

File No. 220083

Committee Item No. _____

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 8, 2022

Cmte Board

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

OTHER

- Public Hearing Notice - February 25, 2022
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: March 4, 2022

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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

Date: Tuesday, March 8, 2022

Time: 3:00 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE MEETING INFORMATION

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 78, or 99 (*depending on your provider*)
once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 220083.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on March 8, 2022, at 3:00 p.m., to hold a public hearing to consider the establishment of the City and County of San Francisco Special Tax District No. 2022-1 (Power Station), Improvement Area No. 1 and a Future Annexation Area, and determining other matters in connection therewith; and to consider incurring bonded indebtedness and other debt for the City and County of San Francisco Special Tax District No. 2022-1 (Power Station), and determining other matters in connection therewith; scheduled pursuant to Resolutions contained in the Board of Supervisors File Nos. 211308 and 211307, adopted by the Board of Supervisors on January 25, 2022.

To Establish a Special Tax District
Special Tax District No. 2022-1 (Power Station)

On January 25, 2022, under Chapter 43, Article X of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"), the Board of Supervisors ("Board of Supervisors") of the City and County of San Francisco ("City"), State of California adopted its "Resolution of Intention to establish City and County of San Francisco Special Tax District No. 2022-1 (Power Station), Improvement Area No. 1 and a Future Annexation Area, and determining other matters in connection therewith" (the "Resolution of Intention-Establish") to establish (i) "City and County of San Francisco Special Tax District No. 2022-1 (Power Station)" ("Special Tax District"), (ii) "Improvement Area No. 1 of the City and County of San Francisco Special Tax District No. 2022-1 (Power Station)" ("Improvement Area No. 1"), and (iii) a future annexation area for the Special Tax District ("Future Annexation Area"). Under the Code and the Resolution of Intention-Establish, the Board of Supervisors gives notice as follows:

1. The text of the Resolution of Intention-Establish, with the 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-Establish is summarized as follows:

a. Under the Code, this Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District, 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 Special Tax District, Improvement Area No. 1 and the Future Annexation Area is to provide for the financing of (i) the facilities ("Facilities") as more fully described in the Resolution of Intention-Establish and Exhibit A thereto and (ii) certain services ("Services") as more fully described in the Resolution of Intention-Establish and Exhibit A thereto.

c. The method of financing the Facilities and the Services is through the imposition and levy of a Facilities Special Tax and a Contingent Services Special Tax (collectively, "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-Establish and Exhibit B thereto.

d. The Resolution of Intention-Establish directed the preparation of a Special Tax District Report that shows the Facilities and the Services and the estimated costs of the Facilities and the Services. The Special Tax District Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the Special Tax District Report as filed with the Clerk of the Board of Supervisors.

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and may be designated as one or more improvement areas (each, "Future Improvement Area"), and a special tax will be levied on such property, only with the

unanimous approval (each, "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District, 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 March 8, 2022, at 3:00 p.m. or as soon as possible thereafter, in the Board of Supervisors Chambers, 1 Dr. Carlton B. Goodlett Place, San Francisco, California.

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 Special Tax District and Improvement Area No. 1, the Special Tax to be levied in Improvement Area No. 1, the extent of the Special Tax District 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 Special Tax District 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 Special Tax District 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 Special Tax District 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 Special Tax District 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 Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area, 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 City Council.

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.

To Incur Bonded Indebtedness and Other Debt
Special Tax District No. 2022-1 (Power Station)

On January 25, 2022, the Board of Supervisors adopted its "Resolution of intention to incur bonded indebtedness and other debt for the City and County of San Francisco Special Tax District No. 2022-1 (Power Station), and determining other matters in connection therewith" ("Resolution of Intention-Debt") under the Code. Under the Code and the Resolution of Intention-Debt, the Board of Supervisors gives notice as follows:

1. Reference is hereby made to the entire text of the above Resolution of Intention-Debt, a complete copy of which is on file with the Clerk of the Board of Supervisors. The text of the Resolution of Intention-Debt is summarized as follows:

a. The Board of Supervisors has adopted the Resolution of Intention-Establish stating its intention to form the Special Tax District, Improvement Area No. 1 and the Future Annexation Areas for the purpose of financing, among other things, all or part of certain facilities ("Facilities"), as further provided in that Resolution of Intention-Establish.

b. The Board of Supervisors estimates the amount required to finance the costs of the Facilities to be not more than \$863,000,000 and, in order to finance such costs, it is necessary to (i) incur bonded indebtedness in the amount of not more than \$800,000,000 for Improvement Area No. 1 upon the security of the special tax to be levied within Improvement Area No. 1 pursuant to the Code, (ii) incur bonded indebtedness in the maximum aggregate principal amount of \$63,000,000 for the territory in the Special Tax District that is not in Improvement Area No. 1 ("Non-Improvement Area No. 1 Bonded Indebtedness") upon the security of the special tax to be levied in such territory pursuant to the Code and (iii) incur other debt (as defined in the Code) as described in the Resolution of Intention-Debt.

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 Code.

d. The Board of Supervisors intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Code) payable from the Improvement Area No. 1 Special Tax, provided that aggregate principal amount of the bonds shall not exceed \$800,000,000 (the "Improvement Area No. 1 Bonded Indebtedness Limit"). The Board of Supervisors intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Code) payable from special taxes levied in the portion of the Special Tax District that is not in Improvement Area No. 1, provided that the aggregate principal amount of such bonds

shall not exceed \$63,000,000 (the "Non-Improvement Area No. 1 Bonded Indebtedness Limit"). The designation as an improvement area of any territory annexing to the Special Tax District (each a, "Future Improvement Area"), the maximum amount of bonded indebtedness for such Future Improvement Area and the rate and method of apportionment of special tax for such Future Improvement Area shall be identified and approved in the unanimous approval executed by property owners in connection with their annexation to the Special Tax District, and the amount of the maximum bonded indebtedness for such Future Improvement Area shall be subtracted from the Non-Improvement Area No. 1 Bonded Indebtedness Limit as set forth in a resolution of this Board of Supervisors, which shall result in a reduction in the Non-Improvement Area No. 1 Bonded Indebtedness Limit, as determined by the Board of Supervisors.

The Board of Supervisors intends to authorize the issuance and sale of bonds and other forms of debt (as defined in the Code) payable from a special tax levied in each Future Improvement Area (collectively, the "Future Annexation Area Bonds"), and the aggregate principal amount of such bonds shall be determined at the time of annexation of such territory as a separate improvement area.

2. On Tuesday, March 8, 2022, at 3:00 p.m. or as soon as possible thereafter, in the Board of Supervisors Chambers, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 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 Special Tax District and Improvement Area No. 1.

3. At public hearing the testimony of all interested persons, including voters and/or persons owning property in the area of the proposed Special Tax District, for and against the proposed bonded debt and other debt, will be heard. Interested persons may submit written protests or comment to the City.

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 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, March 4, 2022.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew (lisa.lew@sfgov.org) ~ (415) 554-7718
Jocelyn Wong (jocelyn.wong@sfgov.org) ~ (415) 554-7702

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ll:ams

DATED POSTED: February 25, 2022

PUBLISHED: February 27, 2022

GOVERNMENT

City and County of San Francisco

Human Services Agency... Request for Proposals... Resource Directory... Services Agency (SFHSA)...

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS... CITY AND COUNTY OF SAN FRANCISCO... NOTICE IS HEREBY GIVEN THAT the Board of Supervisors...

VIDEO CONFERENCE

Time: 3:00 pm, Location: Board of Supervisors... Video Conference... Subject: File No. 220083...

NOTICE OF REGULAR MEETING

REGULAR MEETING OF THE BOARD OF SUPERVISORS... SUBJECT AND FINANCIAL COMMITTEE, March 2, 2022...

NOTICE OF REGULAR MEETING

REGULAR MEETING OF THE BOARD OF SUPERVISORS... SUBJECT AND FINANCIAL COMMITTEE, March 2, 2022...

NOTICE OF PUBLIC HEARING

REGULAR MEETING OF THE BOARD OF SUPERVISORS... SUBJECT AND FINANCIAL COMMITTEE, March 2, 2022...

NOTICE OF PUBLIC HEARING

REGULAR MEETING OF THE BOARD OF SUPERVISORS... SUBJECT AND FINANCIAL COMMITTEE, March 2, 2022...

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PROBATE

NOTICE OF PETITION

TO REVOCATE A PROBATE... NOTICE OF PETITION TO REVOCATE A PROBATE...

NOTICE OF PETITION

TO REVOCATE A PROBATE... NOTICE OF PETITION TO REVOCATE A PROBATE...

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

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

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

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

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

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

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor: