

File No. 200119

Committee Item No. _____

Board Item No. 15

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: April 14, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

- Hearing Notice and Proof of Publishing - April 3, 2020
- Port Presentation
- _____
- _____
- _____
- _____

Prepared by: Brent Jalipa

Date: April 9, 2020

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, April 14, 2020

Time: 3:00 p.m.

Location: WATCH AT San Francisco Cable Channel 26 and www.sfgovtv.org
PARTICIPATE at <https://sfbos.org/remote-meeting-call>
The agenda packet and legislative files will be available at <https://sfbos.org/legislative-research-center-lrc> or by calling (415) 554-5184

Subject: **File No. 200119.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 14, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation related to Special Tax District No. 2020-1 (Mission Rock Facilities and Services); a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$ 3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to Resolution No. 84-20 (File No. 200117), adopted on February 25, 2020.

DATED/POSTED: April 3, 2020
PUBLISHED: April 3, 2020

Continues on Next Page

Special Tax District No. 2020-1
(Mission Rock Facilities and Services)

On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Establish") declaring the intention to establish "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") and a future annexation area (the "Future Annexation Area") for the Special Tax District under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution of Intention-Establish was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution of Intention-Establish, the Board of Supervisors gives notice as follows:

1. The text of the Resolution of Intention-Establish, with Exhibits A and B thereto, as adopted by the Board of Supervisors, is on file with the Clerk of the Board of Supervisors in File No. 200117 and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention-Establish is summarized as follows:

- a. Under the Code, the Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.
- b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.
- c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned on the properties in the Special Tax District.
- d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.
- e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.
- f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention (“Rate and Method”). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

2. The public hearing will be held on Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt

On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

1. Reference is hereby made to the entire text of the Resolution of Intention-Debt, a complete copy of which is on file with the Clerk of the Board of Supervisors in File No. 200118. The text of the Resolution of Intention-Debt is summarized as follows:

- a. The Board of Supervisors has adopted the Resolution of Intention-Establish declaring the intention to establish the Special Tax District and a future annexation area for the Special Tax District for the purpose of financing, among other things, certain facilities (the "Facilities"), certain services and certain incidental expenses, as further provided in the Resolution of Intention-Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.
- b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit").
- c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

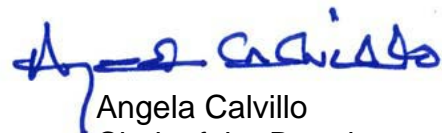
d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code (“Bonds”) in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses (“Advances”), which repayment obligation (“Repayment Obligation”) may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 10, 2020.



Angela Calvillo
Clerk of the Board

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3358260

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

BJ - 200119 - Mission Rock CFD - Hearing Notice

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/03/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1869.75
Total	\$1869.75

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, April 14, 2020 **Time:** 3:00 p.m.
Location: WATCH AT San Francisco Cable Channel 26 and www.sfgovtv.org
PARTICIPATE at <https://sfbos.org/remotemeeting-call>
The agenda packet and legislative files will be available at <https://sfbos.org/legislative-research-center-lrc> or by calling (415) 554-5184

Subject: File No. 200119. Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 14, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation related to Special Tax District No. 2020-1 (Mission Rock Facilities and Services); a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to Resolution No. 84-20 (File No. 200117), adopted on February 25, 2020.

Special Tax District No. 2020-1 (Mission Rock Facilities and Services) On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State

of California, adopted a resolution (the "Resolution of Intention-Establish") declaring the intention to establish "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") and a future annexation area (the "Future Annexation Area") for the Special Tax District under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution of Intention-Establish was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution of Intention-Establish, the Board of Supervisors gives notice as follows:

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a. Under the Code, the Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.

b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.

c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned to the properties in the Special Tax District.

d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made



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a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention ("Rate and Method"). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

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3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered

voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of

Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

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Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.

b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit").

c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code ("Bonds") in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses ("Advances"), which repayment obligation ("Repayment Obligation") may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of

the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

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PUBLIC NOTICES

SAN MATEO COUNTY: 650-556-1556
E-mail: smlegals@sfmediaco.com

SAN FRANCISCO: 415-314-1835
E-mail: sflegals@sfmediaco.com

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GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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b. The purpose of the Special Tax District is to provide for the financing of certain facilities (the "Facilities"), services (the "Services") and incidental expenses (the "incidental expenses") as more fully described in the Resolution of Intention and Exhibit A thereto.

c. The method of financing the Facilities, Services and incidental expenses is through the imposition and levy of special taxes (the "Special Taxes") to be apportioned on the properties in the Special Tax District.

d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and Services and the estimated costs of the Facilities and Services. The Special Tax District Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors in File No. 200120.

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and the Special Taxes will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District and the Future Annexation Area, the Facilities, the Services, the incidental expenses and the Special Taxes.

In the Resolution of Intention-Establish, the Board of Supervisors resolved that the proposed rate and method of apportionment of special taxes among the parcels of real property within the Special Tax District was included in Exhibit B of the Resolution of Intention ("Rate and Method"). However, the version of the Rate and Method included in Exhibit B of the Resolution of Intention-Establish accidentally omitted portions of the Rate and Method. The complete version of the Rate and Method is attached as Exhibit C to the Special Tax District Report on file with the Clerk of the Board of Supervisors in File No. 200120.

2. The public hearing will be held on Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San

Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the Special Tax District, the extent of the Special Tax District or the furnishing of the specified Facilities, Services or incidental expenses may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Special Tax District, or the owners of one-half or more of the area of land in the territory proposed to be included in the Special Tax District and not exempt from the Special Taxes, file written protests against the establishment of the Special Tax District and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District or levy the Special Tax for period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities, Services or incidental expenses within the Special Tax District, or against levying a specified Special Tax, those types of Facilities, Services or incidental expenses or the specified Special Tax will be eliminated from the proceedings to form the Special Tax District.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of Special Taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District may be made orally or in writing by any interested person. Any person interested may file a protest in writing as provided in Section 53339.5 of the Mello-Roos Act. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area and not exempt from the Special Tax, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the Board of Supervisors.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Taxes for voter approval at a special election. The Special Taxes require the approval of 2/3rds of the votes cast at a special

election by the property owner voters of the Special Tax District, with each owner having one vote for each acre or portion thereof such owner owns in the Special Tax District that is not exempt from the Special Taxes.

Bonded Indebtedness and Other Debt On February 25, 2020, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City"), State of California, adopted a resolution (the "Resolution of Intention-Debt") declaring the intention to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 for the "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"). The Resolution was signed by the Mayor of the City on March 6, 2020. Under the Code and the Resolution, the Board of Supervisors gives notice as follows:

1. Reference is hereby made to the entire text of the Resolution of Intention-Debt, a complete copy of which is on file with the Clerk of the Board of Supervisors in File No. 200118. The text of the Resolution of Intention-Debt is summarized as follows:

a. The Board of Supervisors has adopted the Resolution of Intention-Establish declaring the intention to establish the Special Tax District and a future annexation area for the purpose of financing, among other things, certain facilities (the "Facilities"), certain services and certain incidental expenses, as further provided in the Resolution of Intention-Establish. The Resolution of Intention-Establish is on file with the Clerk of the Board of Supervisors in File No. 200117.

b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$3,700,000,000 and, in order to finance such costs, it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in the amount of not more than \$3,700,000,000 (the "Limit"). c. The proposed bonded indebtedness and other debt is to finance the Facilities and incidental expenses, including acquisition and improvement costs and all costs incidental to or connected with the accomplishment of such purposes and of the financing thereof, as permitted by the Code.

d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other debt provided by the Code ("Bonds") in one or more series in the maximum aggregate principal amount of not to exceed the Limit, bearing interest payable semi-annually or in such other manner as the Board of Supervisors determines, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such Bonds, and maturing not later than 40 years from the date of the

issuance of the Bonds.

e. The Bonds may include an agreement by the Special Tax District (or the City on behalf of the Special Tax District) to repay the City for one or more advances of land proceeds and other sources of funding to pay the costs of the Facilities and incidental expenses ("Advances"), which repayment obligation ("Repayment Obligation") may be evidenced by a promissory note ratified or executed by the Special Tax District (or the City on behalf of the Special Tax District) in favor of the City, acting through the San Francisco Port Commission. Because the City expects to repay the Repayment Obligation with, among other sources, special taxes levied in the Special Tax District and proceeds of Bonds incurred by or on behalf of the Special Tax District, (i) the Repayment Obligation shall be included in the calculation of the Limit and (ii) any Bonds incurred by or on behalf of the Special Tax District to repay the Repayment Obligation (and the related costs of issuance and costs of funding a debt service reserve fund) shall not be included in the calculation of the Limit.

2. On Tuesday, April 14, 2020, at 3:00 p.m. or as soon as possible thereafter, at San Francisco Cable Channel 26 and www.sfgovtv.org, San Francisco, California, the Board of Supervisors will hold a public hearing on the necessity of incurring Bonds for the Special Tax District in an amount not to exceed the Limit (calculated in accordance with the Resolution of Intention-Establish).

3. At the public hearing, the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed Bonds, will be heard. Interested persons may submit written protests or comment to the Clerk of the Board of Supervisors, City and County of San Francisco.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or at board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 10, 2020.

Angela Calvillo Clerk of the Board

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, APRIL 13, 2020 - 1:30 PM
NOTICE IS HEREBY GIVEN

THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 200086. Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. File No. 200087. Ordinance amending the Planning Code and Zoning Map to create the Bayview Industrial Triangle Cannabis Restricted Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN (888) 204-5984 / Access Code: 3501008. As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors. Persons are encouraged to submit written comments electronically to Erica Major, Land Use and Transportation Committee Clerk, at Erica.Major@sfgov.org. These comments will be made part of the official public record in these matters and shall be brought to the attention of the Committee. Information relating to these matters can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to these matters will be available for public review on Friday, April 10, 2020.

public review on Friday, April 10, 2020.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE APRIL 13, 2020 - 1:30 PM

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Subject: Potrero Power Station Mixed-Use Project File No. 200174. Ordinance amending the General Plan to revise the Central Waterfront Plan, the Commerce and Industry Element, the Recreation and Open Space Element, the Transportation Element, the Urban Design Element, and the Land Use Index, to reflect the Potrero Power Station Mixed-Use Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. File No. 200039. Ordinance amending the Planning Code and Zoning Map to establish the Potrero Power Station Special Use District, generally bound by 22nd Street and the southern portion of the newly created Craig Lane to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. File No. 200040. Ordinance approving a Development Agreement between the City and County of San Francisco and California Barrel Company LLC, a California limited liability company, for the Potrero Power Station Mixed-Use Project at the approximately 29-acre site generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, in the southeast part of San Francisco, with various public benefits, including 30% affordable housing and approximately 6.9 acres of publicly-accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); making public trust findings in accordance with the approval of a ground lease of Port-owned land; approving specific development impact fees and waiving any conflicting provisions in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, 82, and 99, Planning Code, Sections 169 and 138.1, Public Works

Code, Section 806(d), and Subdivision Code, Section 1348; and ratifying certain actions taken in connection therewith, as defined herein. In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN (888) 204-5984 / Access Code: 3501008. As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors. Persons are encouraged to submit written comments electronically to Erica Major, Land Use and Transportation Committee Clerk, at Erica.Major@sfgov.org. These comments will be made part of the official public record in these matters and shall be brought to the attention of the members of the Committee. Information relating to these matters can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to these matters will be available for public review on Friday, April 10, 2020.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE

APRIL 13, 2020 - 1:30 PM
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 191002. Ordinance amending the Planning Code to modify the Geary-Masonic Special Use District regarding minimum parking requirements, ground floor ceiling heights, and to allow payment of an inclusionary housing fee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302. If this legislation passes, developers within the Geary-Masonic Special Use District would be required to submit payment for the Affordable Housing Fee under Planning Code, Section 415 et seq. The payment shall be for on-site units for a project providing owned units, rental units, or

Mission Rock Community Facilities Districts Formation

Public Hearing and Formation

Board of Supervisors
April 14, 2020
Port of San Francisco



Presentation Overview

- Mission Rock Project
- Project Financing Structure
- Overview of the Special Tax District
- Next Steps



Mission Rock Overview

At completion:

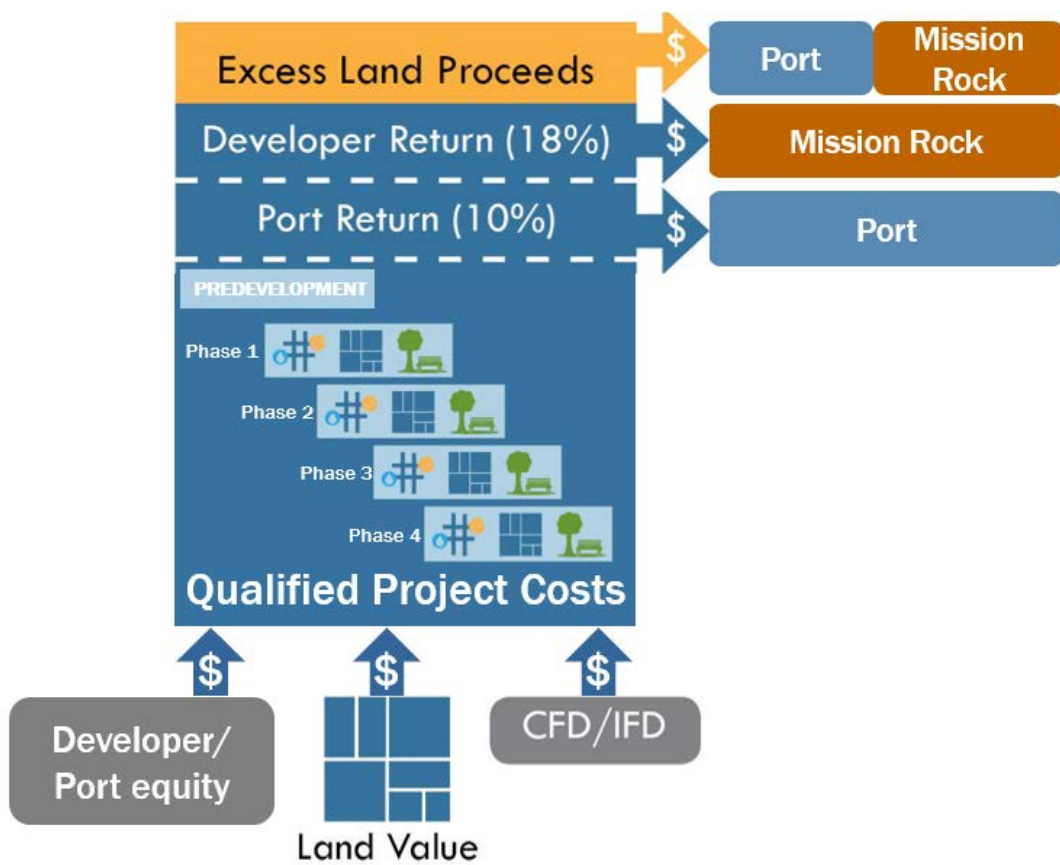
- 28 acres, 2.7 – 2.8M GSF
- 1,200 units of housing
- 1.0 – 1.4M GSF office
- 240K GSF retail/PDR
- 8 acres of parks and open space

Public Benefits:

- 40 percent on-site affordable housing
- First Source, Prevailing Wage, LBE, Local Hire, and Workforce Training Program
- TDM program
- Rehabilitation of Historic Pier 48
- Sea level rise protections
- On-site childcare



Project Funding Structure



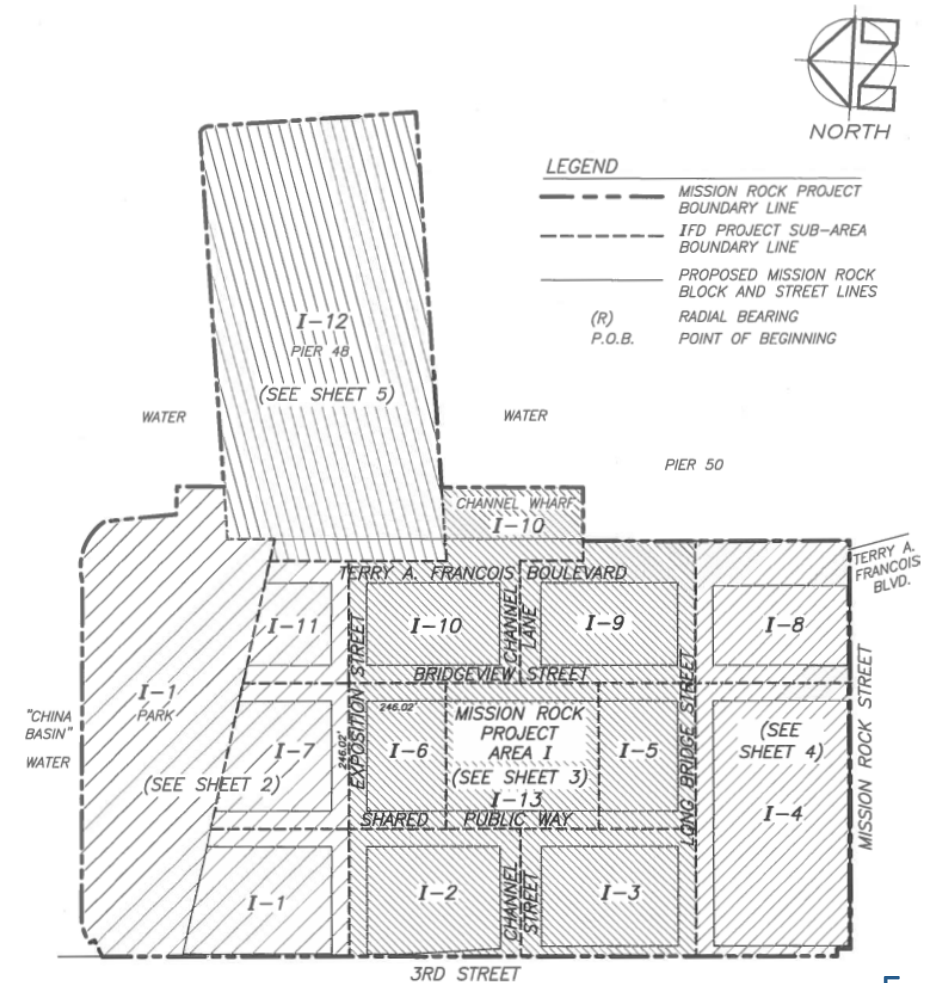
Strategies to limit Developer Capital and Return:

- Use CFD/IFD sources when possible
- Maximize public financing
- Use tax-exempt debt
- Use Port Capital

Public Financing Actions to Date

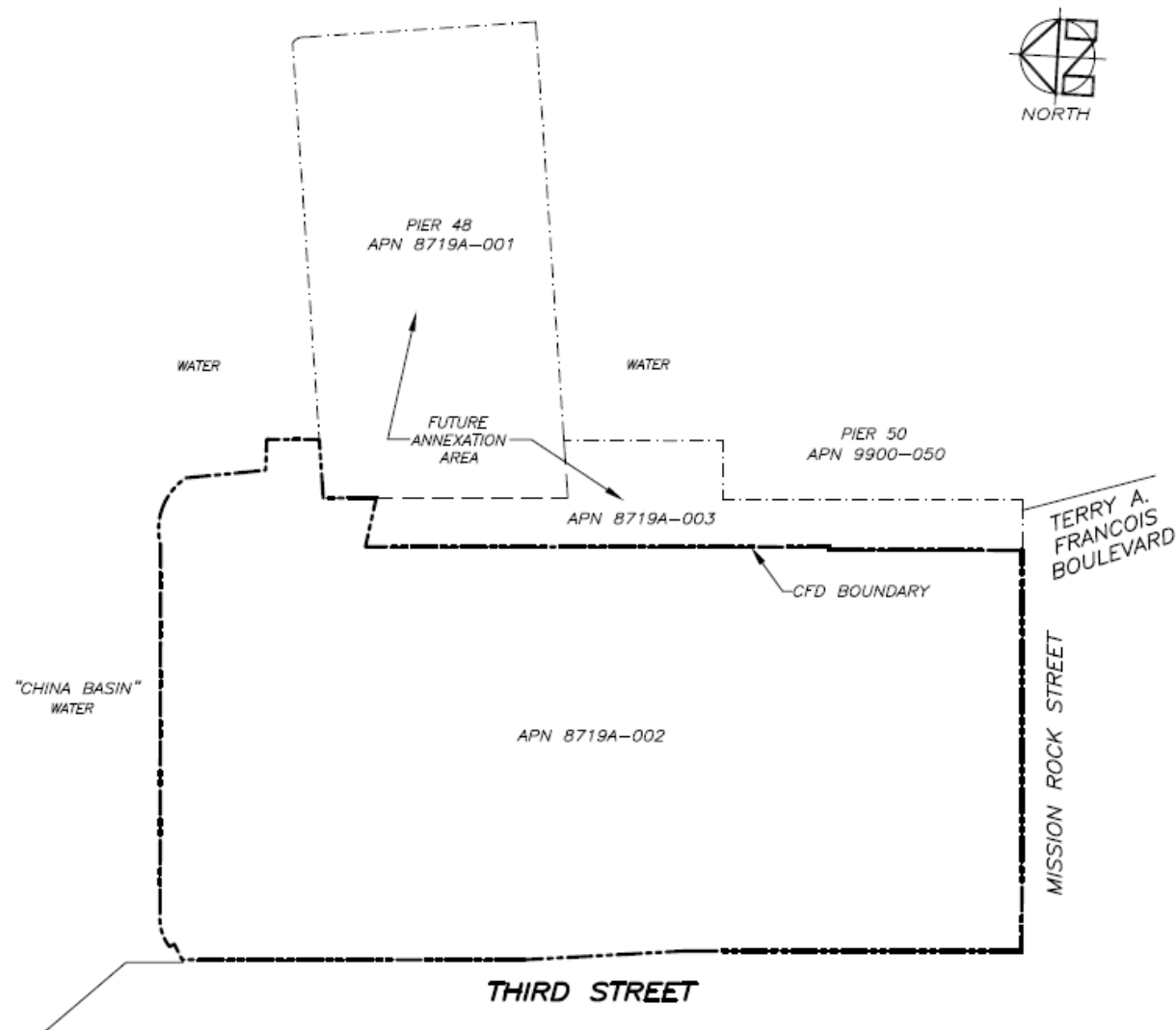
The Board of Supervisors previously authorized:

- Infrastructure Financing District (IFD) Project Area I in February 2018
- Amendments to the City's Special Tax Law to align to Pier 70 and Mission Rock projects in September 2019
- Resolution of Intention to Form the Mission Rock CFD in February 2020



Mission Rock CFD

- Single Mission Rock CFD
 - Includes all 11 parcels
 - Pier 48 is an annexation area
- Four types of taxes
 - Development Tax
 - Office Tax
 - Shoreline Tax
 - Services Tax



Current CFD Legislation for Formation

At April 14th Meeting:

1. Resolution of Formation
2. Resolution Determining Necessity Debt
3. Resolution Calling Special Election

At April 28th Meeting:

1. Resolution Declaring Results of Election
2. Resolution Authorizing Bonds
3. Ordinance Levying Special Taxes



CFD Taxes and Uses

Development Tax

- Funds infrastructure and parks
- 40 years bonding authority

Office Tax

- Funds infrastructure and parks
- More flexible than development tax
- Exists for 120 years

Shoreline Tax

- Funds shoreline protection studies and facilities
- Exists for 120 years

Services Tax

- Funds ongoing operations and maintenance for site
- Exists in perpetuity



What's Next?

- **Mid-2020:** Issue CFD bonds to fund infrastructure, roads, utilities, and parks





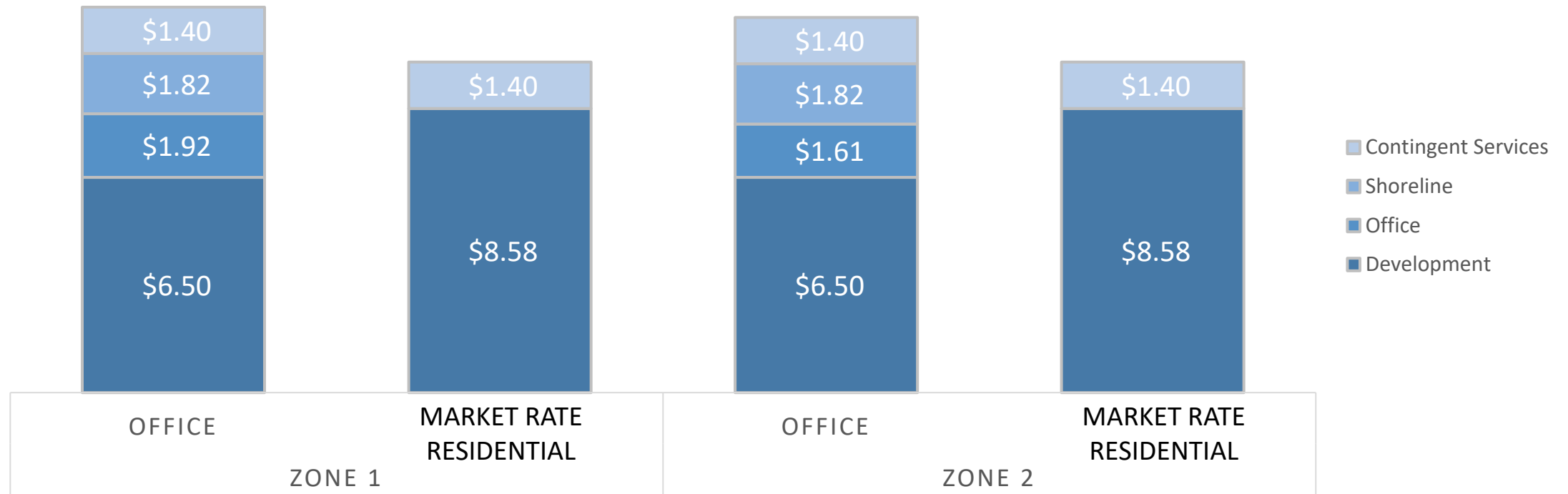
QUESTIONS?

LATER SLIDES FOR REFERENCE ONLY

Mission Rock Tax Rates

Tax Zone	Land Use	Parcels	Tax	Rate/sq. ft	
Zone 1	Market Rate Residential	A, F	Development	\$ 8.58	
			Contingent Services	\$ 1.40	
	Office	B, G	Development	\$ 6.50	
			Office	\$ 1.92	
			Shoreline	\$ 1.82	
			Contingent Services	\$ 1.40	
	Zone 2	Market Rate Residential	D1, F, K, H*, I*, J*	Development	\$ 8.58
				Contingent Services	\$ 1.40
Office		C, E, H*, I*, J*	Development	\$ 6.50	
			Office	\$ 1.61	
			Shoreline	\$ 1.82	
			Contingent Services	\$ 1.40	
Future Annexation Area		TBD	Pier 48	Development	TBD
				Office	TBD
	Shoreline			TBD	
	Services			TBD	

Mission Rock Tax Rates



Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Committee of the Whole - Special Tax District No. 2020-1 (Mission Rock Facilities and Services) - April 7, 2020, at 3:00 p.m.

The text is listed:

Hearing of the Board of Supervisors sitting as a Committee of the Whole on April 7, 2020, at 3:00 p.m., to hold a public hearing to consider the following legislation to form Special Tax District No. 2020-1 (Mission Rock Facilities and Services); a Resolution proposing the formation of the Special Tax District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area (File No. 200120); a Resolution determining necessity to incur bonded indebtedness and other debt in an aggregate principal amount not to exceed \$ 3,700,000,000 (File No. 200121); a Resolution calling a special election for the Special Tax District No. 2020-1 (File No. 200122); a Resolution declaring the results of the special election (File No. 200123); a Resolution authorizing and ratifying issuance of bonded indebtedness and other debt in an aggregate principal amount not to exceed \$3,700,000,000 (File No. 200124); and an Ordinance levying Special Taxes for the Special Tax District No. 2020-1 (File No. 200125); scheduled pursuant to the Resolution in File No. 200117, adopted on February 25, 2020.

Signature of Sponsoring Supervisor:

Olivia Gomez

File No. 200119