

File No. 101115

Committee Item No. 8

Board Item No. 54

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date October 18, 2010

Board of Supervisors Meeting

Date October 19, 2010

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

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Completed by: Alisa Somera Date October 14, 2010

Completed by: Alisa Somera Date October 19, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [Directing the Director of the Office of Economic and Workforce Development to Prepare an  
2 Infrastructure Financing Plan]

3 **Resolution authorizing and directing the Director of the Office of Economic and**  
4 **Workforce Development to prepare a report for Infrastructure Financing District No. 1**  
5 **(Rincon Hill Area) and determining other matters related thereto.**  
6  
7

8 **RESOLVED, By the Board of Supervisors (Board of Supervisors) of the City and**  
9  
10 **County of San Francisco (City), State of California that:**

11 **WHEREAS, Under Government Code Section 53395 et seq. (IFD Law), this Board of**  
12 **Supervisors is authorized to establish an infrastructure financing district and to act as the**  
13 **legislative body for an infrastructure financing district; and**

14 **WHEREAS, On the date hereof, pursuant to a resolution entitled "Resolution of**  
15 **Intention to establish Infrastructure Financing District No. 1 (Rincon Hill Area) to finance the**  
16 **construction and/or acquisition of capital improvements in the Rincon Hill area; to call a public**  
17 **hearing on the formation of the district and to provide public notice thereof; and other matters**  
18 **related thereto" (Resolution of Intention), this Board of Supervisors declared its intention to**  
19 **conduct proceedings to establish the "City and County of San Francisco Infrastructure**  
20 **Financing District No. 1 (Rincon Hill Area)" (IFD); and**

21 **WHEREAS, The IFD Law requires this Board of Supervisors, after adopting the**  
22 **Resolution of Intention, to designate and direct an appropriate official to prepare an**  
23 **infrastructure plan; now, therefore, be it**

24 **RESOLVED, By the Board as follows:**  
25

1           Section 1.    The Director of the Office of Economic and Workforce Development or  
2 the Director of the Office of Public Finance is hereby authorized and directed to prepare, or  
3 cause to be prepared, a report in writing (the "Infrastructure Financing Plan"), which is  
4 consistent with the general plan of the City and includes all of the following:

5           (a)    A map and legal description of the proposed IFD.

6           (b)    A description of the public facilities required to serve the development proposed  
7 in the area of the IFD including those to be provided by the private sector, those to be  
8 provided by governmental entities without assistance under the IFD Law, those public  
9 improvements and facilities to be financed with assistance from the proposed IFD (the  
10 "Facilities"), and those to be provided jointly. The description shall include the proposed  
11 location, timing, and costs of the public improvements and facilities.

12          (c)    A finding that the Facilities are of communitywide significance and provide  
13 significant benefits to an area larger than the area of the IFD.

14          (d)    A financing section, which shall contain all of the following information:

15           (1)    A specification of the maximum portion of the incremental tax revenue of the  
16 City and of each affected taxing entity proposed to be committed to the IFD for each year  
17 during which the IFD will receive incremental tax revenue; provided however such portion of  
18 incremental tax revenue need not be the same for all affected taxing entities, and such  
19 portion may change over time.

20           (2)    A projection of the amount of tax revenues expected to be received by the IFD in  
21 each year during which the IFD will receive tax revenues, including an estimate of the amount  
22 of tax revenues attributable to each affected taxing entity for each year.

23           (3)    A plan for financing the Facilities, including a detailed description of any  
24 intention to incur debt.

1 (4) A limit on the total number of dollars of taxes that may be allocated to the IFD  
2 pursuant to the plan.

3 (5) A date on which the IFD will cease to exist, by which time all tax allocation to the  
4 IFD will end. The date shall not be more than 30 years from the date on which the ordinance  
5 forming the IFD is adopted.

6 (6) An analysis of the costs to the City of providing facilities and services to the area  
7 of the IFD while the area is being developed and after the area is developed. The plan shall  
8 also include an analysis of the tax, fee, charge, and other revenues expected to be received  
9 by the City as a result of expected development in the area of the IFD.

10 (7) An analysis of the projected fiscal impact of the IFD and the associated  
11 development upon each affected taxing entity.

12 Section 2. The Director of the Office of Economic and Workforce Development or  
13 the Director of Public Finance shall send the Infrastructure Financing Plan to (i) the Planning  
14 Commission of the City, (ii) this Board of Supervisors, (iii) each owner of land within the  
15 proposed IFD and (iv) each affected taxing entity. The Director of the Office of Economic and  
16 Workforce Development or the Director of the Public Finance shall also send to the owners of  
17 land within the proposed IFD and the affected taxing entities any report required by the  
18 California Environmental Quality Act (Division 13 (commencing with Section 21000) of the  
19 Public Resources Code) that pertains to the proposed Facilities or the proposed development  
20 project for which the Facilities are needed.

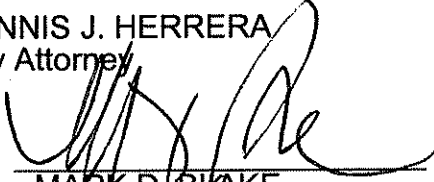
21 The Clerk of the Board of Supervisors shall make the Infrastructure Financing Plan  
22 available for public inspection.

23 Section 3. The Director of the Office of Economic and Workforce Development or  
24 the Director of Public Finance shall consult with each affected taxing entity, and, at the  
25

1 request of any affected taxing entity, shall meet with representatives of the affected taxing  
2 entity.

3 Section 4. The Director of the Office of Economic and Workforce Development, the  
4 Director of Public Finance, the Clerk of the Board of Supervisors and all other officers and  
5 agents of the City are hereby authorized and directed to take all actions necessary or  
6 advisable to give effect to the transactions contemplated by this Resolution.

7  
8 APPROVED AS TO FORM:

9 DENNIS J. HERRERA  
10 City Attorney  
11   
12 By: MARK D. BLAKE  
13 Deputy City Attorney

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**EXHIBIT A**

**CITY AND COUNTY OF SAN FRANCISCO  
Infrastructure Financing District No. 1  
San Francisco Rincon Hill Area**

**DESCRIPTION OF FACILITIES TO BE FINANCED BY THE IFD**

San Francisco Planning Code Section 318.1 contains tables listing most of the public facilities included in the Rincon Hill Area Plan to be fully or partially financed by the IFD. Below is a more explanatory list of the proposed public improvements:

1. Living Street Open Space – Major streetscape improvements, including substantial sidewalk widening and extensive landscaping, on Spear, Main, and Beale Streets, from Folsom to the Embarcadero.

2. Pedestrian Safety and Streetscape Improvements – General streetscape improvements, including sidewalk widening, landscaping, street lighting, bulb-outs, pedestrian signals, crosswalks, and sidewalk furnishings, on Fremont and First Streets (south of Folsom Street) and on Harrison Street between Essex and Embarcadero.

3. Traffic Calming to Residential Alleys – Decorative paving, landscaping, raised crosswalks, and other measures on Guy and Lansing Streets.

4. Rincon Hill Park – Acquisition and development of public park at Fremont/Harrison on Caltrans site.

5. Essex Hillside Park – Landscaping, terracing, and improvements to the public property and public stairway on the east side of Essex Street.

6. Guy Place Park – The Rincon Hill Plan also identified acquisition and development of a public “pocket park” at a vacant lot on Guy Place. As a result of this policy a new park site and project was added to the Rincon Hill Plan’s public improvement list but not specifically identified in the Planning Code. This improvement includes acquisition and all landscape and hardscape improvements to the new site.

7. Sailor’s Union of the Pacific Community Center – Capital funds to make ADA, seismic, and minor tenant improvements for a community or arts center (long-term public lease) at the privately-owned historic Sailor’s Union of the Pacific building at the corner of 1<sup>st</sup> and Harrison Streets.

8. Library Services – Per SFPL estimates of a cost of \$69/new resident to increase library resources to serve new residents.