

File No. 161118

Committee Item No. \_\_\_\_\_

Board Item No. 42.

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: January 24, 2017

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input 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 and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <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

**(Click the text below for a direct link to the document)**

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Legislation Exhibit A</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Controller letter- November 14, 2016</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>IRFD Map</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Director of Elections letter - January 13, 2017</u>                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>IRFD petition waivers</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing notice - printed January 15, 8, and 1, 2017, and<br/>December 25, 2016</u> |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: John Carroll

Date: January 19, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Calling Special Election - Infrastructure and Revitalization Financing District No. 1 (Treasure  
2 Island)]

3 **Resolution calling a special election for City and County of San Francisco**  
4 **Infrastructure and Revitalization Financing District No. 1 (Treasure Island); and**  
5 **determining other matters in connection therewith.**

6  
7 WHEREAS, Under Chapter 2.6 of Part 1 of Division 2 of Title 5 of the California  
8 Government Code, commencing with Section 53369 (the "IRFD Law"), this Board of  
9 Supervisors is authorized to establish an infrastructure and revitalization financing district and  
10 to act as the legislative body for an infrastructure and revitalization financing district; and

11 WHEREAS, Pursuant to IRFD Law Section 53369.5, an infrastructure and revitalization  
12 financing district may be divided into project areas; and

13 WHEREAS, This Board of Supervisors has adopted a resolution entitled "Resolution  
14 proposing adoption of infrastructure financing plan and formation of City and County of San  
15 Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and  
16 project areas therein; providing for future annexation; and determining other matters in  
17 connection therewith" (the "Resolution Proposing Formation"), on file with the Clerk of the  
18 Board of Supervisors in File No. 161117, proposing (i) the formation of (a) the "City and  
19 County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure  
20 Island)" (the "IRFD"), (b) "Project Area A of the City and County of San Francisco  
21 Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" ("Project Area A")  
22 as a project area within the IRFD, (c) "Project Area B of the City and County of San Francisco  
23 Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" ("Project Area B")  
24 as a project area within the IRFD, (d) "Project Area C of the City and County of San Francisco  
25 Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" ("Project Area C")

1 as a project area within the IRFD, (v) "Project Area D of the City and County of San Francisco  
2 Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" ("Project Area D")  
3 as a project area within the IRFD, and (e) "Project Area E of the City and County of San  
4 Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" ("Project  
5 Area E" and, together with Project Area A, Project Area B, Project Area C and Project Area D,  
6 the "Initial Project Areas" and together with any future project areas that may be established in  
7 the IRFD, the "Project Areas") as a project area within the IRFD, in each case, pursuant to the  
8 IRFD Law to finance certain facilities (the "Facilities"), (ii) approval of an infrastructure  
9 financing plan for the IRFD and the Project Areas ("Infrastructure Financing Plan"), (iii) a  
10 process for the future annexation of territory to the IRFD, and (iv) an annual appropriations  
11 limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution,  
12 for the IRFD; and

13 WHEREAS, This Board of Supervisors has also adopted a resolution entitled  
14 "Resolution of intention to issue bonds for City and County of San Francisco Infrastructure  
15 and Revitalization Financing District No. 1 (Treasure Island); and determining other matters in  
16 connection therewith" (the "Resolution of Intention to Issue Bonds"), on file with the Clerk of  
17 the Board of Supervisors in File No. 161037, proposing issuance from time to time of one or  
18 more series of bonds or other debt for the IRFD (the "Bonds") for the purpose of financing the  
19 costs of the Facilities, as specified in the Resolution of Intention to Issue Bonds in the  
20 maximum aggregate principal amount of (i) \$780 million plus (ii) the principal amount of Bonds  
21 approved by this Board of Supervisors and the qualified electors of annexation territory in  
22 connection with each annexation of annexation territory to the IRFD, so long as the Board  
23 makes the finding specified in IRFD Law Section 53369.41(f); and

24 WHEREAS, Pursuant to the provisions of the Resolution Proposing Formation and the  
25 Resolution of Intention to Issue Bonds, the propositions to establish the IRFD and the Initial

1 Project Areas, to approve the Infrastructure Financing Plan, to establish an annual  
2 appropriations limit for the IRFD and authorization to issue or incur Bonds for the IRFD shall  
3 be submitted to the qualified electors in the IRFD as required by the provisions of the IRFD  
4 Law; now, therefore, be it

5 RESOLVED, That pursuant to IRFD Law Sections 53369.20 and 53369.43, the  
6 propositions to establish the IRFD and the Initial Project Areas, to approve the Infrastructure  
7 Financing Plan, to establish the annual appropriations limit for the IRFD and authorization to  
8 issue or incur Bonds for the IRFD shall be submitted to the qualified electors (as defined  
9 below) of the IRFD at elections called therefor as provided below; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors hereby finds that fewer than 12  
11 persons have been registered to vote within the territory of the IRFD for each of the 90 days  
12 preceding the close of the public hearing conducted by the Board of Supervisors with respect  
13 to the proposed formation of the IRFD and the Initial Project Areas and the proposed  
14 Infrastructure Financing Plan, and accordingly, and pursuant to IRFD Law Section 53369.20,  
15 the Board of Supervisors finds that, for these proceedings, the qualified electors in the IRFD  
16 are the landowners within the IRFD and that the vote shall be by such landowners or their  
17 authorized representatives, each having one vote for each acre or portion thereof such  
18 landowner owns in the proposed IRFD as of the close of the public hearings; and, be it

19 FURTHER RESOLVED, That future annexations of property on Yerba Buena Island  
20 and Treasure Island into the IRFD may occur at any time after formation of the IRFD, but only  
21 if the Board of Supervisors has completed the procedures set forth in the Infrastructure  
22 Financing Plan, which shall be based on the following: (i) this Board of Supervisors adopts a  
23 resolution of intention to annex property (the "annexation territory") into the IRFD and  
24 describes whether the annexation territory will be included in one of the then-existing Project  
25 Areas or in a new Project Area and to issue Bonds, (ii) the resolution of intention is mailed to

1 each owner of land in the annexation territory and each affected taxing entity in the  
2 annexation territory, if any, in substantial compliance with IRFD Law Sections 53369.11 and  
3 53369.12, (iii) this Board of Supervisors designates TIDA to prepare an amendment to the  
4 Infrastructure Financing Plan, if necessary, and the designated official prepares any such  
5 amendment, in substantial compliance with IRFD Law Sections 53369.13 and 53369.14, (iv)  
6 any amendment to the Infrastructure Financing Plan is sent to each owner of land and each  
7 affected taxing entity (if any) within the annexation territory, in substantial compliance with  
8 IRFD Law Sections 53369.15 and 53369.16, and approved by this Board of Supervisors, as  
9 the legislative body of the only affected taxing entity that is subject to the division of taxes  
10 pursuant to the IRFD Law, (v) this Board of Supervisors notices and holds a public hearing on  
11 the proposed annexation, in substantial compliance with IRFD Law Sections 53369.17 and  
12 53369.18, (vi) this Board of Supervisors adopts a resolution proposing the adoption of any  
13 amendment to the Infrastructure Financing Plan and annexation of the annexation territory to  
14 the IRFD, and submits the proposed annexation to the qualified electors in the annexation  
15 territory, in substantial compliance with IRFD Law Sections 53369.20-53369.22, with the ballot  
16 measure to include the question of the proposed annexation of the annexation territory into  
17 the IRFD, approval of the appropriations limit for the IRFD and approval of the issuance of  
18 Bonds for the IRFD, and (vii) after canvass of returns of any election, and if two-thirds of the  
19 votes cast upon the question are in favor of the ballot measure, this Board may, by ordinance,  
20 adopt the amendment to the Infrastructure Financing Plan, if any, and approve the annexation  
21 of the annexation territory to the IRFD, in substantial compliance with IRFD Law Section  
22 53369.23; and, be it

23           FURTHER RESOLVED, That the Board of Supervisors hereby calls a special election  
24 within the IRFD to consider the measures described above, which election shall be held on  
25 January 24, 2017, and the results thereof canvassed at the meeting of the Board of

1 Supervisors on January 24, 2017; the Director of Elections of the City and County of San  
2 Francisco is hereby designated as the official to conduct the election and to receive all ballots  
3 until 3:00 p.m. on the election date, or such earlier time as all of the qualified electors have  
4 voted; it is hereby acknowledged that the Director of Elections has on file the Resolution  
5 Proposing Formation, a certified map of the boundaries of the proposed IRFD, and a sufficient  
6 description (including assessor's parcel numbers in a landowner election) to allow the Director  
7 of Elections to determine the electors of the proposed IRFD; pursuant to Section 53369.20(c)  
8 of the IRFD Law, the election shall be conducted by personal service or mail-delivered ballot  
9 pursuant to California Elections Code Section 4000 *et seq.*, and this Board of Supervisors  
10 hereby finds that California Elections Code Section 4108 is applicable to this special election,  
11 with the timing of the election governed by IRFD Law Section 53369.20; and, be it

12           FURTHER RESOLVED, That the propositions described above shall be set forth in  
13 separate ballot measures, the forms of which are attached hereto as Exhibit "A" and by this  
14 reference incorporated herein and the form of ballot is hereby approved, and the Director of  
15 Elections is hereby authorized and directed to cause a ballot, in substantially the form of  
16 Exhibit "A," to be delivered to each of the qualified electors of the IRFD, and each ballot shall  
17 indicate the number of votes to be voted by the respective landowner to which the ballot  
18 pertains; each ballot shall be accompanied by all supplies and written instructions necessary  
19 for the use and return of the ballot, and the envelope to be used to return the ballot shall be  
20 enclosed with the ballot, with the return postage prepaid, and shall contain the following: (a)  
21 the name and address of the landowner, (b) a declaration, under penalty of perjury, stating  
22 that the voter is the owner of record or authorized representative of the landowner entitled to  
23 vote and is the person whose name appears on the envelope, (c) the printed name, signature  
24 and address of the voter, (d) the date of signing and place of execution of the declaration

1 pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot and  
2 is to be opened only by the canvassing board of the election; and, be it

3           FURTHER RESOLVED, That the Board of Supervisors hereby further finds that the provisions  
4 of IRFD Law Section 53369.20(a) requiring a minimum of 90 days following the adoption of the  
5 Resolution Proposing Formation to elapse before the special election are for the protection of the  
6 qualified electors, and there is on file with the Clerk of the Board of Supervisors in File No. 161118 and  
7 the Director of Elections of the City and County of San Francisco a written waiver executed by all of  
8 the qualified electors of the IRFD allowing for a shortening of the time for the special election to  
9 expedite the process of formation of the IRFD and the Initial Project Areas and waiving any  
10 requirement for notice, analysis and arguments in connection with the election, and accordingly, this  
11 Board of Supervisors finds and determines that the qualified electors have been fully apprised of and  
12 have agreed to the shortened time for the election and waiver of analysis and arguments, and have  
13 thereby been fully protected in these proceedings, and this Board of Supervisors also finds and  
14 determines that the Director of Elections has concurred in the shortened time for the election, and  
15 analysis and arguments with respect to the ballot measure are hereby waived, as provided in IRFD  
16 Law Section 53369.21(b); and, be it

17           FURTHER RESOLVED, That the Board of Supervisors hereby finds that the proposed  
18 issuance of Bonds constitutes a "local bond measure" within the meaning of California  
19 Elections Code Sections 53410 *et seq.*, and as a result, the bond measure shall approve the  
20 issuance of Bonds for the IRFD and include the following: (a) the specific purpose of the  
21 Bonds shall be as set forth in the proposition; (b) any proceeds received from the sale of any  
22 Bonds shall be applied only to the purposes set forth in the propositions; (c) the proceeds of  
23 any Bonds shall be deposited into a special account to be created therefor as part of the  
24 issuance of such Bonds; and (d) the City shall cause a report to be prepared annually under  
25 Elections Code Section 53411; and, be it

1           FURTHER RESOLVED, That in the "Resolution of intention to establish City and  
2 County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure  
3 Island) and project areas therein to finance the construction and/or acquisition of facilities on  
4 Treasure Island and Yerba Buena Island; to provide for future annexation; to call a public  
5 hearing on the formation of the district and project areas therein and to provide public notice  
6 thereof; and determining other matters in connection therewith", this Board of Supervisors  
7 made certain findings under the California Environmental Quality Act ("CEQA") about the Final  
8 Environmental Impact Report ("FEIR") for the disposition and development of a portion of  
9 Naval Station Treasure Island, and those findings are incorporated in this Resolution as if set  
10 forth in their entirety herein; and, be it

11           FURTHER RESOLVED, That if any section, subsection, sentence, clause, phrase, or  
12 word of this resolution, or any application thereof to any person or circumstance, is held to be  
13 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision  
14 shall not affect the validity of the remaining portions or applications of this resolution, this  
15 Board of Supervisors hereby declaring that it would have passed this resolution and each and  
16 every section, subsection, sentence, clause, phrase, and word not declared invalid or  
17 unconstitutional without regard to whether any other portion of this resolution or application  
18 thereof would be subsequently declared invalid or unconstitutional; and, be it

19           FURTHER RESOLVED, That the Mayor, the Controller, the Director of the Office of  
20 Public Finance, the Clerk of the Board of Supervisors and any and all other officers of the City  
21 are hereby authorized, for and in the name of and on behalf of the City, to do any and all  
22 things and take any and all actions, including execution and delivery of any and all  
23 documents, assignments, certificates, requisitions, agreements, notices, consents,  
24 instruments of conveyance, warrants and documents, which they, or any of them, may deem  
25 necessary or advisable in order to effectuate the purposes of this Resolution; provided



1 however that any such actions be solely intended to further the purposes of this Resolution,  
2 and are subject in all respects to the terms of the Resolution; and, be it

3 FURTHER RESOLVED, That all actions authorized and directed by this Resolution,  
4 consistent with any documents presented herein, and heretofore taken are hereby ratified,  
5 approved and confirmed by this Board of Supervisors; and, be it

6 FURTHER RESOLVED, That this Resolution shall take effect upon its enactment.  
7 Enactment occurs when the Mayor signs the resolution, the Mayor returns the resolution  
8 unsigned or does not sign the resolution within ten days of receiving it, or the Board of  
9 Supervisors overrides the Mayor's veto of the resolution.

10  
11 APPROVED AS TO FORM:  
12 DENNIS J. HERRERA  
13 City Attorney

14  
15 By: \_\_\_\_\_

16 MARK D. BLAKE  
17 Deputy City Attorney

18 n:\spec\as2016\0600537\01143656.docx

**EXHIBIT A**

**CITY AND COUNTY OF SAN FRANCISCO  
Infrastructure and Revitalization Financing District No. 1  
(Treasure Island)**

**OFFICIAL BALLOT  
SPECIAL ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the Director of Elections of the City and County of San Francisco no later than the hour of \_\_:00 p.m. on \_\_\_\_\_, 2016, either by mail or in person. The office of the Director of Elections is located at 1 Dr. Carlton B. Goodlett Place, City Hall, San Francisco, California 94102-4689.

To vote, mark a cross (X) on the voting line after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the Director of Elections of the City and County of San Francisco and obtain another.

**BALLOT MEASURE NO. 1:** Shall the Board of Supervisors form “City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island),” including project areas therein (the “IRFD”) as proposed in the Board of Supervisors resolution entitled “Resolution proposing adoption of infrastructure financing plan and formation of City and County of San Francisco

Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein; providing for future annexation; and determining other matters in connection therewith” adopted on \_\_\_\_\_, 2016 (the “Resolution Proposing Formation”)?

**YES:** \_\_\_\_\_

**NO:** \_\_\_\_\_

**BALLOT MEASURE NO. 2:** Shall the Board of Supervisors approve the infrastructure financing plan for the IRFD and the Project Areas, as proposed for approval by the Board of Supervisors in the Resolution Proposing Formation?

**YES:** \_\_\_\_\_

**NO:** \_\_\_\_\_

**BALLOT MEASURE NO. 3:** Shall the annual appropriations limit of the IRFD be established in the amount of \$192 million, as set forth in the Resolution Proposing Formation?

**YES:** \_\_\_\_\_

**NO:** \_\_\_\_\_

**BALLOT MEASURE NO. 4:** Shall the City and County of San Francisco be authorized from time to time to issue one or more series of bonds and other debt (“Bonds”) for the IRFD in the

maximum aggregate principal amount of (i) \$780 million plus (ii) the principal amount of Bonds approved by this Board of Supervisors and the qualified electors of annexation territory in connection with each annexation of annexation territory to the IRFD, so long as the Board makes the finding specified in Section 53369.41(f) of the IRFD Law, all as set forth in the Board of Supervisors resolution entitled "Resolution of Intention to issue bonds for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and determining other matters in connection therewith," with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such series of Bonds, the proceeds of which Bonds will be used to acquire and/or construct certain facilities and pay for the costs of issuing each series of the Bonds and related expenses?

**YES:** \_\_\_\_\_

**NO:** \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Acreage: \_\_\_\_\_

Number of Votes: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

**[Property owner signature block]**



**CITY AND COUNTY OF SAN FRANCISCO**

**OFFICE OF THE CONTROLLER**



**Ben Rosenfield**  
**Controller**

**Todd Rydstrom**  
**Deputy Controller**

**Nadia Sesay**  
**Director**  
**Office of Public Finance**

**MEMORANDUM**

**TO:** Honorable Mayor Edwin M. Lee  
Honorable Members, Board of Supervisors

**FROM:** Nadia Sesay, Public Finance Director   
Robert Beck, Treasure Island Director 

**SUBJECT:** Treasure Island/Yerba Buena Island: Affordable Housing Funding Plan

**DATE:** Monday, November 14, 2016

This memorandum identifies strategies to address the affordable housing funding gap in the Treasure Island Program as they relate to legislative actions pending at the Board of Supervisors.

**Executive Summary**

- In 2011, the Board of Supervisors adopted a series of resolutions to approve numerous entitlement and transaction documents relating to Treasure Island/Yerba Buena Island Development Project.
- The Project includes the development of 8,000 new homes (including 2,173 or 27.2% affordable units), 300 acres of parks and open space, roughly 550,000 square feet of commercial and retail space, and up to 500 hotel rooms.
- Treasure Island Community Development ("TICD") is required to deliver a wide range of public improvements, including geotechnically stabilizing the project site; constructing new roadways, utilities, and other public infrastructure to support the Project; and constructing new ferry facilities, a new police/fire public safety building, and other community facilities.
- The City, in partnership with Treasure Island Homeless Development Initiative ("TIHDI"), is required to develop the affordable housing units.
- The City is obligated under the Disposition and Development Agreement dated June 7, 2011 ("DDA") to establish the required public financing mechanisms as development commences.
- The first five of seventeen resolutions and ordinance required to form the Infrastructure Financing and Revitalization District ("IRFD") and Community Facilities District ("CFD") are pending at the Board of Supervisors. If adopted the resolutions are adopted, the formation of the districts would be considered by the Board of Supervisors in January following Public Hearings on the districts.
- The IRFD will allow Treasure Island Development Authority ("TIDA") to capture property tax increment for affordable housing and to reimburse Treasure Island Community Development ("TICD") for eligible public infrastructure expenses.

- The CFD will place a supplemental assessment on development parcels which will reimburse eligible TICD public infrastructure expenses and will fund future sea level rise adaptation strategies and park & open space maintenance, but which cannot finance affordable housing.
- The 2011 agreements allowed for 1,684 affordable units with the option to develop up to 1,866 affordable units without compensation to the developer, TICD, although it was not determined at the time how the City might finance these additional units.
- Since the adoption of the DDA in 2011 revised projections have identified a gap of \$382 million across a total cost of \$968 million to construct the 1,864 units.
- The gap includes funding an additional 184 affordable housing units, increased construction cost, and lost contributions from State and Federal funding programs which no longer exist. Most notable is the loss due to dissolution of redevelopment of the Educational Revenue Augmentation Fund (“ERAF”) which represent 25.3% of the 1% ad valorem property tax.
- Potential solutions to close the affordable housing funding gap will be available in near-, mid-, and long-term, over the life of the development and will entail future Board actions and change in State law.
- The City is projected to deliver 720 TIDA/TIHDI affordable units over 7 parcels between 2018 – when the first parcel will be available – and 2026 with funding in the near-term from MOHCD.
- The committed and project-generated sources funds 1,429 units (including the 720 units above) or 65% of the affordable housing obligation, including inclusionary units, over the life of the development.
- To the extent that we are able to further realize the potential funding sources identified in this memo, 1,967 units or 90% of the affordable housing obligation including inclusionary units can be delivered over the life of the development.
- Although the City has rights to develop over 20 parcels, the City projects it can construct the 1,864 units on only 17 parcels. Therefore, the City has 3 parcels available for future affordable housing development beyond the 8,000 units and outside of the scope of the development.

### Affordable Housing Program

Table 1 below, summarizes some of the key characteristics of the affordable housing program and costs in 2011 compared to 2016.

**Table 1: Affordable Housing Program – 2011 and 2016**

	<b>2011</b>	<b>2016</b>
Total Affordable Housing Units	2,000	2,173
TIDA/TIHDI Units	1,684	1,864
Inclusionary Units	316	309
Total Cost of TIDA/TIHDI Units	\$600 million	\$968 million
Estimated Funding Gap	\$144+ million*	\$382 million

\* – Includes expired Federal and State sources, TIHDI financing obligation, and construction of Tax Credit ineligible market rate units.

With the elimination of redevelopment, the Project was limited to the share of ad valorem property taxes allocated to San Francisco as a City and County which are 64.7% of the total revenues. State law authorizing the formation of Infrastructure Financing Districts (“IFDs”) allowed the City to leverage these revenues in a manner similar to redevelopment law. In the Finance Plan and Housing Plan as revised following the dissolution of redevelopment, the City dedicated 56.7% of the ad valorem tax revenues to the financing of the public improvements, with 82.5% of that amount committed to the reimbursement of TICD for the provision of infrastructure improvements and 17.5% of that amount set aside to finance affordable housing to be constructed by TIDA and TIHDI. The resultant financing structure is reflected in Table 2.

**Table 2: Available Tax Increment Under Redevelopment Law vs Treasure Island Post-Redevelopment Finance Plan**

	RDA*	IFD**	Notes
General Fund Subtotal	13%	8%	8% of local Tax Increment to GF; 56.7 to project implementation
SF School District	6.5%	7.7%	Not available under IFD
ERAF	-	25.3%	Not available under IFD
Other Districts	0.5%	2.3%	Not available under IFD
Affordable Housing	20%	9.92%	=17.5% of 56.7%
Available for Infrastructure	60%	46.78%	=82.5% of 56.7%
Total	100%	100%	

- \* – Under Redevelopment Law, the State committed the ERAF share of property tax increment derived from the project area to the Redevelopment Agency (“RDA”) for the financing of public improvements and affordable housing within the project area.
- \*\* – Per the Treasure Island Finance Plan, local Tax Increment is to be leveraged through an Infrastructure and Revitalization Financing District (“IFD”)

**Addressing the Funding Gap**

As illustrated in Table 3, the \$382 million funding gap considers only funding contributions from affordable housing tax credits, TICD’s affordable housing subsidy payment, and tax increment to be leveraged through the IRFD. The committed and project-generated sources funds 1,429 units or 65% of affordable housing obligation, which includes inclusionary units. It does not factor in potential contributions from potential state and local revenues. There are several other avenues that we can pursue to close the funding gap, but the pursuit of these revenues will, by necessity, unfold over time. It is difficult to currently predict with certainty the timing of sources and amounts available to contribute to the final funding program. If these potential funding sources are realized, 1,967 units or 90% of the affordable housing obligation including inclusionary units will be delivered over the life of the development.

The City is exploring a number of alternative funding sources to close the funding gap. The funding source with the potential greatest impact is the restoration of the State ERAF share that was lost when the State dissolved redevelopment in 2011. The restoration of the ERAF Share is one of several of the funding strategies which would require State legislation. The Infrastructure Financing Plan before the Board provides that any additional revenues arising from changes in IRFD law including the reinstatement of ERAF and/or the pledge of MVLF would be used exclusively to finance affordable housing.

**Table 3: Net Funding Need (\$ in Millions)**

	<u>Amount</u>
Estimated Cost of Construction	(968)
Committed Non-Project Sources (Tax Credits)	449
Project Generated Sources (Net Increment, Other)	<u>138</u>
<b>Affordable Housing Need</b>	<b>(382)</b>
Short-Term MOHCD Funding	30
State Legislative Changes:	
ERAF Share: 25.3% (Bond Proceeds)	206
IRFD Extension	<u>38</u>
<b>Net Funding Need Gap</b>	<b>(108)</b>
<b>Future Local Shares</b>	
GF Share: 8%	65
Leverage Island Revenue	TBD
Future MOHCD Funding	TBD

It is also useful to understand when potential sources may be available to support the housing program. Table 4, below, illustrates which sources may be available in the near-, mid-, and long-term.

**Table 4: Affordable Housing Funding Sources**

	Near-Term	Mid-Term	Long-Term
<b>Local Project Generated Sources</b>			
GF Share: 8%		X	X
Leverage Island Revenue	X	X	X
<b>Grants</b>			
AHSC	X	X	
No Place Like Home		X	
<b>Legislative Changes</b>			
State ERAF Share		X	X
IRFD Extension			X
<b>MOHCD Funding</b>	X	X	X



## Conclusion

TIDA and TIHDI have been working with the MOHCD to develop a funding strategy with an emphasis on projects deliverable over the next 10 years. It is very difficult to predict with any certainty what local revenues will be available beyond 10 years and what other projects will be competing for those resources. Based on our efforts, we project that we will be able to deliver 720 TIDA/TIHDI affordable units between 2018 – when the first parcel will be available – and 2026 with approximately \$30 million in support from MOHCD. These projections do not assume external grants or the legislative changes described above which could make more funds available. To the extent that we are able to realize the potential funding sources identified above, 1,967 units or 90% of the affordable housing obligation including inclusionary units will be delivered over the life of the development.

To date, TICD has demolished structures on Yerba Buena Island and, in August, began demolition on Treasure Island. TICD has taken bids for the initial infrastructure contracts on Yerba Buena Island – for new water storage reservoirs and for new roadways and utility infrastructure – and those contractors are poised to mobilize and begin construction in the coming weeks.

For this work to continue moving forward, it is essential that the City and TIDA commence formation of the initial IRFD and CFD to demonstrate the capacity to reimburse TICD – and, by extension, their lenders – for eligible work as it is completed. A delay in the formation of the IRFD and CDF would slow the release of funds and progress to implement the Program would stall.

The administration of the IRFD and CFD will require TIDA and the Office of Public Finance to appear regularly before the Board of Supervisors to authorize future bond sales and take other actions. We would update the Board of the progress in funding individual affordable housing projects and narrowing the overall funding gap as a regular part of every report.

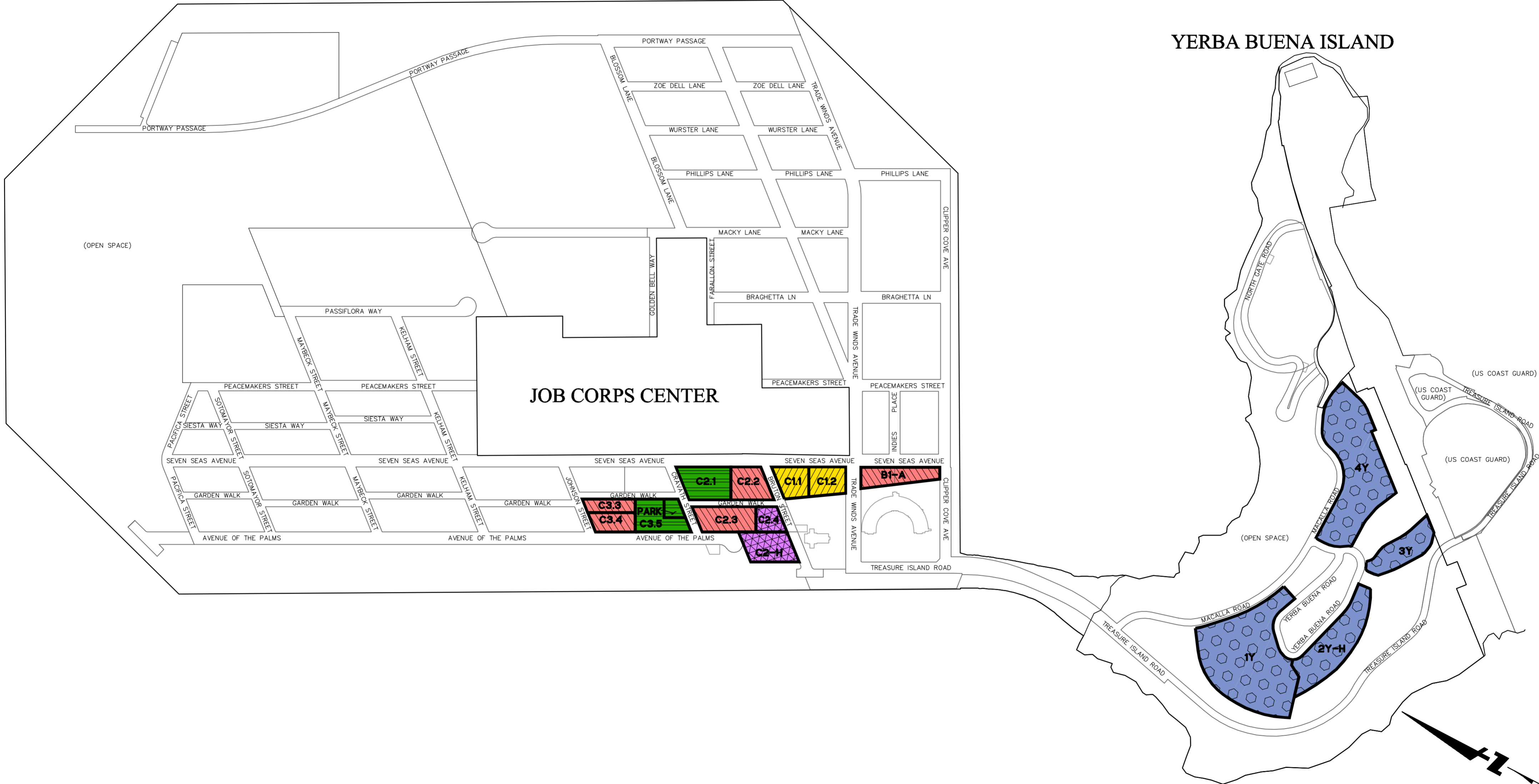
Your consideration of this matter is greatly appreciated. Please contact Nadia Sesay at 415-554-554-5956 or Bob Beck at 415-274-0646 if you have any questions.

CC: Angela Calvillo, Clerk of the Board of Supervisors  
Ben Rosenfield, Controller  
Naomi Kelly, City Administrator  
Nicole Elliott, Director of Legislative & Government Affairs  
Mawuli Tugbenyoh, Mayor's Liaison to the Board of Supervisors  
Melissa Whitehouse, Mayor's Budget Director  
Olson Lee, Mayor's Office of Housing and Community Development  
Kate Hartley, Mayor's Office of Housing and Community Development  
Harvey Rose, Budget Analyst

PROPOSED BOUNDARIES OF  
 CITY AND COUNTY OF SAN FRANCISCO  
 INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO.1  
 (TREASURE ISLAND PUBLIC INFRASTRUCTURE)

TREASURE ISLAND

YERBA BUENA ISLAND



LEGEND

Boundaries of Infrastructure and Revitalization Financing District No. 1	
	Boundaries of Project Area A
	Boundaries of Project Area B
	Boundaries of Project Area C
	Boundaries of Project Area D
	Boundaries of Project Area E

Prepared by:  
 BkF Engineers

DRAWING NAME: \\sfrp01\work\0015\0015\0015-0015\0015-0015\Community Facilities District\Infrastructure and Revitalization No. 1.dwg  
 PLOTTED BY:



City and County of San Francisco  
**Department of Elections**

John Arntz, Director

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January 13, 2017

Honorable Members  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, California 94102

Re: Registered Voters within Boundaries of Proposed "City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island)" and "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)"

Dear Honorable Supervisors:

This letter confirms that on December 22, 2016 and on January 13, 2017, I have reviewed the records of registered voters for the territory that is encompassed within the boundaries of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island) (the "CFD") and the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) (the "IRFD"), as such territory is shown on the boundary maps for the CFD and the IRFD, respectively, reference to which maps is hereby made and by this reference incorporated herein.

Based on this review, I hereby certify that on each of the aforementioned dates, there were no registered voters within the boundaries of either the CFD or the IRFD, respectively.

Respectfully,



John Arntz, Director

**PETITION  
TO CREATE AN  
INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT  
(Including Waivers)**

December 1, 2016

Board of Supervisors of the  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Members of the Board of Supervisors:

This is a Petition to Create an Infrastructure and Revitalization Financing District (including Waivers) ("Petition"), pursuant to which the undersigned petition for the creation of such district pursuant to Chapter 2.6 of Part 1 of Division 2 of Title 5 of the California Government Code (the "IRFD Law").

1. Property Owner. This Petition is submitted to the City and County of San Francisco (the "City") by the owner (the "Property Owner") of the fee simple interest in the parcels of land identified by Assessor Parcel Numbers below (the "Property"). The undersigned Property Owner warrants to the City that it is authorized to execute this Petition and that the Property Owner's submission of this Petition and participation in the City's proceedings to create an infrastructure and revitalization financing district pursuant to the IRFD Law will not constitute a violation or event of default under any existing financing arrangement to which the Property Owner is a party or in any way otherwise affect the Property Owner's ownership of such Property, including but not limited to any "due-on-encumbrance" clauses under any existing deeds of trust secured by the Property.

2. Request to Institute Proceedings. The Property Owner hereby petitions the City to undertake the following proceedings under the IRFD Law:

(a) The creation of an infrastructure and revitalization financing district to be designated "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") with the proposed boundary shown in the proposed map attached as Exhibit B hereto and incorporated herein by reference.

(b) The creation of the following initial project areas (collectively, the "Initial Project Areas," and together with any future project areas that may be established in the IRFD, the "Project Areas") with the proposed boundaries shown in Exhibit B:

(i) Project Area A of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area A");

(ii) Project Area B of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area B");

(iii) Project Area C of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area C");

(iv) Project Area D of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area D"); and

(v) Project Area E of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area E").

(c) Allocation of tax increment revenue generated from the property in the IRFD otherwise allocated to the City and County of San Francisco to finance the Facilities (as defined herein).

(d) The issuance of bonds and other debt for the IRFD in an amount to be determined during the formation proceedings.

3. Boundaries of IRFD. The Property Owner hereby asks that the proposed boundaries of the IRFD and the Initial Project Areas be as shown in Exhibit B. The Property Owner may request from time to time that the Board of Supervisors annex additional property to the IRFD in the future, into an existing Project Area or a new separate Project Area. The proposed boundaries of the IRFD includes the two parcels owned by the Property Owner listed below.

4. Purpose of IRFD. The Property Owner hereby asks that the IRFD and the Project Areas be created for the purpose of financing the facilities (the "Facilities") described in Exhibit A attached hereto and incorporated herein by reference. The Property Owner will request from time to time that the Board of Supervisors issue bonds and other debt for the IRFD in one or more series to finance the Facilities and the related incidental expenses of the proceedings and bond financing.

5. Elections. The Property Owner consents to a special landowner election being held under the IRFD Law to authorize the formation of the IRFD and the Initial Project Areas, the infrastructure financing plan for the IRFD, an appropriations limit for the IRFD and the issuance of bonds (as defined in the IRFD Law) for the IRFD, to the consolidation of the matters into a single election and that the election be conducted by the City and its officials, using mailed or hand-delivered ballots, with such ballots being opened and canvassed and the results certified at the same meeting of the Board of Supervisors as the public hearing on the IRFD under the IRFD Law or as soon thereafter as possible.

6. Waivers. To expedite the completion of the proceedings for the IRFD and the Initial Project Areas, all notices of hearings and all notices of election, applicable waiting periods under the IRFD Law for the election and all ballot analyses and arguments for the election are hereby waived. The Property Owner also waives any requirement as to the specific form of the ballot to be used for the election, whether under the IRFD Law, the California Elections Code or otherwise. These waivers are made pursuant to Sections 53369.20 and 53369.21 of the IRFD Law.

This Petition may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

By executing this Petition, the persons below agree to all of the above.

The property that is the subject of this  
Petition is identified as City and  
County of San Francisco Assessor  
Parcel Nos.: 8949-001; 8904-003

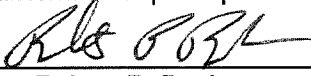
Total Acreage: 3.75 acres

Mailing Address:

Robert P. Beck  
Treasure Island Director  
Treasure Island Development  
Authority  
One Avenue of the Palms, Suite 241  
Treasure Island  
San Francisco, CA 94130

The name of the owner of record of such property  
and the petitioner and its mailing address is:

TREASURE ISLAND DEVELOPMENT  
AUTHORITY,  
a California non-profit public benefit corporation

By: 

Name: Robert P. Beck

Title: Treasure Island Director

## EXHIBIT A

### CITY AND COUNTY OF SAN FRANCISCO Infrastructure and Revitalization Financing District No. 1 (Treasure Island)

#### DESCRIPTION OF FACILITIES TO BE FINANCED BY THE IRFD

##### FACILITIES

It is intended that the IRFD (and its Project Areas, in existence or as created by future annexations) will be authorized to finance all or a portion of the costs of the acquisition, construction and improvement of any facilities authorized by Section 53369.3 of the IRFD Law, including, but not limited to, the following types of facilities:

- A. Facilities Acquired from Third Parties
  1. Acquisition - includes acquisition of land for public improvements.
  2. Abatement - includes abatement of hazardous materials and disposal of waste.
  3. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
  4. Supplemental Fire Water Supply System - including, but not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.
  5. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
  6. Water Tank Facilities - including, but not limited to, storage tanks, pumps, and other facilities associated with water storage.
  7. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
  8. Storm Drainage System - including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
  9. Separated Sanitary Sewer - including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
  10. Joint Trench - including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
  11. Earthwork - including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick

drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, deep vibratory soil compaction, cement deep soil mix (CDSM) columns and panels, stone columns, and post-construction stabilization such as hydroseeding.

12. Retaining Walls – including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.

13. Highway Ramps, Roadways, Pathways, Curb, and Gutter – including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

14. Traffic – including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.

15. Streetscape – including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.

16. Shoreline Improvements – including, but not limited to, demolition, excavation, installation of revetment, structural improvements of shoreline and revetment, and structural repair for replacement or retrofit of shoreline structures.

17. Parks – including, but not limited to, ground improvement, subgrade preparation, landscaping and trees, aggregate base, sidewalks, pavers, decomposed granite, lighting, irrigation, furniture, decks, fountains, and restrooms.

18. Ferry Terminal – including, but not limited to, foundations, ferry shelter building, signs, electronic toll collection system, breakwaters, pier, gangway, float, restroom, bike storage

19. Hazardous Soil Removal – removal and disposal of contaminated soil.

20. Community Facilities – including, but not limited to, costs of police station, fire station, community center spaces for uses including reading room/library, senior/adult services, teen/youth center, outdoor performance and gathering spaces, community gardens, public school, childcare centers, public recreational facilities including ballfields, playing fields and sports centers, and publicly-owned parking garages.

21. Any other amounts specifically identified in the DDA as a Qualified Project Cost.

22. Hard Costs, Soft Costs and Pre-Development Costs, as defined in the Conveyance Agreement, associated with the design, procurement, development and construction of all Facilities listed herein.

## B. Authorized Payments

1. Contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads.

NOTE: The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.

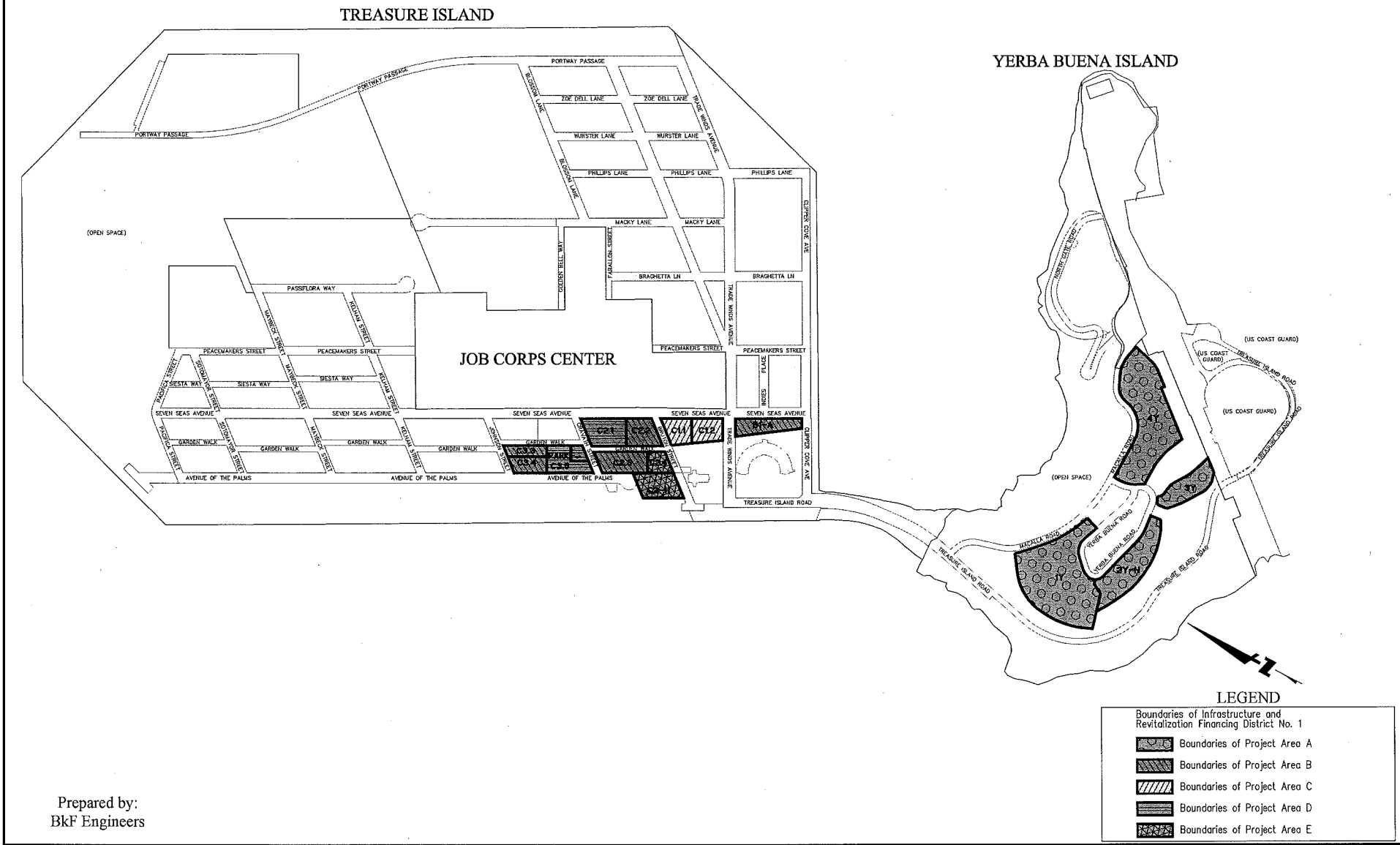


EXHIBIT B

CITY AND COUNTY OF SAN FRANCISCO  
Infrastructure and Revitalization Financing District No. 1  
(Treasure Island)

BOUNDARY MAP

PROPOSED BOUNDARIES OF  
CITY AND COUNTY OF SAN FRANCISCO  
INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO.1  
(TREASURE ISLAND PUBLIC INFRASTRUCTURE)



Prepared by:  
BkF Engineers

**PETITION  
TO CREATE AN  
INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT  
(Including Waivers)**

December 1, 2016

Board of Supervisors of the  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Members of the Board of Supervisors:

This is a Petition to Create an Infrastructure and Revitalization Financing District (including Waivers) ("Petition"), pursuant to which the undersigned petition for the creation of such district pursuant to Chapter 2.6 of Part 1 of Division 2 of Title 5 of the California Government Code (the "IRFD Law").

1. Property Owner. This Petition is submitted to the City and County of San Francisco (the "City") by the owner (the "Property Owner") of the fee simple interest in the parcels of land identified by Assessor Parcel Numbers below (the "Property"). The undersigned Property Owner warrants to the City that it is authorized to execute this Petition and that the Property Owner's submission of this Petition and participation in the City's proceedings to create an infrastructure and revitalization financing district pursuant to the IRFD Law will not constitute a violation or event of default under any existing financing arrangement to which the Property Owner is a party or in any way otherwise affect the Property Owner's ownership of such Property, including but not limited to any "due-on-encumbrance" clauses under any existing deeds of trust secured by the Property.

2. Request to Institute Proceedings. The Property Owner hereby petitions the City to undertake the following proceedings under the IRFD Law:

(a) The creation of an infrastructure and revitalization financing district to be designated "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") with the proposed boundary shown in the proposed map attached as Exhibit B hereto and incorporated herein by reference.

(b) The creation of the following initial project areas (collectively, the "Initial Project Areas," and together with any future project areas that may be established in the IRFD, the "Project Areas") with the proposed boundaries shown in Exhibit B:

(i) Project Area A of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area A");

(ii) Project Area B of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area B");

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(v) Project Area E of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) ("Project Area E").

(c) Allocation of tax increment revenue generated from the property in the IRFD otherwise allocated to the City and County of San Francisco to finance the Facilities (as defined herein).

(d) The issuance of bonds and other debt for the IRFD in an amount to be determined during the formation proceedings.

3. Boundaries of IRFD. The Property Owner hereby asks that the proposed boundaries of the IRFD and the initial Project Areas be as shown in Exhibit B. The Property Owner may request from time to time that the Board of Supervisors annex additional property to the IRFD in the future, into an existing Project Area or a new separate Project Area. The proposed boundaries of the IRFD includes all of the Property owned by the Property Owner and two parcels owned by the Treasure Island Development Authority.

4. Purpose of IRFD. The Property Owner hereby asks that the IRFD and the Project Areas be created for the purpose of financing the facilities (the "Facilities") described in Exhibit A attached hereto and incorporated herein by reference. The Property Owner will request from time to time that the Board of Supervisors issue bonds and other debt for the IRFD in one or more series to finance the Facilities and the related incidental expenses of the proceedings and bond financing.

5. Elections. The Property Owner consents to a special landowner election being held under the IRFD Law to authorize the formation of the IRFD and the Initial Project Areas, the infrastructure financing plan for the IRFD, an appropriations limit for the IRFD and the issuance of bonds (as defined in the IRFD Law) for the IRFD, to the consolidation of the matters into a single election and that the election be conducted by the City and its officials, using mailed or hand-delivered ballots, with such ballots being opened and canvassed and the results certified at the same meeting of the Board of Supervisors as the public hearing on the IRFD under the IRFD Law or as soon thereafter as possible.

6. Waivers. To expedite the completion of the proceedings for the IRFD and the Initial Project Areas, all notices of hearings and all notices of election, applicable waiting periods under the IRFD Law for the election and all ballot analyses and arguments for the election are hereby waived. The Property Owner also waives any requirement as to the specific form of the ballot to be used for the election, whether under the IRFD Law, the California Elections Code or otherwise. These waivers are made pursuant to Sections 53369.20 and 53369.21 of the IRFD Law.

This Petition may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

By executing this Petition, the persons below agree to all of the above.

The property that is the subject of this Petition is identified as City and County of San Francisco Assessor Parcel Nos.: 8948-001; 8952-001; 8954-001; 8901-001; 8902-001; 8902-002; 8903-001; 8903-002; 8904-001; 8904-002; 8906-001; 8906-002; 8906-003; 8906-004

Total Acreage: 22.14 acres


Mailing Address:

Treasure Island Project Manager  
Treasure Island Series 1, LLC  
One Sansome Street, Suite 3200  
San Francisco, CA 94104

Treasure Island Project Manager  
Treasure Island Series 1, LLC  
4 Embarcadero Center  
Suite 3300  
San Francisco, CA 94111

The name of the owner of record of such property and the petitioner and its mailing address is:

TREASURE ISLAND SERIES 1, LLC,  
a Delaware limited liability company

By:   
Name: Jonathan M. Jaffe  
Its: Vice President

By: \_\_\_\_\_  
Name: Christopher Meany  
Title: Authorized Signatory

By executing this Petition, the persons below agree to all of the above.

The property that is the subject of this Petition is identified as City and County of San Francisco Assessor Parcel Nos.: 8948-001; 8952-001; 8954-001; 8901-001; 8902-001; 8902-002; 8903-001; 8903-002; 8904-001; 8904-002; 8906-001; 8906-002; 8906-003; 8906-004

Total Acreage: 22.14 acres

Mailing Address:

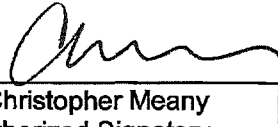
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The name of the owner of record of such property and the petitioner and its mailing address is:

TREASURE ISLAND SERIES 1, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Jonathan M. Jaffe  
Its: Vice President

By:   
Name: Christopher Meany  
Title: Authorized Signatory

## EXHIBIT A

### CITY AND COUNTY OF SAN FRANCISCO Infrastructure and Revitalization Financing District No. 1 (Treasure Island)

#### DESCRIPTION OF FACILITIES TO BE FINANCED BY THE IRFD

##### FACILITIES

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11. Earthwork - including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick

drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, deep vibratory soil compaction, cement deep soil mix (CDSM) columns and panels, stone columns, and post-construction stabilization such as hydroseeding.

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17. Parks – including, but not limited to, ground improvement, subgrade preparation, landscaping and trees, aggregate base, sidewalks, pavers, decomposed granite, lighting, irrigation, furniture, decks, fountains, and restrooms.

18. Ferry Terminal – including, but not limited to, foundations, ferry shelter building, signs, electronic toll collection system, breakwaters, pier, gangway, float, restroom, bike storage

19. Hazardous Soil Removal – removal and disposal of contaminated soil.

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21. Any other amounts specifically identified in the DDA as a Qualified Project Cost.

22. Hard Costs, Soft Costs and Pre-Development Costs, as defined in the Conveyance Agreement, associated with the design, procurement, development and construction of all Facilities listed herein.

#### B. Authorized Payments

1. Contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads.

NOTE: The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.



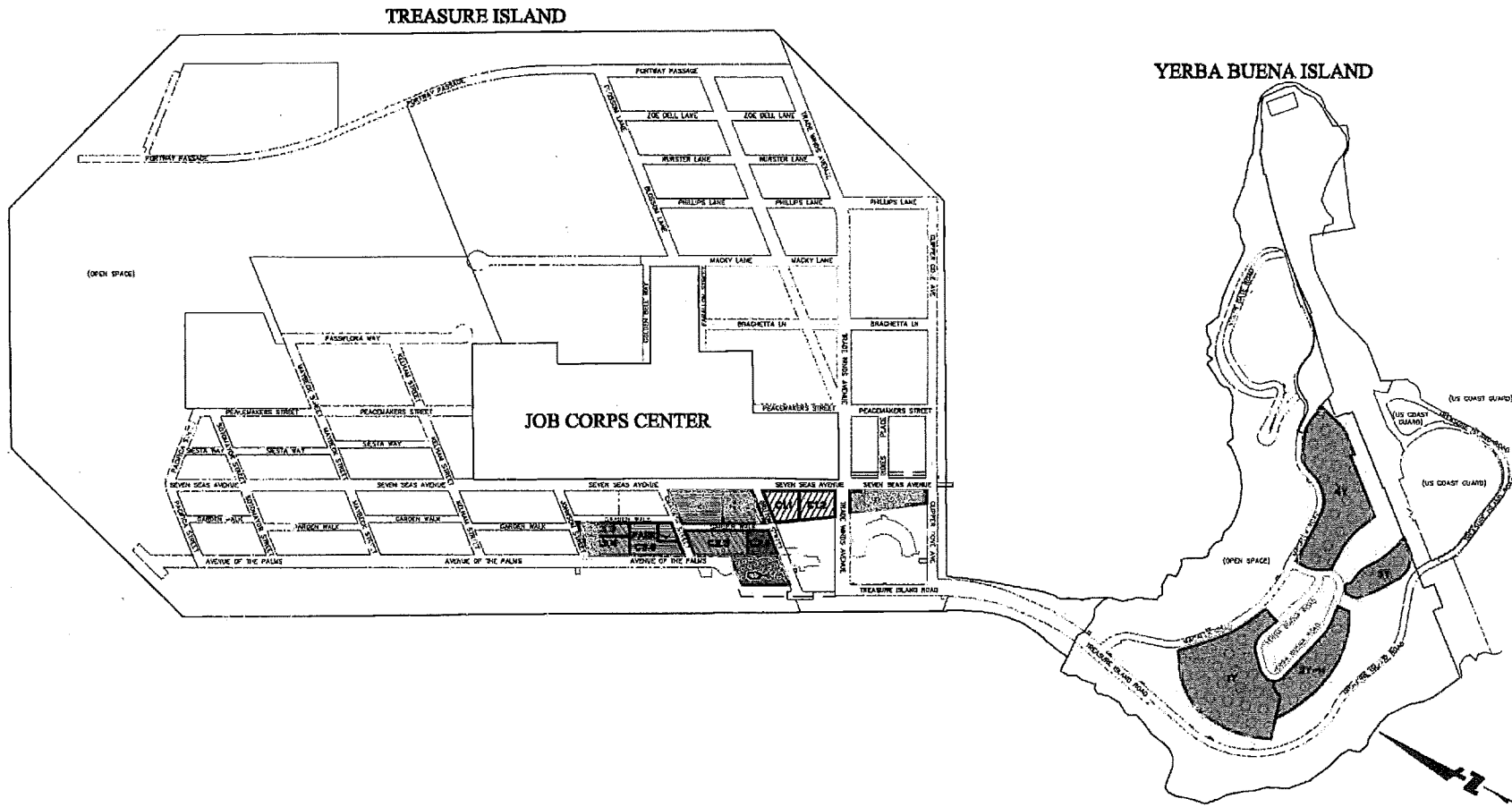
**EXHIBIT B**

**CITY AND COUNTY OF SAN FRANCISCO  
Infrastructure and Revitalization Financing District No. 1  
(Treasure Island)**

**BOUNDARY MAP**

B-1

PROPOSED BOUNDARIES OF  
CITY AND COUNTY OF SAN FRANCISCO  
INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO.1  
(TREASURE ISLAND PUBLIC INFRASTRUCTURE)



I hereby certify that the within map showing proposed boundaries of City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island Public Infrastructure) was approved by the Board of Supervisors of the City and County of San Francisco, at a regular meeting thereof, held on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by its Resolution No. \_\_\_\_\_

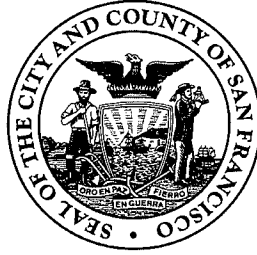
**LEGEND**

Boundaries of Infrastructure and Revitalization Financing District No. 1	
	Boundaries of Project Area A
	Boundaries of Project Area B
	Boundaries of Project Area C
	Boundaries of Project Area D
	Boundaries of Project Area E

Prepared by:  
BkF Engineers

(Clerk of the Board of Supervisors)

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, in accordance with California Government Code, Section 53369.17, the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold a 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:

**Date:** Tuesday, January 24, 2017

**Time:** 3:00 p.m.

**Location:** Legislative Chamber, City Hall, Room 250  
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA

**Subject:** **File No. 161361.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 24, 2017, at 3:00 p.m., to hold a public hearing to consider the following to form Treasure Island Infrastructure and Revitalization Financing District No. 1: (File Nos. 161117, 161118, 161119, 161120, 161121) a Resolution proposing adoption of the Infrastructure Financing Plan and formation of the Infrastructure and Revitalization Financing District; a Resolution calling a special election for the Infrastructure and Revitalization Financing District; a Resolution declaring results of the special election; an Ordinance forming the Infrastructure and Revitalization Financing District, and adopting an Infrastructure Financing Plan for such district; and a Resolution authorizing issuance of bonds for the Infrastructure and Revitalization Financing District and project areas therein, in an aggregate principal amount not to exceed \$780,000,000.

On December 6, 2016, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City") adopted its "Resolution of Intention to establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein to finance the construction and/or acquisition of capital improvements on Treasure Island; to provide for annexation; to call a public hearing on the formation of the district and project areas therein and to provide public notice thereof; and determining other matters in connection therewith" ("Resolution of Intention to Establish IRFD"), stating its intention to form the "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") pursuant to Government Code Section 53369 *et seq.* (the "IRFD Law"). The City intends to form the IRFD for the purpose of financing certain public improvements (the "Facilities") as further provided in the Resolution of Intention to Establish IRFD and summarized herein.

Also on December 6, 2016, the Board of Supervisors adopted its "Resolution authorizing and directing the Director of the Office of Public Finance, or designee thereof, to prepare an infrastructure financing plan for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein and determining other matters in connection therewith," ordering preparation of an infrastructure financing plan (the "Infrastructure Financing Plan") consistent with the requirements of the IRFD Law. The Infrastructure Financing Plan is available for public inspection in the office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, City Hall, San Francisco, California and on the website of the Clerk of the Board of Supervisors.

Under the IRFD Law, the Board of Supervisors gives notice as follows:

1. Facilities to be Financed. The IRFD will be used to finance costs of the acquisition, construction and improvement of any facilities authorized by Section 53369.3 of the IRFD Law, including, but not limited to, facilities acquired from third parties (such as acquisition, abatement and demolition costs, a supplemental fire water supply system, low pressure water facilities, water tank facilities, recycled water facilities, storm drainage system, separated sanitary sewer, joint trench, earthwork, retaining walls, highway ramps, roadways, pathways, curbs and gutters, traffic facilities, streetscapes, shoreline improvements, parks, a ferry terminal, hazardous soil removal, community facilities, other amounts specifically identified in the DDA as a Qualified Project Cost and Hard Costs, Soft Costs and Pre-Development Costs as defined in the Conveyance Agreement), and authorized payments (consisting of the contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads). The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.


2. Financial Arrangements. The IRFD will finance the public works described above with tax increment revenue received by the IRFD from the City (and from no

other affected taxing entities), and the proceeds of bonds or other indebtedness issued or incurred by or for the IRFD that is payable from tax increment revenue received by the IRFD.

3. Boundaries of the IRFD. The boundaries of the IRFD are described in a map of the proposed boundaries that is part of the Infrastructure Financing Plan on file with the Clerk of the Board of Supervisors, to which map reference is hereby made. It is anticipated that the ultimate boundaries of the IRFD, following anticipated annexations to the IRFD, will encompass the entirety of the development parcels comprising the development project on Treasure Island and Yerba Buena Island in the City. The process for the annexation of additional parcels into the IRFD is described in the Resolution of Intention to Establish IRFD, which by this reference is incorporated herein.

4. Public Hearing. The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102. At the hearing, any persons having any objections to the proposed Infrastructure Financing Plan, or the regularity of any of the prior proceedings relating to the IRFD, may appear before the Board of Supervisors and object to the adoption of the proposed Infrastructure Financing Plan by the Board of Supervisors. The Board of Supervisors will consider all evidence and testimony for and against the adoption of the Infrastructure Financing Plan.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017.

  
for Angela Calvillo  
Clerk of the Board

## GOVERNMENT

### LEGISLATION INTRODUCED AT AND SUMMARY OF ACTIONS OF THE JANUARY 10, 2017 MEETING OF THE SAN FRANCISCO BOARD OF SUPERVISORS

are available at [www.sfbos.org](http://www.sfbos.org); 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA; or by calling (415) 554-5184.

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**Location:** Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

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Under the IRFD Law, the Board of Supervisors gives notice as follows:

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the proposed boundaries that is part of the Infrastructure Financing Plan on file with the Clerk of the Board of Supervisors, to which map reference is hereby made. It is anticipated that the ultimate boundaries of the IRFD, following anticipated annexations to the IRFD, will encompass the entirety of the development parcels comprising the development project on Treasure Island and Yerba Buena Island in the City. The process for the annexation of additional parcels into the IRFD is described in the Resolution of Intention to Establish IRFD, which by this reference is incorporated herein.

4. **Public Hearing.** The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. At the hearing, any persons having any objections to the proposed Infrastructure Financing Plan, or the regularity of any of the prior proceedings relating to the IRFD, may appear before the Board of Supervisors and object to the adoption of the proposed Infrastructure Financing Plan by the Board of Supervisors. The Board of Supervisors will consider all evidence and testimony for and against the adoption of the Infrastructure Financing Plan.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017. Angela Calvillo, Clerk of the Board.

## FICTITIOUS BUSINESS NAMES

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 271682

The following person(s) is (are) doing business as:

**WILLIAM YU PHOTO WORKSHOPS**, 333 Castile Way, South San Francisco, CA 94080, County of San Mateo  
William Yu LLC, 333 Castile Way, South San Francisco, CA 94080; California

This business is conducted by A Limited Liability Company The registrant(s) commenced to transact business under the fictitious business name or names listed above on 04/01/2014.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

false is guilty of a crime.)  
S/ Xiaoyu Yu, Managing Member  
This statement was filed with the County Clerk of San Mateo County on December 9, 2016  
Mark Church, County Clerk  
Glenn S. Changtin, Deputy Clerk  
Original  
1/8, 1/15, 1/22, 1/29/17  
**NPEN-2963083#**  
**EXAMINER - BOUTIQUE & VILLAGER**

## GOVERNMENT

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA  
**ORDINANCE SUMMARY AN Ordinance amending Chapter 20.360 and Sections 6.90.080, 10.36.178, 20.220.011, 20.230.009, 20.240.012, 20.240.013, 20.340.003, 20.350.023, 20.350.028, 20.350.030, 20.350.034, and 20.450.005 of the South San Francisco Municipal Code pertaining to the regulation of Signs 1. SUMMARY** The City Council of the City of South San Francisco has introduced and adopted an Ordinance that would amend various sections of Chapter 20.360 and sections 6.90.080, 10.36.178, 20.220.011, 20.230.009, 20.240.012, 20.240.013, 20.340.003, 20.350.023, 20.350.028, 20.350.030, 20.350.034, and 20.450.005 of the South San Francisco Municipal Code, pertaining to the regulation of signs in the City. Adoption of this Ordinance would refine, clarify, and correct certain provisions of City's Zoning Ordinance and other sections of the City's Municipal Code in order to make the City's sign regulations consistent with federal law and recent legal developments. Specifically, adoption of this ordinance would amend and clarify the criteria and sizes of signs that are permitted in the City on properties for sale or lease; displayed on vehicles; and off-premises of businesses; at outdoor eating and drinking establishments; for temporary posting; and on public property, among various other minor amendments and corrections to the City's sign regulations. This Ordinance Summary was prepared pursuant to Government Code section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney. The City Council introduced the Ordinance at its regular meeting held December 14, 2016 and adopted it at the regular meeting of January 11, 2017 at 7:00 p.m. in the Municipal Services Building Council Chambers, 33 Arroyo Drive, South San Francisco, CA. The vote was recorded as follows: **AYES:** Councilmembers Karyl Matsumoto and Mark N. Addiego, Vice Mayor Liza Normandy and Mayor Pradeep Gupta. **NOES:** None. **ABSTAIN:** None. **ABSENT:** Councilmember Richard A. Garbarino. The full text of the ordinance is available for review in the Office of the South San Francisco City Clerk during regular business hours. /S/ Margaret Roberts, Acting City Clerk City of South San Francisco

### 1/15/17 NPEN-2965962# EXAMINER - SO. SAN FRANCISCO

**ORDINANCE NO. 1516 ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS AMENDING SECTION 10.32.226 OF THE SAN CARLOS MUNICIPAL CODE - RESTRICTED PARKING - EAST SAN CARLOS RESIDENTIAL PARKING PERMIT PROGRAM. IT IS HEREBY ORDAINED** by the City Council of the City of San Carlos as follows: **SECTION 1:** Present Section 10.32.226 of the San Carlos Municipal Code entitled "Restricted Parking - East San Carlos Residential Parking Permit Program" is amended as follows: 10.32.226 Restricted parking—East San Carlos Residential Parking Permit Program. This only applies to the East San Carlos neighborhood located from Old County Road east to Industrial Road and extending north from Hall Street to Northwood Drive. A. Parking in areas designated through the petition process as the residential parking zone shall be limited to two hours between 7 a.m. and 7 p.m. Monday through Friday, except holidays. Vehicles displaying an East San Carlos Residential Parking Permit will be exempt from this 2-hour limit. B. Parking in areas designated through the petition process as the business parking zone shall be limited to two hours between 7 a.m. and 5 p.m. Monday through Friday, except holidays. Vehicles displaying an East San Carlos Business Parking Permit will be exempt from this 2-hour limit. C. It is unlawful to park for more than two hours without displaying a valid permit. D. East San Carlos parking permits shall be issued by the City of San Carlos. E. East San Carlos residential parking permits shall be free to residents of blocks participating in the residential part of the Program. The fee for employees of businesses on blocks participating in the business part of the Program will be the same as for employees of businesses located in the San Carlos Downtown Area ( 10.32.225 Restricted parking—Employee parking program) . The City Council shall approve other procedures and requirements for the Program in the East San Carlos Residential neighborhood, including procedures for the issuance of parking permits to both residents and businesses. The City Engineer/Director of Public Works is authorized to make minor modifications to these procedures and requirements. **SECTION 2:** That the City Council hereby declares that it would have passed this Ordinance sentence by sentence, paragraph by paragraph, and does hereby declare that any provisions of this Ordinance are severable and, if for any reason any sentence, paragraph or section of this Ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance. **SECTION 3:** This Ordinance shall be published

and posted according to law and shall take effect and be in force from and after 30 days after its passage and adoption. I, Crystal Mui, hereby certify that the foregoing Ordinance was introduced on the 28 th day of November, 2016, and adopted at a regular meeting of the City Council of the City of San Carlos held on the 9 th day of January 2017, by the following vote: **AYES, COUNCILMEMBERS:** GROCOTT, JOHNSON, OLBERT, GRASSILLI NOES, **COUNCILMEMBERS:** NONE **ABSENT, COUNCILMEMBERS:** COLLINS **ATTEST: /S/ CRYSTAL MUI, CITY CLERK of the City of San Carlos APPROVED: /S/ BOB GRASSILLI, MAYOR of the City of San Carlos** 1/15/17  
**SPEN-2965900#**  
**EXAMINER - ENQUIRER-BULLETIN**

### NOTICE OF PUBLIC HEARING

**R E S O L U T I O N A C K N O W L E D G I N G C O N S I D E R A T I O N P U R S U A N T T O T H E C A L I F O R N I A E N V I R O N M E N T A L Q U A L I T Y A C T O F T H E P R O P O S E D M I T I G A T E D N E G A T I V E D E C L A R A T I O N A N D I N I T I A L S T U D Y F O R T H E W H A R V E S 3 A N D 4 F E N D E R R E P L A C E M E N T P R O J E C T L O C A T E D A T T H E P O R T O F R E D W O O D C I T Y, C I T Y O F R E D W O O D C I T Y, I N T H E C O U N T Y O F S A N M A T E O ; M A K I N G C E R T A I N F I N D I N G S P E R T A I N I N G T O A C E R T A I N P R O J E C T I N C O N N E C T I O N T H E R E W I T H ; A P P R O V I N G T H E M I T I G A T E D N E G A T I V E D E C L A R A T I O N T O E N V I R O N M E N T A L I M P A C T S F O R S A I D P R O J E C T ; A N D A U T H O R I Z I N G T H E F I L I N G O F A N O T I C E O F D E T E R M I N A T I O N A N D T H E P A Y M E N T O F E X P E N D I T U R E S , F E E S A N D C O S T S R E L A T E D T H E R E T O** will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 25th day of January 2017 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA 94063

### 1/15/17 SPEN-2965722# EXAMINER - REDWOOD CITY TRIBUNE

### NOTICE OF PUBLIC HEARING

**R E S O L U T I O N A C K N O W L E D G I N G C O N S I D E R A T I O N P U R S U A N T T O T H E C A L I F O R N I A E N V I R O N M E N T A L Q U A L I T Y A C T O F T H E P R O P O S E D M I T I G A T E D N E G A T I V E D E C L A R A T I O N A N D R E V I S E D I N I T I A L S T U D Y F O R T H E S T A R C O N C R E T E B A T C H P L A N T P R O J E C T L O C A T E D A T T H E P O R T O F R E D W O O D C I T Y, C I T Y O F R E D W O O D C I T Y, I N T H E C O U N T Y O F S A N M A T E O ; M A K I N G C E R T A I N F I N D I N G S P E R T A I N I N G T O A C E R T A I N P R O J E C T I N C O N N E C T I O N T H E R E W I T H ; A P P R O V I N G T H E M I T I G A T E D N E G A T I V E D E C L A R A T I O N T O E N V I R O N M E N T A L I M P A C T S F O R S A I D P R O J E C T ; A N D A U T H O R I Z I N G T H E F I L I N G O F A N O T I C E**

**O F D E T E R M I N A T I O N A N D T H E P A Y M E N T O F E X P E N D I T U R E S , F E E S A N D C O S T S R E L A T E D T H E R E T O** will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 25th day of January 2017 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA 94063  
1/15/17  
**SPEN-2965720#**  
**EXAMINER - REDWOOD CITY TRIBUNE**

**CITY OF SAN MATEO REQUEST FOR QUALIFICATIONS ON-CALL CONSULTING SERVICES FOR ANNUAL SEWER BASIN REHABILITATION CLEAN WATER PROGRAM** The City of San Mateo (City) is accepting Statements of Qualifications to select a qualified consulting firm or firms to provide professional design services for the rehabilitation of various segments of pipe throughout three (3) basins in San Mateo. All questions regarding this Request for Qualifications (RFQ) shall be directed to Sydney Saunders, Contract Manager, Clean Water Program, at Sydney.Saunders@ch2m.com, or to the Public Works Department, San Mateo City Hall, 330 West 20th Avenue, San Mateo, CA 94403 by February 3, 2017. The RFQ is available for viewing online at <http://www.cityofsanmateo.org/bids.aspx>. Statements of Qualifications (SOQs) shall be submitted by firms that have a capable and demonstrable background in the type of work described in this RFQ and Attachment A, "SCOPE OF SERVICES" of this notice. In addition, all interested firms shall have sufficient, readily available resources in the form of trained personnel, support services, safety protocols, specialized field equipment, and financial resources to carry out the work without delay or shortcomings. Services required by this request for qualifications shall be performed under the responsible charge of a Project Manager with a minimum of 10 years of applicable experience and who is a licensed California Professional Engineer. The SOQs shall be submitted to the Public Works Department, City of San Mateo, 330 West 20th Avenue, San Mateo, California, 94403, no later than 2:00 p.m. on February 13, 2017. SOQs must be received by the time specified at the address listed above. Any SOQs received after the deadline will not be considered. Each respondent shall submit six (6) bound sets and one (1) electronic copy in PDF format on a CD/DVD/flash drive of the SOQ in accordance with Section IV, 'DOCUMENTATION.' 1/12, 1/15/17  
**SPEN-2963541#**  
**EXAMINER - SAN MATEO**

## NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD SOLORZANO CASE NO. PES-16-300475

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Richard Solorzano

A Petition for Probate has been filed by Patricia Hewlett in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that Patricia Hewlett be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on Jan 25, 2017 at 9:00 a.m in Dept. 204 Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative,

## PROBATE



## GOVERNMENT

### NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING** - Tuesday, January 24, 2017 - 1:30 PM  
City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102, at a Regular Meeting of the SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC): Public Hearing, discussion, and possible action to adopt a Water Use Allocation and Excess Use Charge Program for Accounts Complying with Article 12C of the City and County of San Francisco Health Code. The proposed Program would call for each new account required to comply with Article 12C to be classified as a Mandatory Non-potable Water Ordinance Account in SFPUC's Billing System. The proposed Program would also establish water use allocations and excess use charges, applicable only to water and wastewater accounts (Accounts) that are classified as Mandatory Non-potable Water Ordinance Accounts. The detailed agenda and related files will be available at least 72 hours before the scheduled meetings at the SFPUC website www.sfwater.org, or by calling (415) 554-3165.

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City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102, at a Regular Meeting of the SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC): Public Hearing, discussion, and possible action to approve changes to administrative procedures associated with the calculation of water and wastewater capacity charges for developments with onsite non-potable water systems. The proposal would change the current calculation of capacity charges from including all plumbing fixtures in a constructed building to only including those plumbing fixtures not being supplied non-potable water from an onsite non-potable water system during normal building operation. The detailed agenda and related files will be available at least 72 hours before the scheduled meetings at the SFPUC website www.sfwater.org, or by calling (415) 554-3165.

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**Date:** Tuesday, January 24, 2017 **Time:** 3:00 p.m.  
**Location:** Legislative

**Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA Subject: File No. 161361.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 24, 2017, at 3:00 p.m., to hold a public hearing to consider the following to form **Treasure Island Infrastructure and Revitalization Financing District No. 1:** (File Nos. 161117, 161118, 161119, 161120, 161121) a Resolution proposing adoption of the Infrastructure Financing Plan and formation of the Infrastructure and Revitalization Financing District; a Resolution calling a special election for the Infrastructure and Revitalization Financing District; a Resolution declaring results of the special election; an Ordinance forming the Infrastructure and Revitalization Financing District; and adopting an Infrastructure Financing Plan for such district; and a Resolution authorizing issuance of bonds for the Infrastructure and Revitalization Financing District and project areas therein, in an aggregate principal amount not to exceed \$780,000,000.  
On December 6, 2016, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City") adopted its "Resolution of Intention to establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein to finance the construction and/or acquisition of capital improvements on Treasure Island; to provide for annexation; to call a public

hearing on the formation of the district and project areas therein and to provide public notice thereof; and determining other matters in connection therewith" ("Resolution of Intention to Establish IRFD"), stating its intention to form the "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") pursuant to Government Code Section 53369 et seq. (the "IRFD Law"). The City intends to form the IRFD for the purpose of financing certain public improvements (the "Facilities") as further provided in the Resolution of Intention to Establish IRFD and summarized herein. Also on December 6, 2016, the Board of Supervisors adopted its Resolution authorizing and directing the Director of the Office of Public Finance, or designee thereof, to prepare an infrastructure financing plan for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein and determining other matters in connection therewith, ordering preparation of an infrastructure financing plan (the "Infrastructure Financing Plan") consistent with the requirements of the IRFD Law. The Infrastructure Financing Plan is available for public inspection in the office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, City Hall, San Francisco, California and on the website of the Clerk of the Board of Supervisors. Under the IRFD Law, the Board of Supervisors gives notice as follows:  
**1. Facilities to be Financed.** The IRFD will be used to finance

costs of the acquisition, construction and improvement of any facilities authorized by Section 53369.3 of the IRFD Law, including, but not limited to, facilities acquired from third parties (such as acquisition, abatement and demolition costs, a supplemental fire water supply system, low pressure water facilities, water tank facilities, recycled water facilities, storm drainage system, separated sanitary sewer, joint trench, earthwork, retaining walls, highway ramps, roadways, pathways, curbs and gutters, traffic facilities, streetscapes, shoreline improvements, parks, a ferry terminal, hazardous soil removal, community facilities, other amounts specifically identified in the DDA as a Qualified Project Cost and Hard Costs, Soft Costs and Pre-Development Costs as defined in the Conveyance Agreement), and authorized payments (consisting of the contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads). The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.  
**2. Financial Arrangements.** The IRFD will finance the public works described above with tax increment revenue received by the IRFD from the City (and from no other affected taxing entities), and the proceeds of bonds or other indebtedness issued or incurred by or for the IRFD

that is payable from tax increment revenue received by the IRFD.  
**3. Boundaries of the IRFD.** The boundaries of the IRFD are described in a map of the proposed boundaries that is part of the Infrastructure Financing Plan on file with the Clerk of the Board of Supervisors, to which map reference is hereby made. It is anticipated that the ultimate boundaries of the IRFD, following anticipated annexations to the IRFD, will encompass the entirety of the development parcels comprising the development project on Treasure Island and Yerba Buena Island in the City. The process for the annexation of additional parcels into the IRFD is described in the Resolution of Intention to Establish IRFD, which by this reference is incorporated herein.  
**4. Public Hearing.** The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. At the hearing, any persons having any objections to the proposed Infrastructure Financing Plan, or the regularity of any of the prior proceedings relating to the IRFD, may appear before the Board of Supervisors and object to the adoption of the proposed Infrastructure Financing Plan by the Board of Supervisors. The Board of Supervisors will consider all evidence and testimony for and against the adoption of the Infrastructure Financing Plan. In accordance with Administrative Code, Section 67.7-1, persons who are

unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017. Angela Calvillo Clerk of the Board

2 TOWER PLACE P06-0073: ZA16-0004, SPA16-0001, PPM16-0001, GPA16-0002 & DR16-0041 Consideration of the Planning Commission's recommendation to approve a General Plan Amendment, Zoning Ordinance Amendment, Terrabay Specific Plan Amendment (Phase III), Terrabay Precise Plan Amendment, Transportation Demand Management Plan Modification, Design Review and Addendum to the 1998/99 and 2005 Certified Supplemental Environmental Impact Reports to construct a 7-story 'Amenity Building' defined as and consisting of a hotel, wellness center, restaurant, retail and various amenities adjacent and connected to the North Tower where a Product Design Studio was approved in 2008 (Resolution 89-2008) at One and Two Tower Place in the Terrabay Specific Plan Zone District in accordance with Title 20 of the South San Francisco Municipal Code. If you challenge in court the action taken by the City Council regarding the item described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Council at, or prior to, the public hearings. If you have any questions or wish to submit written correspondence regarding this matter, contact the City Clerk's Office, at P.O. Box 711 South San Francisco, CA 94083 or (650) 877-8518. /s/ Krista Martinelli, City Clerk City of South San Francisco 1/1/17  
**NPEN-2960745# EXAMINER - SO. SAN FRANCISCO**

## GOVERNMENT

**CITY OF SOUTH SAN FRANCISCO NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN** that the City Council of the City of South San Francisco will hold a public hearing on Wednesday, January 11, 2017 at 7:00 p.m., or as soon as possible thereafter, in the Municipal Services Building, 33 Arroyo Drive, South San Francisco, California, on items, including the following, at which time and place any and all persons interested may appear and be heard thereon. Written correspondence may be submitted to the City Clerk's Office to the attention of the City Council, at the address in the bottom paragraph of this notice. AP3-SFC CT NORTH LLC/applciant AP3-SFC CT NORTH LLC/owner

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## GOVERNMENT

**NOTICE OF PUBLIC HEARING** Tuesday, January 10, 2017 - 1:30 PM City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102, at a Regular Meeting of the San Francisco Public Utilities Commission (SFPUC), the governing board of the publicly owned utility operations of the City and County of San Francisco: Notice is hereby given that the SFPUC will conduct a public hearing to consider proposed rules and regulations by the San Francisco Public Utilities Commission (SFPUC) regarding excessive residential water use during drought periods. The detailed agenda and related files will be available at least 72 hours before the scheduled meetings at the SFPUC website [www.sfwater.org](http://www.sfwater.org), or by calling (415) 554-3165. All interested parties are invited to attend the public hearing and present their views. Persons who are unable to attend the public hearing may also submit to the City, by the time the proceedings begin, written comments regarding the subject of the hearing. These comments will be brought to the attention of the Commission and will become part of the official public record. Written comments can be sent to Donna Hood, Commission Secretary, SFPUC, 525 Golden Gate Ave., 13<sup>th</sup> Floor, SF, CA 94102. The Draft Excessive Residential Water Use Rules and Regulations can be viewed and printed from the SFPUC website at [www.sfwater.org/waterwaste](http://www.sfwater.org/waterwaste).

### NOTICE OF PUBLIC HEARINGS BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT, in accordance with California Government Code, Sections 53322(a) and 53346, the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Tuesday, January 24, 2017 Time: 3:00 p.m.  
**Location:** Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA  
**Subject:** File No. 161362. Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 24, 2017, at 3:00 p.m., to hold public hearings to consider the following to form Community Facilities District No. 2016-1 and incur bonded indebtedness for Community Facilities District No. 2016-1: (File Nos. 161122, 161123, 161124, 161125, 161126, and 161127) a Resolution of formation of Community Facilities District No. 2016-1, Improvement Area No. 1 and a future annexation area; a Resolution determining necessity to incur bonded indebtedness and other debt in an amount not to exceed \$5,000,000,000

for the Community Facilities District; a Resolution calling a special election in the City and County of San Francisco Community Facilities District; a Resolution declaring results of the special election and directing recording of notice of special tax lien for the Community Facilities District; an Ordinance levying special taxes within the Community Facilities District; and a Resolution authorizing the issuance and sale of special tax bonds for Improvement Area No. 1 of the Community Facilities District in an aggregate principal amount not to exceed \$250,000,000. On December 6, 2016, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"), the Board of Supervisors ("Board of Supervisors") of the City and County of San Francisco ("City"), State of California adopted a resolution of intention ("Resolution of Intention") to establish (i) "City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island)" ("CFD"), (ii) "Improvement Area No. 1 of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island)" ("Improvement Area No. 1"), and (iii) a future annexation area for the CFD ("Future Annexation Area"). Also on December 6, 2016, the Board of Supervisors adopted a resolution of intention to incur bonded indebtedness and other debt in an amount not to exceed \$5.0 billion for the CFD, Improvement Area No. 1 and the Future Annexation Area under the Mello-Roos Act (the "Bond Resolution"). Under the Mello-Roos Act, the Resolution of Intention and the Bond Resolution, the Board of Supervisors gives notice as follows:

1. The text of the Resolution of Intention, with Exhibits A and B thereto, as adopted by the Board of Supervisors, is on file with the Clerk of the Board of Supervisors and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention is summarized as follows:

a. Under the Mello-Roos Act, this Board of Supervisors is undertaking proceedings for the establishment of the CFD, Improvement Area No. 1 and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.  
b. The purpose of the CFD, Improvement Area No. 1 and the Future Annexation Area is to provide for the financing of (i) certain public facilities ("Facilities") as more fully described in the Resolution of Intention and Exhibit A thereto and (ii) certain public services ("Services") as more fully described in the Resolution of Intention and Exhibit B thereto. c. Initially, the method of financing the Facilities and the Services is through the imposition and levy of a special tax ("Special Tax") to be apportioned on the properties in Improvement Area No. 1 under the rate and method of apportionment described in the Resolution of Intention and Exhibit B thereto. d. The Resolution of Intention directed the preparation of a CFD Report that shows the Facilities and the Services and the estimated costs of the Facilities and the Services.

The CFD Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the CFD Report as filed with the Clerk of the Board of Supervisors. e. Property within the Future Annexation Area will be annexed to the CFD, and may be designated as one or more improvement areas (each, a "Future Improvement Area"), and a special tax 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, in accordance with the annexation approval procedures specified in the Resolution of Intention.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the CFD, Improvement Area No. 1 and the Future Annexation Area, the Facilities, the Services and the Special Tax.  
2. The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102.

3. At the hearing, the testimony of all interested persons or taxpayers, including all persons owning property within Improvement Area No. 1, for or against the establishment of the CFD and Improvement Area No. 1, the Special Tax to be levied in Improvement Area No. 1, the extent of the CFD and Improvement Area No. 1 and the furnishing of the specified Facilities and Services, will be heard. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. Any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities and defects to which objection is made. All written protests must be filed with the Clerk of the Board of Supervisors on or before the time fixed for the hearing.

If 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be included in Improvement Area No. 1, or the owners of one-half or more of the area of land in the territory proposed to be included in Improvement Area No. 1 and not exempt from the Special Tax to be levied in Improvement Area No. 1, file written protests against the establishment of Improvement Area No. 1 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 CFD and Improvement Area No. 1 or levy the Special Tax in Improvement Area No. 1 for a 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 or Services within the CFD and Improvement Area No. 1, or against levying a specified part of the Special Tax in Improvement Area No. 1, those types of Facilities or Services or the specified part of the Special Tax to be levied in Improvement Area No. 1

will be eliminated from the proceedings to form the CFD and Improvement Area No. 1. 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 CFD will be heard. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the CFD, 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 Future Annexation Area, 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 Tax in Improvement Area No. 1 for voter approval at a special election. The Special Tax requires the approval of 2/3rds of the votes cast at a special election by the property owner voters of Improvement Area No. 1, with each owner having one vote for each acre or portion thereof such owner owns in Improvement Area No. 1 not exempt from the Special Tax.  
5. Reference is hereby made to the entire text of the Bond Resolution, a complete copy of which is on file with the Clerk of the Board of Supervisors. The text of the Bond Resolution is summarized as follows:

a. The Board of Supervisors has adopted the Resolution of Intention stating its intention to form the CFD, Improvement Area No. 1 and the Future Annexation Areas for the purpose of financing, among other things, all or part of the Facilities, as further provided in that Resolution of Intention.  
b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$5.0 billion and, in order to finance such costs, it is necessary to (i) incur bonded indebtedness and other debt (as defined in the Mello-Roos Act) in the amount of not more than \$5.0 billion on behalf of the CFD and the improvement areas therein (including Future Improvement Areas (as such term is defined herein)), (ii) for Improvement Area No. 1, to incur bonded indebtedness and other debt (as defined in the Mello-Roos Act) in the amount of not more than \$250 million ("Improvement Area No. 1 Indebtedness Limit"), and (iii) for the portion of the CFD that is not in Improvement Area No. 1, to incur bonded indebtedness and other debt (as defined in the Mello-Roos Act) in the amount of not more than \$4.75 billion ("Non-Improvement Area No. 1 Indebtedness Limit").  
c. The proposed bonded indebtedness and other debt is to finance the Facilities, 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 Mello-Roos Act.  
d. The Board of Supervisors, acting as legislative body for the CFD, intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Mello-Roos Act) payable from the Improvement Area No. 1 Special Tax in one or more series in the aggregate principal amount of not more than the Improvement Area No. 1 Indebtedness Limit. The Board of Supervisors, acting as legislative body for the CFD, intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Mello-Roos Act) payable from special taxes levied in the portion of the CFD that is not in Improvement Area No. 1 in one or more series in the maximum aggregate principal amount of not more than the Non-Improvement Area No. 1 Indebtedness.

e. In the event all or a portion of the Future Annexation Area is annexed as one or more future improvement areas (each, a "Future Improvement Area"), the maximum indebtedness of each such Future Improvement Area shall be identified and approved in the unanimous approval executed by property owners in connection with their annexation to the CFD at the time of the annexation (each, a "Unanimous Approval") and in accordance with the Annexation Approval Procedures described in the Resolution of Intention referred to above, and the amount of the maximum indebtedness for the Future Improvement Area shall be subtracted from the Non-Improvement Area No. 1 Indebtedness Limit. f. The Board of Supervisors, acting as legislative body for the CFD, intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Mello-Roos Act) payable from a special tax levied in each Future Improvement Area in one or more series in the aggregate principal amount determined at the time of annexation of such territory as a separate improvement area (not to exceed the Non-Improvement Area No. 1 Indebtedness Limit in the aggregate).

6. The Board of Supervisors will hold a public hearing on the necessity of incurring the above amount of bonded indebtedness and other debt for the CFD, Improvement Area No. 1 and the Future Annexation Area on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102.  
7. At public hearing the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed CFD, Improvement Area No. 1 and the Future Annexation Area for and against the proposed bonded debt and other debt, will be heard.

In accordance with Administrative Code, Section

67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017. Angela Calvillo Clerk of the Board

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

NOTICE IS HEREBY GIVEN THAT, in accordance with California Government Code, Section 53369.17, the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold a 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:

**Date:** Tuesday, January 24, 2017 Time: 3:00 p.m.  
**Location:** Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA  
**Subject:** File No. 161361. Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 24, 2017, at 3:00 p.m., to hold a public hearing to consider the following to form Treasure Island Infrastructure and Revitalization Financing District No. 1: (File Nos. 161117, 161118, 161119, 161120, 161121) a Resolution proposing adoption of the Infrastructure Financing Plan and formation of the Infrastructure and Revitalization Financing District; a Resolution calling a special election for the Infrastructure and Revitalization Financing District; a Resolution declaring results of the special election; an Ordinance forming the Infrastructure and Revitalization Financing District, and adopting an Infrastructure Financing Plan for such district; and a Resolution authorizing issuance of bonds for the Infrastructure and Revitalization Financing District and project areas therein, in an aggregate principal amount not to exceed \$780,000,000.

On December 6, 2016, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City") adopted its "Resolution of Intention to Establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein to finance the construction and/or acquisition of capital improvements on Treasure Island; to provide for annexation; to call a public hearing on the formation of the district and project areas therein and to provide public notice thereof; and determining

other matters in connection therewith" ("Resolution of Intention to Establish IRFD"), stating its intention to form the "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") pursuant to Government Code Section 53369 et seq. (the "IRFD Law"). The City intends to form the IRFD for the purpose of financing certain public improvements (the "Facilities") as further provided in the Resolution of Intention to Establish IRFD and summarized herein.

Also on December 6, 2016, the Board of Supervisors adopted its "Resolution authorizing and directing the Director of the Office of Public Finance, or designee thereof, to prepare an infrastructure financing plan for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein and determining other matters in connection therewith," ordering preparation of an infrastructure financing plan (the "Infrastructure Financing Plan") consistent with the requirements of the IRFD Law. The Infrastructure Financing Plan is available for public inspection in the office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, City Hall, San Francisco, California and on the website of the Clerk of the Board of Supervisors. Under the IRFD Law, the Board of Supervisors gives notice as follows:

1. Facilities to be Financed. The IRFD will be used to finance costs of the acquisition, construction and improvement of any facilities authorized by Section 53369.3 of the IRFD Law, including, but not limited to, facilities acquired from third parties (such as acquisition, abatement and demolition costs, a supplemental fire water supply system, low pressure water facilities, water tank facilities, recycled water facilities, storm drainage system, separated sanitary sewer, joint trench, earthwork, retaining walls, highway ramps, roadways, pathways, curbs and gutters, traffic facilities, streetscapes, shoreline improvements, parks, a ferry terminal, hazardous soil removal, community facilities, other amounts specifically identified in the DDA as a Qualified Project Cost and Hard Costs, Soft Costs and Pre-Development Costs (as defined in the Conveyance Agreement), and authorized payments (consisting of the contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads). The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.

2. Financial Arrangements. The IRFD will finance the public works described above received by the IRFD from the City (and from no other affected taxing entities), and the proceeds of bonds or other indebtedness issued or incurred by or for the IRFD

that is payable from tax increment revenue received by the IRFD.

3. Boundaries of the IRFD. The boundaries of the IRFD are described in a map of the proposed boundaries that is part of the Infrastructure Financing Plan on file with the Clerk of the Board of Supervisors, to which map reference is hereby made. It is anticipated that the ultimate boundaries of the IRFD, following anticipated annexations to the IRFD, will encompass the entirety of the development parcels comprising the development project on Treasure Island and Yerba Buena Island in the City. The process for the annexation of additional parcels into the IRFD is described in the Resolution of Intention to Establish IRFD, which by this reference is incorporated herein.

4. Public Hearing. The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102. At the hearing, any persons having any objections to the proposed Infrastructure Financing Plan, or the regularity of any of the prior proceedings relating to the IRFD, may appear before the Board of Supervisors and object to the adoption of the proposed Infrastructure Financing Plan by the Board of Supervisors. The Board of Supervisors will consider all evidence and testimony for and against the adoption of the Infrastructure Financing Plan.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017. Angela Calvillo Clerk of the Board

### CITY AND COUNTY OF SAN FRANCISCO BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that on December 6, 2016, the Board of Supervisors adopted the following legislation, and approved by the Mayor on December 16, 2016: **Resolution of intention to issue bonds for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island); and determining other matters in connection therewith.** WHEREAS, Naval Station Treasure Island ("NSTI") is a former United States Navy base located in the City and County of San Francisco ("City") that consists of two islands connected by a causeway; (1) Treasure Island, and (2) an approximately

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SAN FRANCISCO BOARD OF SUPERVISORS

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BY \_\_\_\_\_



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. 544-5227

### PROOF OF MAILING

Legislative File No. 161361, 161362

Description of Items: Certified copies of Resolution No. 503-16; hearing notices for File Nos. 161361 and 161362. Related to Treasure Island Infrastructure and Revitalization Financing District No. 1 and Community Facilities District No. 2016-1 Committee of the Whole hearings on January 24, 2017.

Recipients indicated on the attached memo.

I, John Carroll, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: December 21, 2016

Time: 10:00 a.m.

USPS Location: Clerk's office USPS pickup mailbox.

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: \_\_\_\_\_

Instructions: Upon completion, original must be filed in the above referenced file.

**Affected Taxing Entities**

**CITY**

City and County of San Francisco  
Attn: Mayor Ed Lee  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 200  
San Francisco, Ca. 94102

**BART**

San Francisco Bay Area Rapid Transit District  
Attn: Grace Crunican, General Manager  
300 Lakeside Drive, 23rd Floor  
Oakland, CA 94612

**CC:**

San Francisco Bay Area Rapid Transit District  
Attn: Kenneth A. Duron, District Secretary  
300 Lakeside Drive, 23rd Floor  
Oakland, California 94612

San Francisco Bay Area Rapid Transit District  
Attn: Rosemarie V. Poblete, Controller-Treasurer  
300 Lakeside Drive, 23rd Floor  
Oakland, CA 94612

**BAAQMD**

Bay Area Air Quality Management District  
Attn: Jack Broadbent, Executive Officer  
375 Beale Street, Suite 600  
San Francisco, CA 94105

**Landowners**

TREASURE ISLAND SERIES 1, LLC,  
a Delaware limited liability company

Treasure Island Series 1, LLC  
Attn: Kofi Bonner  
One Sansome Street, Suite 3200  
San Francisco, CA 94104

Treasure Island Series 1, LLC  
Attn: Chris Meany  
4 Embarcadero Center, Suite 3300  
San Francisco, CA 94111

TREASURE ISLAND DEVELOPMENT AUTHORITY,  
a California nonprofit public benefit corporation

Treasure Island Development Authority  
One Avenue of the Palms  
Treasure Island  
San Francisco, CA 94130

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SAN FRANCISCO, CA 94102

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: File No. 161361 - TIRFD 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):

12/25/2016 , 01/01/2017 , 01/08/2017 , 01/15/2017

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EXM# 2959090

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

NOTICE IS HEREBY GIVEN THAT, in accordance with California Government Code, Section 53369.17, the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold a 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:  
**Date:** Tuesday, January 24, 2017  
**Time:** 3:00 p.m.  
**Location:** Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA  
**Subject:** File No. 161361. Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 24, 2017, at 3:00 p.m., to hold a public hearing to consider the following to form Treasure Island Infrastructure and Revitalization Financing District No. 1: (File Nos. 16117, 16118, 16119, 16120, 16121) a Resolution proposing adoption of the Infrastructure Financing Plan and formation of the Infrastructure and Revitalization Financing District; a Resolution calling a special election for the Infrastructure and Revitalization Financing District; a Resolution declaring results of the special election; an Ordinance forming the Infrastructure and Revitalization Financing District; and adopting an Infrastructure Financing Plan for such district; and a Resolution authorizing issuance of bonds for the Infrastructure and Revitalization Financing District and project areas therein, in an aggregate principal amount not to exceed \$780,000,000. On December 6, 2016, the Board of Supervisors (the "Board of Supervisors") of the City and County of San Francisco (the "City") adopted its "Resolution of Intention to establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein to finance the construction and/or acquisition of capital improvements on Treasure Island; to provide for annexation; to call a public hearing on the formation of the district and

project areas therein and to provide public notice thereof; and determining other matters in connection therewith" ("Resolution of Intention to Establish IRFD"), stating its intention to form the "City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)" (the "IRFD") pursuant to Government Code Section 53369 et seq. (the "IRFD Law"). The City intends to form the IRFD for the purpose of financing certain public improvements (the "Facilities") as further provided in the Resolution of Intention to Establish IRFD and summarized herein. Also on December 6, 2016, the Board of Supervisors adopted its "Resolution authorizing and directing the Director of the Office of Public Finance, or designee thereof, to prepare an infrastructure financing plan for City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and project areas therein and determining other matters in connection therewith," ordering preparation of an infrastructure financing plan (the "Infrastructure Financing Plan") consistent with the requirements of the IRFD Law. The Infrastructure Financing Plan is available for public inspection in the office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, City Hall, San Francisco, California and on the website of the Clerk of the Board of Supervisors. Under the IRFD Law, the Board of Supervisors gives notice as follows:  
1. Facilities to be Financed. The IRFD will be used to finance costs of the acquisition, construction and improvement of any facilities authorized by Section 53369.3 of the IRFD Law, including, but not limited to, facilities acquired from third parties (such as acquisition, abatement and demolition costs, a supplemental fire water supply system, low pressure water facilities, water tank facilities, recycled water facilities, storm drainage system, separated sanitary sewer, joint trench, earthwork, retaining walls, highway ramps, roadways, pathways, curbs and gutters, traffic facilities, streetscapes, shoreline improvements, parks, a ferry terminal, hazardous soil removal,



community facilities, other amounts specifically identified in the DDA as a Qualified Project Cost and Hard Costs, Soft Costs and Pre-Development Costs as defined in the Conveyance Agreement), and authorized payments (consisting of the contribution to the City and other public agencies for costs related to open space improvements, transportation and transit facilities, and design and construction of ramps and access roads). The category of facilities labeled "Acquired from Third Parties" reflects current assumptions of the City and TIDA. The IRFD shall be authorized to finance the listed facilities whether they are acquired from third parties or constructed by the City or TIDA.

2. Financial Arrangements. The IRFD will finance the public works described above with tax increment revenue received by the IRFD from the City (and from no other affected taxing entities), and the proceeds of bonds or other indebtedness issued or incurred by or for the IRFD that is payable from tax increment revenue received by the IRFD.

3. Boundaries of the IRFD. The boundaries of the IRFD are described in a map of the proposed boundaries that is part of the Infrastructure Financing Plan on file with the Clerk of the Board of Supervisors, to which map reference is hereby made. It is anticipated that the ultimate boundaries of the IRFD, following anticipated annexations to the IRFD, will encompass the entirety of the development parcels comprising the development project on Treasure Island and Yerba Buena Island in the City. The process for the annexation of additional parcels into the IRFD is described in the Resolution of Intention to Establish IRFD, which by this reference is incorporated herein.

4. Public Hearing. The public hearing will be held on the date and at the time specified above, or as soon as possible thereafter, in the Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102. At the hearing, any persons having any objections to the proposed Infrastructure Financing Plan, or the regularity of any of the prior proceedings relating to the IRFD, may appear before the

Board of Supervisors and object to the adoption of the proposed Infrastructure Financing Plan by the Board of Supervisors. The Board of Supervisors will consider all evidence and testimony for and against the adoption of the Infrastructure Financing Plan.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as 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. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 20, 2017. Angela Calvillo Clerk of the Board



TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Mayor Edwin M. Lee  
RE: Infrastructure and Revitalization Financing District & Community Facilities District Legislation  
DATE: October 18, 2016

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2016 OCT 18 11:32 AM  
BY AK

Attached for introduction to the Board of Supervisors is legislation necessary to initiate the formation of financing districts required to provide public financing of eligible expenses incurred in the development of the former Naval Station Treasure Island:

1. Resolution Authorizing Issuance of Bonds Related to Infrastructure and Revitalization Financing District No. 1 (Treasure Island).
2. Resolution Calling Special Election Related to Infrastructure and Revitalization Financing District No. 1 (Treasure Island).
3. Resolution Proposing Adoption of Infrastructure Financing Plan---Infrastructure and Revitalization Financing District No. 1 (Treasure Island).
4. Ordinance Creating Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and Adopting an Infrastructure Financing Plan
5. Resolution Calling Special Election---Community Facilities District No. 2016-1 (Treasure Island)
6. Resolution Declaring Results of Special Election Related to Infrastructure and Revitalization Financing District No. 1 (Treasure Island)
7. Ordinance Levying Special Taxes Community Facilities District No. 2016-1 (Treasure Island)
8. Resolution Authorizing Issuance and Sale of Special Tax Bonds---Community District No. 2016-1 (Treasure Island)---Not to Exceed \$250 million
9. Resolution Declaring Results--- Community Facilities District No. 2016-1 (Treasure Island)
10. Resolution of Formation--- Community Facilities District No. 2016-1 (Treasure Island)
11. Resolution Determining Necessity to Incur Bonded Indebtedness---Community Facilities District No. 2016-1 (Treasure Island)---\$5.0 Billion
12. Resolution Authorizing Issuance and Sale of Special Tax Bonds---Community District No. 2016-1 (Treasure Island)

I respectfully request that these items be heard at the December 6, 2016 Board of Supervisors meeting.

Should you have any questions, please contact Nicole Elliott at (415) 554-7940.