasing the Agency's**

13 **expenditure authority in an amount not to exceed ~~\$13,400,000~~\$13,373,160 to enable the**

14 **Agency's payment of \$3,373,160 to the Education Revenue and Augmentation Fund**

15 **and expenditure of bond proceeds in the amount of approximately \$10,000,000 for**

16 **affordable housing and related purposes; and (3) authorizing execution of a**

17 **Cooperation Agreement with the Redevelopment Agency of the City and County of San**

18 **Francisco that provides for the Agency's payment of ~~\$1,900,000~~\$1,912,094 to the City**

19 **and County of San Francisco from the proceeds of bonds to be issued in 2004, such**

20 **amount to constitute the Agency's deposit towards the purchase of one or more**

21 **underutilized sites to be conveyed to the Agency for affordable housing.**

22

23 WHEREAS, The Redevelopment Agency of the City and County of San Francisco (the

24 "Agency") is implementing various Redevelopment Plans and programs in the City and

25 ////

1 County of San Francisco (the "City") in accordance with the California Community  
2 Redevelopment Law (the "CRL"); and

3 WHEREAS, The Board of Supervisors previously authorized the formation of the City  
4 and County of San Francisco Redevelopment Financing Authority (the "Authority"), a joint  
5 powers agency formed by the Agency and the City to issue certain bonds; and,

6 WHEREAS, The Authority issued certain bonds in 1993 and 1996 to fund  
7 redevelopment activities, and the Agency has previously entered into loans relating to the  
8 payment of such previously issued bonds; and,

9 WHEREAS, In order to effect economic savings due to lower interest rates, the Agency  
10 desires to refund certain existing indebtedness to the Authority by repaying a portion of the  
11 Authority's 1993 Series B Tax Allocation Refunding Revenue Bonds, all of the Authority's  
12 1993 Series C Tax Allocation Revenue Bonds and all of the Authority's 1996 Series C  
13 Taxable Tax Allocation Revenue Bonds (collectively the "Prior Bonds") through the issuance  
14 of bonds ("the 2004 Bonds") to refund such Prior Bonds and provide additional funds in the  
15 approximate amount of \$10,000,000 for the Agency's Low and Moderate Income Housing  
16 Fund, which the Agency must use for development of housing affordable by low-income and  
17 moderate-income persons ("Affordable Housing"), and which the Agency must report to the  
18 Board as to the use of such funds on specific Affordable Housing developments; and the  
19 Agency wishes to enter into loans related to the issuance of the 2004 Bonds, each  
20 indebtedness to mature no later than the maturity dates of the indebtedness being  
21 refinanced; and,

22 WHEREAS, The Board of Supervisors' approved the issuance of the Authority's Prior  
23 Bonds as permitted by the applicable CRL provisions then in effect, and such approval  
24 included authorization for the Agency's loans related thereto and the Authority's refinancing of  
25 such indebtedness if economic savings could be achieved; and,

1 WHEREAS, Section 33606 of the CRL provides for approval by the Board of  
2 Supervisors, in its role as the Agency's Legislative Body, of the Agency's annual budget (the  
3 "Budget") and any amendments to the Budget; and,

4 WHEREAS, The Board of Supervisors approved the Agency's Budget for fiscal year  
5 2003-2004 by adoption of Resolution No. 604-03; and,

6 WHEREAS, The Agency wishes to amend its Budget for fiscal year 2003-04 to permit  
7 the receipt of additional tax increment in the amount of \$ 3,373,160 (sometimes referred to as  
8 the "Additional Tax Increment"), that the Agency will utilize to make a CRL required payment  
9 to the Education Revenue and Augmentation Fund in the same amount (the "ERAF  
10 Obligation"), and to increase the Agency's expenditure authority by an amount not to exceed  
11 ~~\$13,400,000~~\$13,373,160, to enable the Agency to pay the ERAF Obligation and use funds in  
12 the approximate amount of \$10,000,000 to be generated from the sale of the 2004 Bonds for  
13 Affordable Housing and for other redevelopment purposes consistent with the CRL; and,

14 WHEREAS, The Agency wishes to enter into a Cooperation Agreement with the City  
15 that obligates the Agency to utilize a portion of the funds expected to become available for  
16 Affordable Housing from the sale of the 2004 Bonds, in an amount not to exceed  
17 ~~\$1,900,000~~\$1,912,094, to pay such amount to the City, conditioned on the sale of the 2004  
18 Bonds as a deposit towards the Agency's purchase of one or more underutilized sites owned  
19 by the City, with the City's consent, for development of Affordable Housing and for other  
20 redevelopment purposes consistent with the CRL. A copy of the Cooperation Agreement is  
21 on file with the Clerk of the Board of Supervisors in File No. <sup>031983</sup>, which Agreement is hereby  
22 declared to be a part of this resolution as if set forth fully herein; now, therefore, be it

23 RESOLVED, That the Board of Supervisors of the City and County of San Francisco  
24 does hereby approve the issuance of the 2004 Bonds by the Authority and the making of  
25 loans to the Agency related thereto in an aggregate principal amount not to exceed

1 \$90,000,000 in order to reduce existing debt service and generate funds in the amount of  
2 approximately \$10,000,000 for Affordable Housing activities, provided that the 2004 Bonds  
3 and loans mature no later than the maturity dates of the indebtedness being refinanced and  
4 also hereby authorizes the execution of documents and other actions necessary for the  
5 issuance of the 2004 Bonds; and, be it

6 FURTHER RESOLVED, That for the purpose of Section 33333.6(h) of the CRL, the  
7 refinancing of the loans financed with the Authority's Prior Bonds to achieve debt savings was  
8 provided for in the applicable documents and authorized by the Board of Supervisors when  
9 those loans and the Prior Bonds were approved and authorized in 1993 and 1996,  
10 respectively; and, be it

11 FURTHER RESOLVED, That for the purpose of preserving the amount of unallocated  
12 tax revenue established under the approved redevelopment plans for the India Basin  
13 Industrial Park Redevelopment Project Area and the Hunters Point Redevelopment Project  
14 Area, the reallocation of a portion of the amount payable under the existing loans for those  
15 Project Areas to the Rincon Point-South Beach Redevelopment Project Area is hereby  
16 approved; and, be it

17 FURTHER RESOLVED, That an amendment to the fiscal year 2003-2004 Budget of  
18 the Agency is hereby approved, for the purpose of authorizing the Agency to: (a) receive  
19 Additional Tax Increment in an amount not to exceed \$3,373,160, and increases the  
20 Agency's expenditure authority by an amount not to exceed ~~\$13,400,000~~ \$13,373,160 to  
21 enable the Agency to pay the fiscal year 2003-2004 ERAF Obligation in the amount of  
22 \$3,373,160 and require permit the use of funds in the approximate amount of \$10,000,000  
23 expected to be generated from the sale of the 2004 Bonds for Affordable Housing and the  
24 submission of a written report to the Board on the expenditure of such funds on specific  
25 Affordable Housing developments within 180 days after all such funds have been expended;

1 and (b) subject to the sale of the 2004 Bonds, to pay the City an amount not to exceed  
2 ~~\$1,900,000~~\$1,912,094 as the Agency's prepayment of a deposit which the City will apply  
3 towards the cost of the Agency's acquisition of one or more underutilized properties owned by  
4 the City, with the City's consent, for development of Affordable Housing and other purposes  
5 authorized by the CRL; and, be it

6 FURTHER RESOLVED, That the execution by the Mayor of a Cooperation Agreement  
7 with the Agency is also authorized, in substantially the form on file with the Clerk of the Board  
8 of Supervisors in File No. <sup>031983</sup>, that requires the Agency to pay the City an amount not to  
9 exceed ~~\$1,900,000~~\$1,912,094 as a deposit towards the Agency's purchase of one or more  
10 City-owned sites to be identified by the City, which City staff determines to be underutilized,  
11 and obligates the City to apply such payment as the Agency's deposit towards the purchase  
12 price of such site.

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# City and County of San Francisco

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

## Tails

## Resolution

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**File Number:** 031983

**Date Passed:**

Resolution (1) authorizing the issuance of refunding and capital improvement bonds in one or more series by the City and County of San Francisco Redevelopment Financing Authority in an amount not to exceed \$90,000,000 to refinance indebtedness previously issued in 1993 and 1996 and provide additional funds for affordable housing; (2) approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for fiscal year 2003-2004, by increasing the Agency's tax increment receipts in an amount not to exceed \$3,373,160 to provide funds for payment of such amount to the Educational Revenue and Augmentation Fund, authorizing the receipt of approximately \$10,000,000 from the sale of tax allocation refunding and capital improvement revenue bonds and also increasing the Agency's expenditure authority in an amount not to exceed \$13,373,160 to enable the Agency's payment of \$3,373,160 to the Education Revenue and Augmentation Fund and expenditure of bond proceeds in the amount of approximately \$10,000,000 for affordable housing and related purposes; and (3) authorizing execution of a Cooperation Agreement with the Redevelopment Agency of the City and County of San Francisco that provides for the Agency's payment of \$1,912,094 to the City and County of San Francisco from the proceeds of bonds to be issued in 2004, such amount to constitute the Agency's deposit towards the purchase of one or more underutilized sites to be conveyed to the Agency for affordable housing.

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March 9, 2004 Board of Supervisors — ADOPTED

Ayes: 9 - Alioto-Pier, Daly, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Peskin, Sandoval

Excused: 2 - Ammiano, Dufty


File No. 031983

I hereby certify that the foregoing Resolution was ADOPTED on March 9, 2004 by the Board of Supervisors of the City and County of San Francisco.

MAR 10 2004

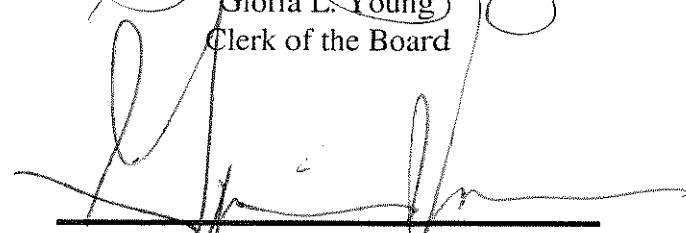
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Date Approved



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Gloria L. Young  
Clerk of the Board



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Mayor Gavin Newsom