



# **Pier 70 Condominium and Leased Properties Community Facilities Districts Formation *Resolutions of Intention***

Government Audit and Oversight Committee  
November 13, 2019  
Wyatt Donnelly-Landolt  
Port of San Francisco





# Presentation Overview

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- Pier 70 Project
- Project Financing Structure
- Overview of Special Tax Districts
- Next steps







# Pier 70 Project Overview

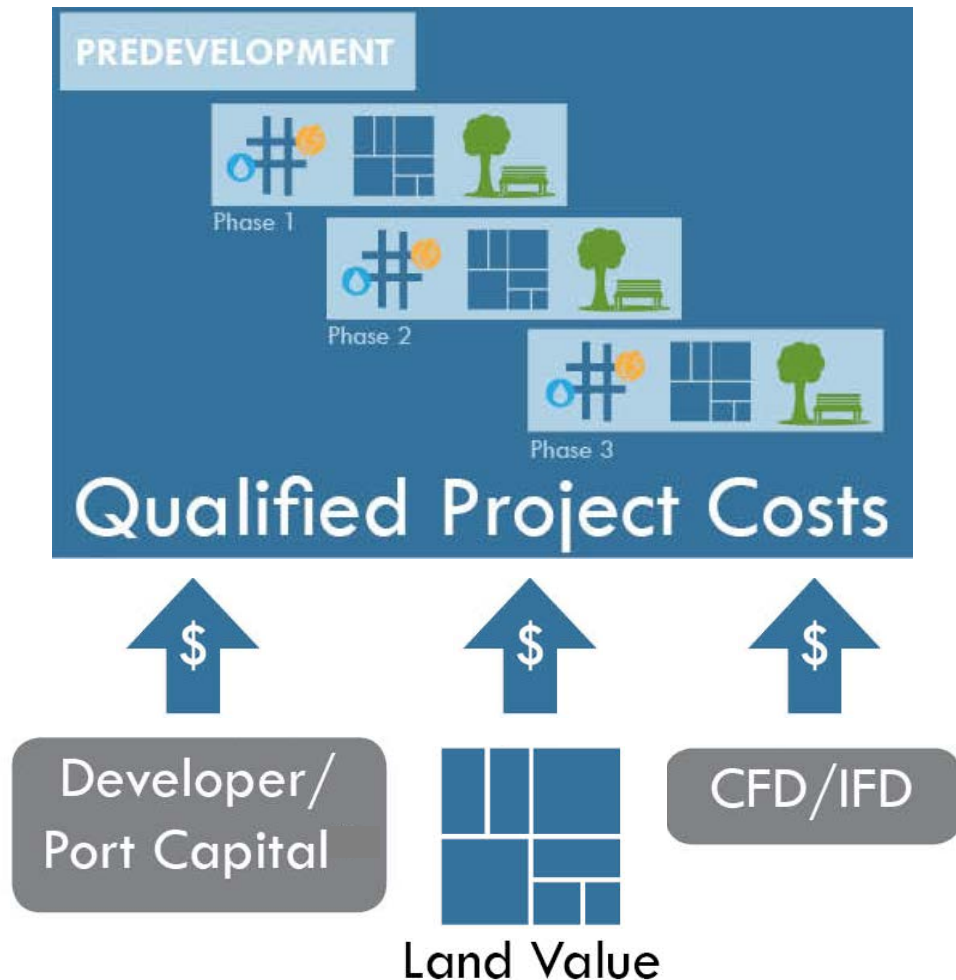
## Overview

- Entitled Fall 2017
- 35 acres
- 1,645-3,025 residential units
- 1.1-1.75 million gsf commercial
- 9 acres open space

## Public Benefits

- 30% onsite affordability
- First Source, Prevailing Wage, LBE
- TDM Program
- Historic Rehabilitation
- Sea Level Rise Protections
- Ongoing Sea Level Rise Revenue Stream
- 90,000 SF Arts Facility
- On-site Child Care

# Project Financing Structures

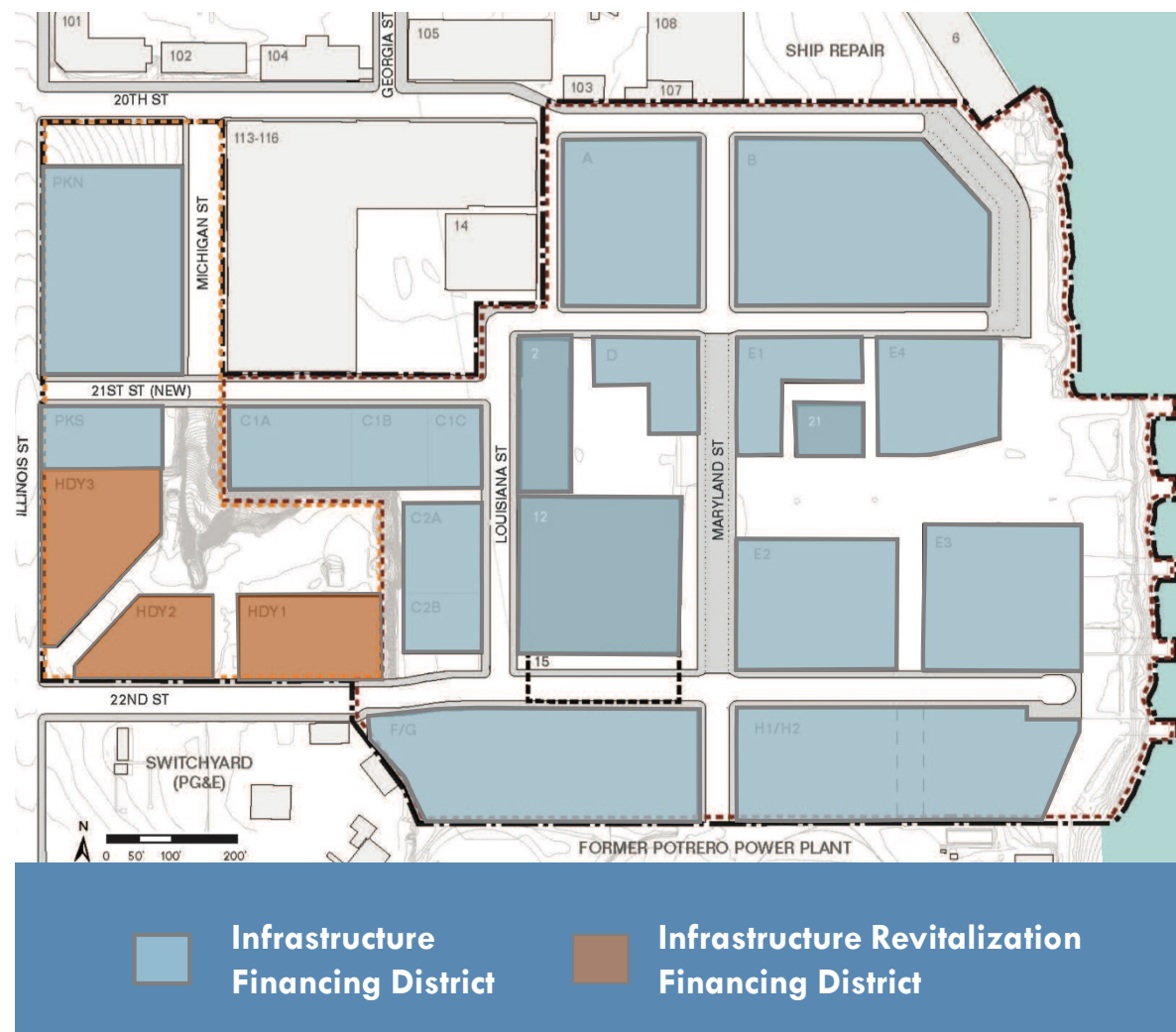


- Possible sources to pay for qualified project costs:
  - Developer or Port Capital
  - Land Value
  - CFD/IFD
- Goal is to limit Developer Capital and accrual of Developer Return by:
  - Using CFD/IFD whenever possible
  - When CFD/IFD not available, advance land value proceeds or Port Capital repaid with CFD/IFD once available

# Public Financing Actions to Date

The Board of Supervisors previously authorized:

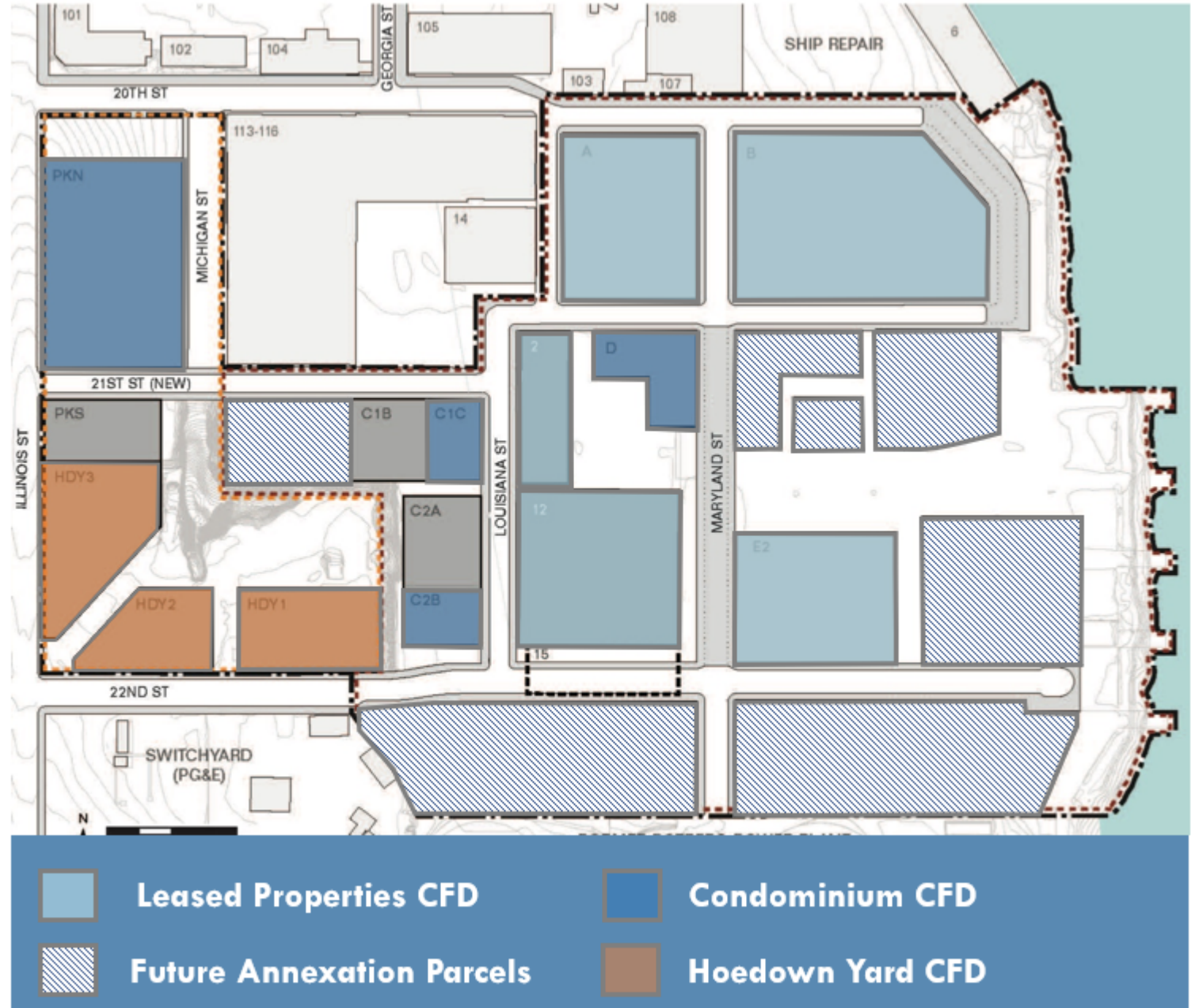
- Infrastructure Financing District (IFD) in September 2018
- Infrastructure and Revitalization Financing District (IRFD) in October 2018
- Amendments to the City's Special Tax Law to align to Pier 70 and Mission Rock projects in September 2019





# Current CFD Resolutions of Intention

- Establishing Condominiums CFD, Special Tax District 2019-1
- Establishing Leased Properties CFD, Special Tax District 2019-2
- Incur Bonded Indebtedness for Condominium CFD
- Incur Bonded Indebtedness for Leased Properties CFD





# Pier 70 CFD Uses

## Facilities Tax

- Horizontal Infrastructure & Parks
- 40 years of bonding authority

## Arts Tax

- Community Space and Arts Building
- 40 years of bonding authority

## Shoreline Tax

- Shoreline protection studies and facilities
- 120 years

## Services Tax

- Ongoing operations and maintenance for parks, streets, open space, etc.
- Perpetuity



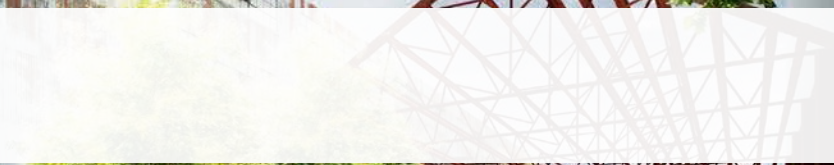
# What's next?

- Form Community Facilities Districts by Special Election
- Issue CFD Bonds and levy special taxes for the maintenance of parks, open space, and shoreline improvements

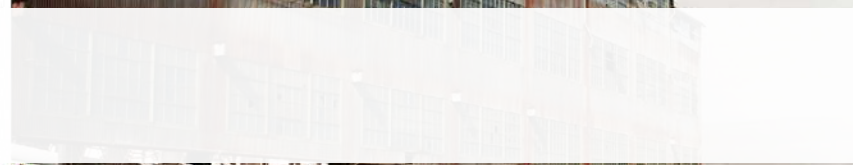




# PIER 70: UNCOVERING HISTORY, THE WATERFRONT & THE VIEW

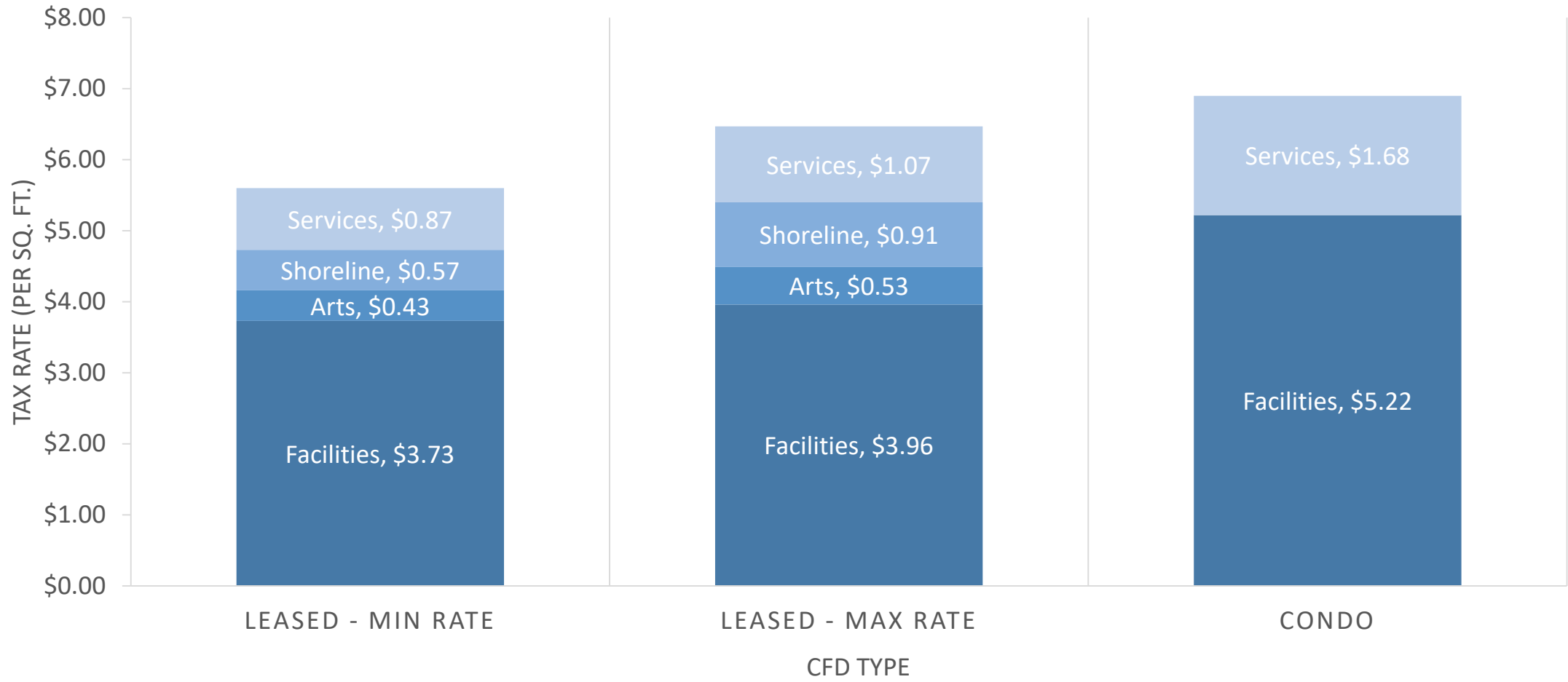


Questions?





# Tax Rates





# Tax Rates

	CFD	Parcels*	Facilities & Ops	Rates**
Leased Property CFD	Leased Property CFD / Tax Zone 1 & 2	28-Acre Site Phase 1 Residential Rental and Office Parcels	Facilities Tax	\$3.73-\$3.96/sf
			Arts Tax	\$0.43-\$0.53/sf
			Shoreline Tax	\$0.57 - \$0.91/sf
			Services Tax	\$0.87-\$1.07/sf
	Leased Property CFD / Tax Zone 3	28-Acre Site Historic Buildings 12 and 21	Facilities Tax	\$3.52 - \$3.64/sf
Condo CFD	Condo CFD / Tax Zone 1	Parcel K North	Facilities Tax	\$5.22/sf
			Services Tax	\$1.68/sf
	Condo CFD / Tax Zone 2	28-Acre Site Condominium Parcels	Facilities Tax	\$4.89/sf
			Arts Tax	\$0.66/sf
			Services Tax	\$1.34-\$2.02/sf

\* Each of the CFDs include "annexation parcels", which will be annexed in to the CFD once it has been determined whether a parcel is to be leased or sold.

\*\*Rates vary within in each Zone based on building type (residential, non-residential, historic), building height if residential, and location within or outside of the 28-Acre Site.

# Special Use District Project Overview



- **Open Space:**  
9 acres
- **Retail, Arts + Light Industrial:**  
480,000–486,000 gsf
- **Commercial Office:**  
1.1M – 1.75M gsf
- **Residential:**  
1,645 – 3, 025 units



 <b>Residential</b>	 <b>Commercial-Office</b>	 <b>RALI</b>	 <b>Open Space</b>
1,645-3,025 units	1.1M-1.75M gsf	480,000 gsf	9 acres