

**Kate White, Executive Director
ULI San Francisco**

The Post-Redevelopment Tool-shed

Panel: Smart and Green: Could Housing Trends Bolster Sustainable Building Patterns?

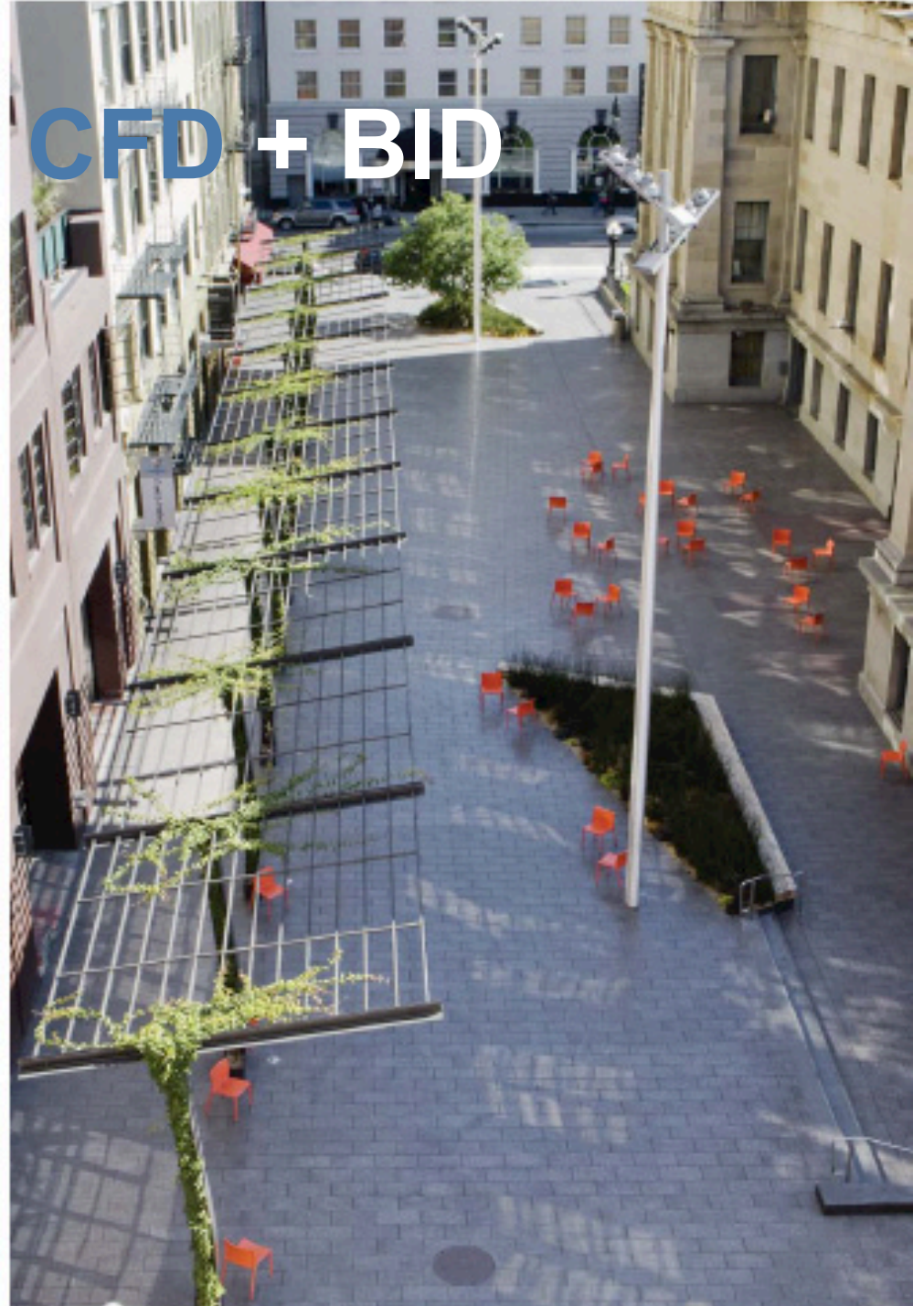
New Partners for Smart Growth Conference
February 2, 2012
San Diego

The Post-Redevelopment Tool-shed:

- Development Agreements (DAs)
- Infrastructure Financing Districts (IFDs)
- Mello-Roos Community Facility Districts (CFDs)
- Business Improvement Districts (BIDs)
- Transferable Development Rights (TDRs)
- Transfer Fees

Mint Plaza: before & after

Mint Plaza CFD + BID



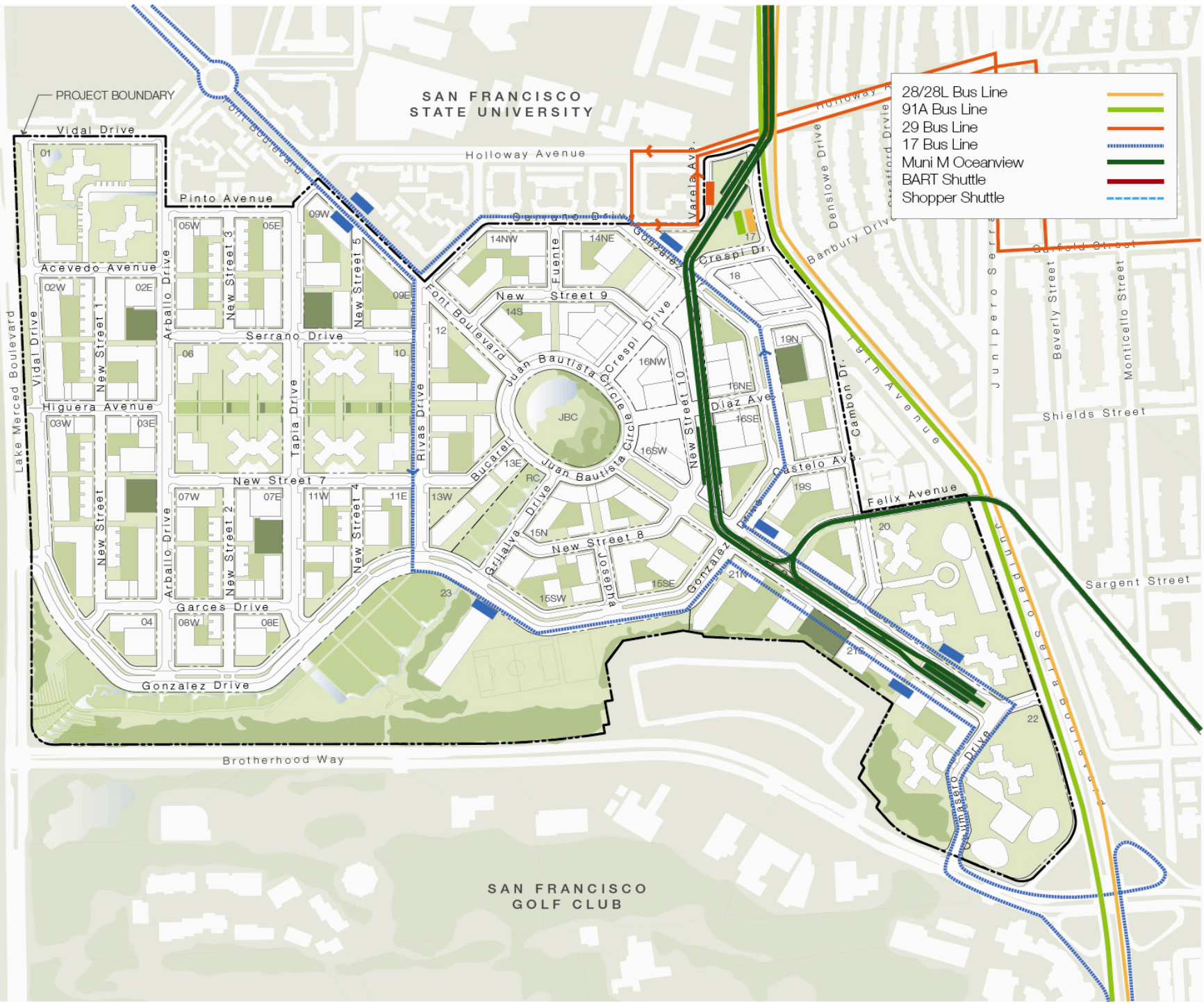
Rincon Hill **IFD** + CBD



Parkmerced: DA + IFD



SAN FRANCISCO STATE UNIVERSITY



PROJECT BOUNDARY

- 28/28L Bus Line
- 91A Bus Line
- 29 Bus Line
- 17 Bus Line
- Muni M Oceanview
- BART Shuttle
- Shopper Shuttle

SAN FRANCISCO GOLF CLUB