

File No. 180622

Committee Item No. 12

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: November 7, 2018

Board of Supervisors Meeting:

Date: _____

Cmte Board

- Motion
- Resolution - VERSION 3
- 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
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Central SoMa Plan Presentation - October 25, 2018
- Boundary Map
- _____
- _____
- _____

Prepared by: John Carroll

Date: November 2, 2018

Prepared by: _____

Date: _____

1 [Resolution of Intention - Establishing the Central SoMa Special Tax District]

2
3 **Resolution declaring the intention of the Board of Supervisors to establish City and**
4 **County of San Francisco Special Tax District No. 2018-1 (Central SoMa), and**
5 **determining other matters in connection therewith.**
6

7 WHEREAS, Under Chapter 43, Article X of the San Francisco Administrative Code (the
8 "Code"), which Code incorporates by reference the Mello-Roos Community Facilities Act
9 of 1982, as amended (the "Act"), this Board of Supervisors is authorized to establish a special
10 tax district and to act as the legislative body for a special tax district; and

11 WHEREAS, The Central SoMa planning area (the "Central SoMa Plan Area") runs
12 from 2nd Street to 6th Street, Market Street to Townsend Street, exclusive of those areas that
13 are part of the Downtown Plan or in the C-3 zoning districts; and

14 WHEREAS, In 2008, the City adopted the Eastern Neighborhoods Plan, including new
15 land use controls and proposed community improvements for the eastern part of the South of
16 Market neighborhood ("SoMa"), as well as the Central Waterfront, Mission, and Showplace
17 Square/Potrero Hill neighborhoods, and the City determined that the development potential of
18 the industrially-zoned part of East SoMa, coupled with the improved transit to be provided by
19 the Central Subway, necessitated a subsequent, focused planning process that took into
20 account the city's growth needs and City and regional environmental goals, such planning
21 culminating in the development of the Central SoMa Plan; and

22 WHEREAS, Since that time, the Planning Department released a draft Plan and
23 commenced environmental review as required by the California Environmental Quality Act
24 ("CEQA") in April 2013, released an Initial Study in February of 2014, released a revised Draft
25

1 Plan and Implementation Strategy in August 2016, released the Draft Environmental Impact
2 Report in December 2016, and released Responses to Comments on the Draft Environmental
3 Impact Report in March 2018; and

4 WHEREAS, The vision of the Central SoMa Plan is to create a sustainable
5 neighborhood by 2040, where the needs of the present are met without compromising the
6 ability of future generations to meet their own needs, and the Central SoMa Plan seeks to
7 achieve sustainability in each of its aspects – social, economic, and environmental – which
8 will require implementing the following three strategies: 1) Accommodate growth, 2) Provide
9 public benefits; and 3) Respect and enhance neighborhood character; and

10 WHEREAS, The Central SoMa Plan will accommodate development capacity for up
11 to 32,500 jobs and 8,570 housing units by removing much of the Plan Area’s industrially-
12 protective zoning and increasing height limits on many of the Plan Area’s parcels; and

13 WHEREAS, The Planning Commission conducted a duly noticed public hearing on
14 May 10, 2018 in accordance with Planning Code Section 340(c), to consider the General Plan
15 Amendment, Planning Code and Administrative Code Amendment, Zoning Map Amendment,
16 and Implementation Program related to the Central SoMa Plan Area, and at such hearing, the
17 Commission voted to recommend approval with modifications to the various ordinances, in
18 Planning Commission Resolutions No. 20183, 20184, 20185, 20186, and 20187; and

19 WHEREAS, The Planning Commission conducted a duly noticed public hearing on
20 May 10, 2018 to review and consider the Final Environmental Impact Report for the Central
21 SoMa Plan (“Final EIR”) and found the Final EIR to be adequate, accurate and objective, thus
22 reflecting the independent analysis and judgment of the Planning Department and the
23 Commission, and that the summary of comments and responses contained no significant
24 revisions to the Draft EIR, and by Motion No. 20182 certified the Final EIR for the Central
25 SoMa Plan as accurate, complete, and in compliance with CEQA, the CEQA Guidelines, and

1 Chapter 31 of the San Francisco Administrative Code; by Resolution No. 20183, the Planning
2 Commission approved CEQA Findings, including a statement of overriding considerations,
3 and adoption of a Mitigation Monitoring and Reporting Program (“MMRP”), under Case
4 No. 2011. 1356E, for approval of the Central SoMa Plan; and

5 WHEREAS, This Board of Supervisors wishes to proceed with the establishment of a
6 special tax district in order to finance costs of public infrastructure and other authorized
7 facilities and services necessary or incidental to development of the Central SoMa Plan Area;
8 and

9 WHEREAS, This Board of Supervisors wishes to undertake the proceedings to form
10 the special tax district under the alternate procedures established by Section 43.10.17 of the
11 Code, pursuant to which a special tax district may initially consist solely of territory proposed
12 for annexation to the special tax district in the future, with the condition that a parcel or parcels
13 within that territory may be annexed to the special tax district and subjected to the special tax
14 only with the unanimous approval of the owner or owners of such parcel or parcels at the time
15 that such parcel or those parcels are annexed or in compliance with other procedures
16 established by the Code, and pursuant to which no additional hearings or procedures are
17 required, and each such unanimous approval shall be deemed to constitute a unanimous vote
18 in favor of the matters addressed in the unanimous approval; and

19 WHEREAS, This Board of Supervisors further wishes to undertake the proceedings to
20 authorize the issuance of bonded indebtedness and other debt (as defined in the Act) for the
21 special tax district under the alternate procedure established by Section 43.10.18 of the Code,
22 pursuant to which the proposition to authorize bonded indebtedness and other debt may be
23 approved by the owner or owners of a parcel or parcels of property at the time that the parcel
24 or parcels are annexed to the special tax district pursuant to the unanimous approval
25 described in 43.10.17 of the Code or in compliance with other procedures established by the

1 Code, and pursuant to which no additional hearings or procedures are required, and each
2 such unanimous approval shall be deemed to constitute a unanimous vote in favor of such
3 proposition; now, therefore, be it

4 RESOLVED, That this Board of Supervisors proposes to conduct proceedings to
5 establish a special tax district pursuant to the alternate procedures established in
6 Section 43.10.17 of the Code; and, be it

7 FURTHER RESOLVED, That the name proposed for the special tax district is City and
8 County of San Francisco Special Tax District No. 2018-1 (Central SoMa) (the "Special Tax
9 District"); and, be it

10 FURTHER RESOLVED, That the proposed boundaries of the Special Tax District are
11 as shown on the map of it on file with the Clerk of the Board of Supervisors, which boundaries
12 are hereby preliminarily approved and to which map reference is hereby made for further
13 particulars; and, be it

14 FURTHER RESOLVED, That the Special Tax District shall initially consist solely of
15 territory proposed for annexation to the Special Tax District in the future, with the condition
16 that a parcel or parcels within that territory may be annexed to the Special Tax District and
17 subjected to a special tax only with the unanimous approval of the owner or owners of such
18 parcel or parcels at the time that such parcel or those parcels are annexed or in compliance
19 with other procedures established by the Code, without any additional hearings or procedures;
20 and, be it

21 FURTHER RESOLVED, That the Clerk of the Board of Supervisors is hereby directed
22 to record, or cause to be recorded, the map of the boundaries of the Special Tax District in the
23 office of the Assessor-Recorder for the City and County of San Francisco within 15 days of
24 the date of adoption of this Resolution; and, be it

1 FURTHER RESOLVED, That the types of facilities proposed to be financed by the
2 Special Tax District may consist of those facilities listed on Exhibit A hereto, which is hereby
3 incorporated herein ("Facilities"), subject to compliance with the Code and following any
4 required environmental review under the California Environmental Quality Act, and this Board
5 of Supervisors hereby determines that the Facilities are necessary to meet increased
6 demands placed upon local agencies as the result of development occurring within the
7 Special Tax District; and, be it

8 FURTHER RESOLVED, That this Board of Supervisors hereby finds and determines
9 that the public interest will not be served by allowing the property owners in the Special Tax
10 District to enter into a contract in accordance with Section 53329.5(a) of the Act, and
11 notwithstanding the foregoing, this Board of Supervisors, on behalf of the Special Tax District,
12 may enter into one or more contracts directly with any of the owners of property in the Special
13 Tax District with respect to the construction and/or acquisition of any portion of the Facilities;
14 and, be it

15 FURTHER RESOLVED, That the Director of the Office of Public Finance is hereby
16 authorized and directed to enter into joint community facilities agreements with any entity that
17 will own or operate any of the Facilities, as may be necessary to comply with the provisions of
18 the Code, and this Board of Supervisors' approval of a joint community facilities agreement
19 shall be conclusively evidenced by the execution and delivery thereof by the Director of the
20 Office of Public Finance, and this Board of Supervisors hereby declares that such joint
21 agreements will be beneficial to owners of property in the area of the Special Tax District; and,
22 be it

23 FURTHER RESOLVED, That the types of services proposed to be financed by the
24 Special Tax District may consist of those services listed on Exhibit A hereto ("Services"),
25 subject to compliance with the Code and following any required environmental review under

1 the California Environmental Quality Act; and, be it

2 FURTHER RESOLVED, That this Board of Supervisors hereby determines that the
3 Services are necessary to meet increased demands for such services placed upon local
4 agencies as the result of development occurring within the area of the Special Tax District;
5 and, be it

6 FURTHER RESOLVED, That except to the extent that funds are otherwise available,
7 the City will levy a special tax (the "Special Tax") to pay directly for the Facilities and the
8 Services and to pay the principal of and interest on bonds and other debt of the City issued for
9 the Special Tax District to finance the Facilities; and, be it

10 FURTHER RESOLVED, That the Special Tax will be secured by recordation of a
11 continuing lien against all non-exempt real property in the Special Tax District, will be levied
12 annually within the Special Tax District, and collected in the same manner as ordinary ad
13 valorem property taxes, or in such other manner as this Board of Supervisors or its designee
14 shall determine, including direct billing of the affected property owners in the Special Tax
15 District; and, be it

16 FURTHER RESOLVED, That the proposed rate and method of apportionment of the
17 Special Tax among the parcels of real property within the Special Tax District, in sufficient
18 detail to allow each owner of property within the Special Tax District to estimate the maximum
19 amount such owner will have to pay, is described in Exhibit B attached hereto and hereby
20 incorporated herein (the "Rate and Method"); and, be it

21 FURTHER RESOLVED, That the Special Tax to be levied in the Special Tax District
22 shall not be levied in the Special Tax District to finance Facilities after the fiscal year
23 established therefor in the Rate and Method, except that a Special Tax that was lawfully
24 levied in or before the final tax year and that remains delinquent may be collected in
25 subsequent years; under no circumstances shall the Special Tax levied against any parcel in

1 the Special Tax District to finance Facilities in any fiscal year used for private residential
2 purposes be increased in that fiscal year as a consequence of delinquency or default by the
3 owner or lessee of any other parcel or parcels within the Special Tax District by an amount
4 that exceeds any limits established in the Code; and, be it

5 FURTHER RESOLVED, That this Board of Supervisors hereby finds that the provisions
6 of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem*
7 property taxes and schools financed by a special tax district) are inapplicable to the proposed
8 Special Tax District; and, be it

9 FURTHER RESOLVED, That the Special Tax shall be levied on a parcel or parcels in
10 the Special Tax District only with the written unanimous approval of the owner or owners of
11 the parcel or parcels to their annexation to the Special Tax District or in compliance with other
12 procedures established by the Code, without any requirement for further public hearings or
13 additional proceedings; the unanimous approval shall be in substantially the form and
14 substance of the Unanimous Approval attached hereto as Exhibit C, or such other form
15 authorized by the Director of the Office of Public Finance; and, be it

16 FURTHER RESOLVED, That except as may otherwise be provided by law or by the
17 Rate and Method, all lands owned by any public entity, including the United States, the State
18 of California and/or the City, or any departments or political subdivisions thereof, shall be
19 omitted from the levy of the Special Tax to be made to cover the costs and expenses of the
20 Facilities, the Services or the Special Tax District; in the event that a portion of the property
21 within the Special Tax District shall become for any reason exempt, wholly or in part, from the
22 levy of the Special Tax, this Board of Supervisors will, on behalf of the Special Tax District,
23 increase the levy to the extent necessary upon the remaining property within the Special Tax
24 District which is not exempt in order to yield the required debt service payments and other
25

1 annual expenses of the Special Tax District, if any, subject to the provisions of the Rate and
2 Method; and, be it

3 FURTHER RESOLVED, That it is the intention of this Board of Supervisors, acting as
4 the legislative body for the Special Tax District, to cause bonds and other debt of the City to
5 be issued for the Special Tax District pursuant to the Code to finance and refinance in whole
6 or in part the construction and/or acquisition of the Facilities, and the bonds and other debt
7 shall be in the aggregate principal amount of not to exceed \$5,300,000,000, shall be issued in
8 such series and bear interest payable semi-annually or in such other manner as this Board of
9 Supervisors shall determine, at a rate not to exceed the maximum rate of interest as may be
10 authorized by applicable law at the time of sale of such bonds and other debt, and shall
11 mature not to exceed 40 years from the date of the issuance thereof; and, be it

12 FURTHER RESOLVED, That the Director of the Office of Public Finance, as the officer
13 having charge and control of the Facilities and Services, or the designee of such officer, is
14 hereby directed to study said proposed Facilities and Services and to make, or cause to be
15 made, and file with the Clerk of the Board of Supervisors a report in writing, (the "Special Tax
16 District Report") presenting the following:

17 (a) A description of the Facilities and the Services by type which will be
18 required to adequately meet the needs of the Special Tax District.

19 (b) An estimate of the fair and reasonable cost of the Facilities including the
20 cost of acquisition of lands, rights-of-way and easements, any physical facilities
21 required in conjunction therewith and incidental expenses in connection therewith,
22 including the costs of the proposed bond financing and other debt and all other related
23 costs as provided in Section 53345.3 of the Act.

24 (c) An estimate of the fair and reasonable cost of the Services and incidental
25 expenses in connection therewith, and all other related costs.

1 The Special Tax District Report shall be made a part of the record of the public hearing
2 specified below; and, be it

3 FURTHER RESOLVED, That January, 8th, 2019, at 2:00 p.m. or as soon as possible
4 thereafter, in the Board of Supervisors' Chamber, 1 Dr. Carlton B. Goodlett Place, City Hall,
5 San Francisco, California, be, and the same are hereby appointed and fixed as the time and
6 place when and where this Board of Supervisors, as legislative body for the Special Tax
7 District, will conduct a public hearing on the establishment of the Special Tax District and
8 consider and finally determine whether the public interest, convenience and necessity require
9 the formation of the Special Tax District and the levy of the Special Tax; and, be it

10 FURTHER RESOLVED, That the Clerk of the Board of Supervisors is hereby directed
11 to cause notice of the public hearing to be given by publication one time in a newspaper
12 published in the area of the Special Tax District; the publication shall be completed at least
13 seven days before the date of the public hearing specified above; and the notice shall be
14 substantially in the form specified in Section 53322 of the Act; and, be it

15 FURTHER RESOLVED, That notwithstanding the foregoing, because of the complexity
16 associated with the Central SoMa Plan, the Board of Supervisors hereby authorizes the Clerk
17 of the Board of Supervisors to determine that the public hearing should be held on a later date
18 or time and to cause notice of such later date or time to be given by publication one time in a
19 newspaper published in the area of the Special Tax District; and, be it

20 FURTHER RESOLVED, That pursuant to Section 43.10.19 of the Code, in connection
21 with the annexation of a parcel or parcels to the Special Tax District pursuant to the alternate
22 and independent procedure set forth in Section 43.10.17 of the Code and the conduct of an
23 election on the proposition to authorize bonded indebtedness and other debt pursuant to the
24 alternate and independent procedure set forth in Section 43.10.18 of the Code, the City may,
25 without additional hearings or procedures, designate a parcel or parcels as an improvement

1 area within the Special Tax District; each improvement area will be known as "Improvement
2 Area No. ____ of City and County of San Francisco Special Tax District No. 2018-1 (Central
3 SoMa);" after the designation of a parcel or parcels as an improvement area, all proceedings
4 for approval of the appropriations limit, the rate, method of apportionment and manner of
5 collection of special tax and the authorization to incur bonded indebtedness for such parcel or
6 parcels shall apply only to the improvement area; the City may incur indebtedness payable
7 solely from special taxes levied on property in the improvement area; and, be it

8 FURTHER RESOLVED, That Section 53314.9 of the Act provides that, either before or
9 after formation of the Special Tax District, the City may accept advances of funds and may
10 provide, by resolution, for the use of those funds, including but not limited to pay any cost
11 incurred by the local agency in creating the Special Tax District, and may agree to reimburse
12 the advances under all of the following conditions: (A) the proposal to repay the advances is
13 included both in the resolution of intention and the resolution of formation to establish the
14 Special Tax District; and (B) any proposed special tax is approved by the qualified electors of
15 the Special Tax District and, if the qualified electors of the Special Tax District do not approve
16 the proposed special tax, the City shall return any funds which have not been committed for
17 any authorized purpose by the time of the election and, in furtherance of Section 53314.9 of
18 the Act, the Board of Supervisors hereby declares its intent to enter into an agreement
19 providing for the advance and reimbursement of funds if it is determined by the Director of
20 Public Finance to be in the best interest of the City; and, be it

21 FURTHER RESOLVED, That Section 53314.9 of the Act provides that, either before or
22 after formation of the Special Tax District, the City may accept work in-kind from any source,
23 including, but not limited to, private persons or private entities, may provide, by resolution, for
24 the use of that work in-kind for any authorized purpose and this Board of Supervisors may
25 enter into an agreement, by resolution, with the person or entity advancing the work in-kind, to

1 reimburse the person or entity for the value, or cost, whichever is less, of the work in-kind, as
2 determined by this Board of Supervisors, with or without interest, under the conditions
3 specified in the Act; any work in-kind must be performed or constructed as if the work had
4 been performed or constructed under the direction and supervision, or under the authority of,
5 the City and, in furtherance of Section 53314.9 of the Act, the Board of Supervisors hereby
6 declares its intent to authorize the City to enter into an acquisition and reimbursement
7 agreement with one or more property owners in the Special Tax District; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby reserves the right and
9 authority to allow any interested owner of property in the Special Tax District, subject to the
10 provisions of Section 53344.1 of the Act and such other conditions as the Board of
11 Supervisors may impose and any applicable prepayment penalties associated with bonds or
12 other debt issued or incurred by the Special Tax District, to tender bonds in full payment or
13 part payment of any installment of special taxes or the interest or penalties thereon which may
14 be due or delinquent, but for which a bill has been received; and, be it, further

15 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered
16 the Final EIR and finds that the Final EIR is adequate for its use for the actions taken by this
17 resolution and incorporates the Final EIR and the CEQA findings contained in Board of
18 Supervisors File No. 180652 by this reference; and, be it

19 FURTHER RESOLVED, That the Mayor, the Controller, the City Attorney, the Director
20 of the Office of Public Finance, designees of the Director of the Office of Public Finance, the
21 Clerk of the Board of Supervisors and all other officers and agents of the City are hereby
22 authorized and directed to take all actions necessary or advisable to give effect to the
23 transactions contemplated by this Resolution; and, be it

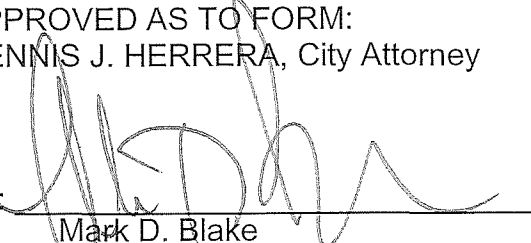
24 FURTHER RESOLVED, That this Resolution shall in no way obligate the Board of
25 Supervisors of the City to form the Special Tax District, and that the formation of the Special

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Tax District shall be subject to the approval of this Board of Supervisors by resolution following the holding of the public hearing referred to above; and, be it

FURTHER RESOLVED, That this Resolution shall take effect upon its adoption.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
Mark D. Blake
Deputy City Attorney

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1 EXHIBIT A

2 CITY AND COUNTY OF SAN FRANCISCO
3 Special Tax District No. 2018-1
4 (Central SoMa)

5 DESCRIPTION OF FACILITIES AND SERVICES THAT MAY BE FINANCED
6 BY THE SPECIAL TAX DISTRICT

7 Special taxes collected in the Special Tax District may finance, in whole or in part, the costs of
8 the acquisition, construction and improvement of any of the following types of facilities that are
9 located inside or outside the Special Tax District, as long as such facilities are authorized
10 under the Code (the "Facilities").

11 FACILITIES

- 12 1. Transit Facilities. Local and regional transit infrastructure, including near term
13 enhancements on the Transbay corridor and longer-term "core capacity" projects.
- 14 2. Complete Streets. Bicycle, pedestrian, and transit infrastructure. Improvements could
15 include, but not be limited to: sidewalk widening to accommodate additional pedestrian traffic
16 from new development; linear park space; pedestrian, streetscape and open space amenities;
17 pedestrian lighting; street furniture; pocket parks; active uses; and curb extensions; bicycle
18 facilities; bike lanes; transit upgrades such as dedicated transit lanes, boarding islands,
19 enhanced shelters and curb extensions to serve transit stops; new traffic signals, curb
20 extensions, and other pedestrian safety features as appropriate; crosswalks; improvements to
21 drop-off and pick-up zones at casual carpool locations; and roadway circulation, parking, and
22 loading changes.
- 23 3. Parks and Recreation. Parks and recreation centers.
- 24 4. Environmental Sustainability Projects. Environmental sustainability projects, including
25 but not limited to the following:

- 1 • The acquisition, installation and improvement of energy efficiency and conservation,
2 water energy and conservation, water pollution control, and renewable energy
3 improvements that are attached to or on real property and in buildings, whether such
4 real property or buildings are privately or publicly owned.
- 5 • Green infrastructure and stormwater management improvements, including, but not
6 limited to, grey infrastructure and landscaping.
- 7 • Air quality mitigation infrastructure (e.g., HVAC improvements) for privately-owned or -
8 occupied commercial and residential buildings, and public buildings.
- 9 • Sustainability studies and guideline documents related to development in the planning
10 area governed by the Central SoMa Plan & Implementation Strategy.

11 5. Historic Preservation. Restoration and seismic upgrade of the U.S. Mint Building and
12 site.

13 6. Sea Level Rise Adaptations. Sea level rise adaptations, including, but not limited to,
14 demolition, excavation, and installation of revetment; structural improvements of shoreline and
15 revetment; construction, improvement or relocation of shoreline and creek structures,
16 seawalls, stormwater pump stations and outfalls; earthwork; and grading.

17
18
19 Authorized costs of the Facilities include any hard costs, soft costs and pre-development
20 costs associated with the design, procurement, development, and construction of the
21 Facilities.

1 SERVICES

2 Special taxes collected in the Special Tax District may finance, in whole or in part, the
3 following services (“services” and “maintenance” shall have the meaning given those terms in
4 the Code) in the Special Tax District, as long as such services are authorized by the Code
5 (the “Services”):

- 6
- 7 1. Parks and Recreation. Park programming and activation.
 - 8 2. Neighborhood Stabilization and Community Services. Social welfare, small business
9 development and workforce development, community health and arts/cultural programming
10 and services provided by governmental agencies and nonprofit organizations in the Central
11 SOMA area.
 - 12 3. Capital Maintenance. Operation and maintenance of publicly-owned improvements,
13 including installation and maintenance of landscaping; maintenance of building systems,
14 structures, and equipment; maintenance of irrigation systems and other equipment; all related
15 personnel or third-party operation and maintenance costs; insurance costs and any other
16 related overhead costs.

17
18 OTHER

19 The Special Tax District may also finance any of the following:

- 20 1. Bond related expenses, including underwriters discount, reserve fund, capitalized
21 interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses,
22 bond remarketing costs, and all other incidental expenses.
- 23 2. Administrative fees of the City and the bond trustee or fiscal agent related to the
24 Special Tax District and the bonds.

1 3. Reimbursement of costs related to the formation of the Special Tax District
2 advanced by the City, the landowner(s) in the Special Tax District, or any party related to any
3 of the foregoing, as well as reimbursement of any costs advanced by the City, the
4 landowner(s) in the Special Tax District, or any party related to any of the foregoing, for
5 facilities, fees or other purposes or costs of the Special Tax District.

6 4. A capital reserve fund to finance the Facilities.

7 5. A reserve to fund the Services.

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1 expenses of legal counsel, charges levied by the City Controller's Office and/or the City
2 Treasurer and Tax Collector's Office, costs related to property owner inquiries regarding the
3 Special Tax, costs associated with appeals or requests for interpretation associated with the
4 Special Tax and this RMA, costs associated with annexation of property into the STD,
5 amounts needed to pay rebate to the federal government with respect to the Bonds, costs
6 associated with complying with any continuing disclosure requirements for the Bonds and the
7 Special Tax, costs associated with foreclosure and collection of delinquent Special Taxes, and
8 all other costs and expenses of the City in any way related to the establishment or
9 administration of the STD.

10
11 "**Administrator**" means the Director of the Office of Public Finance who shall be responsible
12 for administering the Special Tax according to this RMA.

13
14 "**Affordable Housing Project**" means a residential or primarily residential project, as
15 determined by the Review Authority, within which all Residential Units are BMR Units. All
16 Land Uses within an Affordable Housing Project are exempt from the Special Tax, as provided
17 in Section G and are subject to the limitations set forth in Section D.4 below.

18
19 "**Airspace Parcel**" means a parcel with an assigned Assessor's Parcel number that
20 constitutes vertical space of an underlying land parcel.

21
22 "**Apartment Building**" means a residential or mixed-use Building within which all of the
23 Residential Units are offered for rent to the general public and are not available for sale to
24 individual homebuyers.

1 **“Assessor’s Parcel”** or **“Parcel”** means a lot or parcel, including an Airspace Parcel, shown
2 on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

3
4 **“Assessor’s Parcel Map”** means an official map of the County Assessor designating Parcels
5 by Assessor’s Parcel number.

6
7 **“Authorized Expenditures”** means those public facilities and public services authorized to be
8 funded by the STD as set forth in the documents adopted by the Board at STD Formation, as
9 may be amended from time to time.

10
11 **“Base Facilities Special Tax”** means the per-square foot Facilities Special Tax for each Land
12 Use as identified in Table 1 in Section C.1 below.

13
14 **“Base Services Special Tax”** means the per-square foot Services Special Tax for each Land
15 Use as identified in Table 2 in Section C.1 below.

16
17 **“Base Special Tax”** means, prior to the Transition Year, the Base Facilities Special Tax and,
18 in and after the Transition Year, the Base Services Special Tax.

19
20 **“Below Market Rate Units”** or **“BMR Units”** means all Residential Units within the STD that
21 have a deed restriction recorded on title of the property that (i) limits the sales price of the
22 Residential Unit, (ii) limits the appreciation that can be realized by the owner of such unit, or
23 (iii) in any other way is intended to restrict the current or future value of the unit, as
24 determined by the Review Authority.

1 **“Board”** means the Board of Supervisors of the City, acting as the legislative body of the STD.

2
3 **“Bonds”** means bonds or other debt (as defined in the Act), whether in one or more series,
4 that are issued or assumed by the STD to finance Authorized Expenditures.

5
6 **“Building”** means a permanent enclosed structure that is, or is part of, a Conditioned Project.

7
8 **“Certificate of Occupancy”** or **“COO”** means the first certificate, including any temporary
9 certificate of occupancy, issued by the City to confirm that a Building or a portion of a Building
10 has met all of the building codes and can be occupied for residential and/or non-residential
11 use. For purposes of this RMA, “Certificate of Occupancy” shall not include any certificate of
12 occupancy that was issued prior to January 1, 2018 for a Building within the STD; however,
13 any subsequent certificates of occupancy that are issued for new construction or expansion of
14 the Building shall be deemed a Certificate of Occupancy and the associated Parcel(s) shall be
15 categorized as Taxable Parcels if the Building is, or is part of, a Conditioned Project.

16
17 **“City”** means the City and County of San Francisco.

18
19 **“Community Facility Square Footage”** means Square Footage that is or is expected to
20 occupy one or more land uses that contribute to the general welfare of the community and
21 provide services that enhance the social, economic, religious, medical and artistic well-being
22 of residents and employees in the City. Such uses, which are set forth in more detail in the
23 Planning Code, include but are not limited to community and neighborhood centers, licensed
24 child care facilities, philanthropic organizations, job training facilities, tax-exempt religious
25 institutions, social service facilities, residential care facilities providing licensed medical care,

1 and spaces used for the production of art. The Review Authority shall make the final
2 determination as to the amount of Community Facility Square Footage within a building in the
3 STD.

4
5 **“Conditioned Project”** means a Development Project that is required to participate in funding
6 Authorized Expenditures through the STD.

7
8 **“County”** means the City and County of San Francisco.

9
10 **“Development Project”** means a residential, non-residential, or mixed-use development that
11 includes one or more Buildings, or portions thereof, that are planned and entitled in a single
12 application to the City.

13
14 **“Escalator”** means the lesser of the following: (i) the increase, if any, in the Consumer Price
15 Index (CPI) for All Urban Consumers in the San Francisco-Oakland-San Jose region (base
16 years 1982-1984=100) published by the Bureau of Labor Statistics of the United States
17 Department of Labor, or, if such index is no longer published, a similar escalator that is
18 determined by the City to be appropriate, and (ii) five percent (5%).

19
20 **“Exempt Community Facility Square Footage”** means Square Footage within a Taxable
21 Building that, at the time of issuance of a COO, is determined by the Review Authority to be
22 reserved for Community Facility Square Footage.

1 **“Exempt Parking Square Footage”** means Square Footage within a Taxable Building that, at
2 the time of issuance of a COO, is determined by the Review Authority to be accessory parking
3 pursuant to Sections 151.1 and 204.5 of the Planning Code or successor sections.

4
5 **“Exempt PDR Square Footage”** means Square Footage within a Taxable Building that, at the
6 time of issuance of a COO, is determined by the Review Authority to be reserved for PDR
7 Square Footage.

8
9 **“Exempt Public Square Footage”** means Square Footage within a Taxable Building that, at
10 the time of issuance of a COO, is determined by the Review Authority to be reserved for
11 Public Square Footage.

12
13 **“Facilities Special Tax”** means a special tax levied in any Fiscal Year before the Transition
14 Year to pay the Facilities Special Tax Requirement.

15
16 **“Facilities Special Tax Requirement”** means the amount necessary in any Fiscal Year to: (i)
17 pay principal and interest on Bonds that are due in the calendar year that begins in such
18 Fiscal Year; (ii) pay periodic costs on the Bonds, including but not limited to, credit
19 enhancement, liquidity support and rebate payments on the Bonds, (iii) replenish reserve
20 funds created for the Bonds under the Indenture to the extent such replenishment has not
21 been included in the computation of the Facilities Special Tax Requirement in a previous
22 Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Bonds which
23 have occurred in the prior Fiscal Year; (v) pay Administrative Expenses; and (vi) pay directly
24 for Authorized Expenditures. The amounts referred to in clauses (i) and (ii) above may be
25 reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and

1 accounts for the Bonds to the extent that such earnings or balances are available to apply
2 against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the
3 City, proceeds received by the STD from the collection of penalties associated with delinquent
4 Facilities Special Taxes; and (c) any other revenues available to pay such costs, each as
5 determined in the sole discretion of the Administrator.

6
7 **“First Bond Sale”** means issuance of the first series of Bonds secured, in whole or in part, by
8 Facilities Special Taxes levied and collected from Parcels in the STD.

9
10 **“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

11
12 **“For-Sale Residential Square Footage”** means Square Footage that is or is expected to be
13 part of a For-Sale Unit. The Review Authority shall make the determination as to the For-Sale
14 Residential Square Footage within a Taxable Building in the STD.

15
16 **“For-Sale Unit”** means a Market Rate Unit that has been, or is available or expected to be,
17 sold, including Market Rate Units offered for sale within boarding houses, projects operated
18 by medical and educational institutions, and residential care facilities that are not staffed by
19 licensed medical professionals. The Administrator shall make the final determination as to
20 whether a Market Rate Unit is a For-Sale Unit or a Rental Unit.

21
22 **“Indenture”** means any indenture, fiscal agent agreement, resolution, or other instrument
23 pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time
24 to time, and any instrument replacing or supplementing the same.

1 **“Land Use”** means the particular use on Taxable Square Footage within a Building that
2 results in the Square Footage being categorized as Tier C For-Sale Residential Square
3 Footage, Tier B Non-Residential Square Footage, or Tier C Non-Residential Square Footage.
4 For purposes of this RMA, the Review Authority shall have the final determination of the
5 actual Land Use(s) on any Taxable Parcel within the STD.

6
7 **“Market Rate Unit”** means a Residential Unit that is not a Below Market Rate Unit.

8
9 **“Maximum Facilities Special Tax”** means the greatest amount of Facilities Special Tax that
10 can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with
11 Sections C, D, and E below.

12
13 **“Maximum Services Special Tax”** means the greatest amount of Services Special Tax that
14 can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with
15 Sections C, D, and E below.

16
17 **“Maximum Special Tax”** means, prior to the Transition Year, the Maximum Facilities Special
18 Tax and, in the Transition Year and each Fiscal Year thereafter, the Maximum Services
19 Special Tax. Notwithstanding the foregoing, if there are any delinquent Facilities Special
20 Taxes to be collected from a Parcel in or after the Transition Year, such delinquent Facilities
21 Special Taxes shall continue to be levied against the Parcel and shall, in addition to the
22 Services Special Tax, be part of the Maximum Special Tax for the Parcel until paid.

23
24 **“Non-Residential Square Footage”** means Square Footage that is or is expected to be: (i)
25 space within any structure or portion thereof intended or primarily suitable for, or accessory to,

1 occupancy by retail, office, commercial, or uses other than a Residential Use, pursuant to
2 Section 102 of the Planning Code or successor sections, (ii) Taxable Parking Square
3 Footage, Taxable Community Facility Square Footage, Taxable PDR Square Footage, and
4 Taxable Public Square Footage, and (iii) any other Taxable Square Footage that does not
5 meet the definition of For-Sale Residential Square Footage, Rental Residential Square
6 Footage, Taxable PDR Square Footage, Taxable Community Facility Square Footage,
7 Taxable Parking Square Footage, Taxable Rental Residential Square Footage, or Taxable
8 Public Square Footage. For the purposes of this RMA, residential components of institutional
9 uses other than religious institutions shall be defined as a Residential Use. The Review
10 Authority shall make the final determination as to the amount of Non-Residential Square
11 Footage within a building in the STD.

12
13 **“PDR Square Footage”** means a grouping of uses that includes, but is not limited, to all
14 industrial and agricultural uses, ambulance services, animal hospital, automotive service
15 station, automotive repair, automotive wash, arts activities, business services, cat boarding,
16 catering service, commercial storage, kennel, motor vehicle tow service, livery stable, parcel
17 delivery service, public utilities yard, storage yard, trade office, trade shop, wholesale sales,
18 and wholesale storage, pursuant to Section 102 of the Planning Code or successor sections.
19 The Review Authority shall make the final determination as to the amount of PDR Square
20 Footage within a building in the STD.

21
22 **“Planning Code”** means the Planning Code of the City and County of San Francisco, as may
23 be amended from time to time.
24
25

1 **“Proportionately”** means that the ratio of the actual Special Tax levied in any Fiscal Year to
2 the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Taxable
3 Parcels.

4
5 **“Public Square Footage”** means Square Footage in a Taxable Building that is or is expected
6 to be owned or occupied by the federal government, the State of California, the City, or any
7 other public agency.

8
9 **“Rental Residential Square Footage”** means Square Footage that is or is expected to be
10 used for one or more of the following uses: (i) Rental Units, (ii) any type of group or student
11 housing which provides lodging for a week or more and may or may not have individual
12 cooking facilities, including but not limited to boarding houses, dormitories, housing operated
13 by medical institutions, and single room occupancy units, or (iii) a residential care facility that
14 is not staffed by licensed medical professionals.

15
16 **“Rental Unit”** means a Market Rate Unit within an Apartment Building. “Rental Unit” shall not
17 include any Residential Unit that has been purchased by a homeowner or investor and
18 subsequently offered for rent to the general public. The Administrator shall make the final
19 determination as to whether a Market Rate Unit is a For-Sale Unit or a Rental Unit.

20
21 **“Residential Unit”** means an individual townhome, condominium, live/work unit, or apartment
22 within a Taxable Building in the STD.

23
24 **“Review Authority”** means the City Planning Director or an alternate designee from the City
25 who is responsible for approvals and entitlements of a Development Project.

1
2 “**RMA**” means this Rate and Method of Apportionment of Special Tax.

3
4 “**Services Special Tax**” means a special tax levied in any Fiscal Year after the Transition
5 Event to pay the Services Special Tax Requirement.

6
7 “**Services Special Tax Requirement**” means the amount necessary in any Fiscal Year to: (i)
8 pay the costs of operations and maintenance or other public services that are included as
9 Authorized Expenditures; (ii) cure delinquencies in the payment of Services Special Taxes in
10 the prior Fiscal Year; and (iii) pay Administrative Expenses.

11
12 “**Special Tax**” means, prior to the Transition Year, the Facilities Special Tax and, in and after
13 the Transition Year, the Services Special Tax. Notwithstanding the foregoing, if there are any
14 delinquent Facilities Special Taxes to be collected from a Parcel in or after the Transition
15 Year, such delinquent Facilities Special Taxes shall continue to be levied against the Parcel in
16 addition to the Services Special Tax.

17
18 “**Special Tax Requirement**” means, prior to the Transition Year, the Facilities Special Tax
19 Requirement and, in and after the Transition Year, the Services Special Tax Requirement.
20 Notwithstanding the foregoing, if there are any delinquent Facilities Special Taxes to be
21 collected from a Parcel in or after the Transition Year, such delinquent Facilities Special
22 Taxes shall continue to be levied against the Parcel in addition to the Services Special Tax
23 Requirement for that Fiscal Year.

1 **“Square Footage”** means the net saleable or leasable square footage of each Land Use
2 within a Taxable Building, as determined by the Review Authority in conjunction with the
3 developer of the building. If a building permit is issued that will increase Taxable Square
4 Footage on any Parcel, the Administrator shall, in any Fiscal Year after the final building
5 permit inspection has been conducted in association with such expansion, work with the
6 Review Authority to recalculate (i) the Taxable Square Footage on each Taxable Parcel, and
7 (ii) the Maximum Special Tax for each Taxable Parcel based on the increased Taxable
8 Square Footage. The final determination of Square Footage for each Land Use on each
9 Taxable Parcel shall be made by the Review Authority.

10
11 **“STD”** means the City and County of San Francisco Special Tax District No. 2018-1 (Central
12 SoMa).

13
14 **“STD Formation”** means the date on which the Board approved documents to form the STD.

15
16 **“Taxable Building”** means, in any Fiscal Year, any Building within the STD that is, or is part
17 of, a Conditioned Project, and for which a Certificate of Occupancy was issued on or prior to
18 June 30 of the preceding Fiscal Year. If only a portion of the Building is a Conditioned
19 Project, as determined by the Review Authority, that portion of the Building shall be treated as
20 a Taxable Building for purposes of this RMA.

21
22 **“Taxable Community Facility Square Footage”** means any Community Facility Square
23 Footage within a Taxable Building that is not Exempt Community Facility Square Footage, as
24 determined by the Review Authority.

1 **“Taxable Parcel”** means, in any Fiscal Year, any Parcel within the STD on which there is
2 Taxable Square Footage.

3
4 **“Taxable Parking Square Footage”** means Square Footage of parking in a Taxable Building
5 that is not Exempt Parking Square Footage, as determined by the Review Authority.

6
7 **“Taxable PDR Square Footage”** means any PDR Square Footage within a building that is not
8 Exempt PDR Square Footage, as determined by the Review Authority.

9
10 **“Taxable Public Square Footage”** means any Public Square Footage within a building that is
11 not Exempt Public Square Footage, as determined by the Review Authority. In addition, any
12 property that is owned by a public agency but leased to a private entity for residential or non-
13 residential use for a term of twenty (20) years or more shall not, during the lease term, be
14 considered Public Square Footage and shall be taxed and classified according to the Land
15 Use on the Parcel(s), as determined by the Review Authority.

16
17 **“Taxable Rental Residential Square Footage”** means, in any Fiscal Year after the First
18 Bond Sale, the Square Footage of any Residential Unit that had, in any prior Fiscal Year,
19 been taxed as a For-Sale Unit and is subsequently converted to a Rental Unit.

20
21 **“Taxable Square Footage”** means, within a Taxable Building, all Square Footage that is not
22 exempt from the Special Tax pursuant to law or Section G below.

23
24 **“Tier”** means a Central SoMa Fee Tier, as defined in the Planning Code, into which a Taxable
25 Parcel is assigned based on the estimated increased development capacity on the Taxable

1 Parcel. Upon annexation into the STD, the Review Authority shall, in its sole discretion,
2 determine the appropriate Tier into which a Taxable Parcel on which Non-Residential Square
3 Footage is expected to be developed shall be assigned, which may be adjusted pursuant to
4 Section D.6 below. Only For-Sale Residential Square Footage that has been assigned to
5 Tier C shall be subject to the levy of the Special Tax.

6
7 **“Tier B Non-Residential Square Footage”** means Non-Residential Square Footage
8 developed on a Parcel that was assigned by the Review Authority to Tier B, as defined in the
9 Planning Code.

10
11 **“Tier C For-Sale Residential Square Footage”** means For-Sale Residential Square Footage
12 developed on a Parcel that was assigned by the Review Authority to Tier C, as defined in the
13 Planning Code.

14
15 **“Tier C Non-Residential Square Footage”** means Non-Residential Square Footage
16 developed on a Parcel that was assigned by the Review Authority to Tier C, as defined in the
17 Planning Code.

18
19 **“Transition Event”** shall be deemed to have occurred when all Bonds secured by the levy
20 and collection of Facilities Special Taxes in the STD have been fully repaid, all Administrative
21 Expenses from prior Fiscal Years have been paid or reimbursed to the City, and the Facilities
22 Special Tax has been levied within the STD for ninety-nine (99) Fiscal Years.

23
24 **“Transition Year”** means the first Fiscal Year in which the Administrator determines that the
25 Transition Event occurred in the prior Fiscal Year.

1 **B. DATA FOR STD ADMINISTRATION**

2
3 Upon annexation into the STD of a Taxable Parcel on which For-Sale Residential Square
4 Footage and Non-Residential Square Footage is expected to be developed, the Review
5 Authority shall assign the Taxable Parcel to the appropriate Tier. On an ongoing basis, the
6 Administrator will work with the Review Authority to determine and monitor the Taxable
7 Square Footage within each Taxable Building and the Tiers into which Parcels have been
8 assigned. Upon issuance of a COO for a Taxable Building, the Administrator will request
9 confirmation of the Square Footage of each Land Use within the Building, which shall be used
10 to determine the Maximum Special Tax revenues that can be collected from Taxable Square
11 Footage in the Building.

12
13 On or after July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's
14 Parcel numbers for all Taxable Parcels in the STD. The Administrator shall also work with the
15 Review Authority to confirm: (i) the number of BMR Units and aggregate Square Footage of
16 BMR Units within the Building, if applicable, and (ii) the Special Tax Requirement for the
17 Fiscal Year.

18
19 In any Fiscal Year, if it is determined by the Administrator that (i) a parcel map or
20 condominium plan for a portion of property in the STD was recorded after January 1 of the
21 prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-
22 created parcels into the then current tax roll), and (ii) the Assessor does not yet recognize the
23 newly-created parcels, the Administrator shall calculate the Special Tax that applies
24 separately to each newly-created parcel, then applying the sum of the individual Special
25

1 Taxes to the Assessor's Parcel that was subdivided by recordation of the parcel map or
2 condominium plan.

3
4 **C. DETERMINATION OF THE MAXIMUM SPECIAL TAX**

5
6 **1. Base Special Tax**

7
8 *Prior to the Transition Year*, the Base Special Tax to be used for calculation of the Maximum
9 Special Tax for each Taxable Parcel within a Building shall be the Base Facilities Special Tax
10 determined based on reference to Table 1 below:

11 **Table 1**

12 **Base Facilities Special Tax**

Land Use Category	Base Facilities Special Tax Before the Transition Year (in Fiscal Year 2018-19 dollars) *	Base Facilities Special Tax In and After the Transition Year (in Fiscal Year 2018-19 dollars) *
Tier C For-Sale Residential Square Footage	\$5.50 per square foot	\$0.00 per square foot
Tier B Non-Residential Square Footage	\$2.00 per square foot	\$0.00 per square foot
Tier C Non-Residential Square Footage	\$2.75 per square foot	\$0.00 per square foot

17
18
19
20
21
22
23
24 *** The Base Facilities Special Taxes shown above shall be escalated as set forth in**
25 **Section D.1.**

1
2 *In and after the Transition Year*, the Base Special Tax to be used for calculation of the
3 Maximum Special Tax for each Taxable Parcel within the Building shall be the Base Services
4 Special Tax, which shall be determined based on reference to Table 2 below:

5

6

7

8

9

10

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16

17

Table 2		
Base Services Special Tax		
Land Use Category	Base Services Special Tax Before the Transition Year (in Fiscal Year 2018-19 dollars) *	Base Services Special Tax In and After the Transition Year (in Fiscal Year 2018-19 dollars) *
Tier C For-Sale Residential Square Footage	\$0.00 per square foot	\$1.37 per square foot
Tier B Non-Residential Square Footage	\$0.00 per square foot	\$0.50 per square foot
Tier C Non-Residential Square Footage	\$0.00 per square foot	\$0.69 per square foot

18 * The Base Services Special Taxes shown above shall be escalated as set forth in
19 Section D.2.

20

21 **2. Maximum Special Tax for Tier C For-Sale Residential Square Footage and Non-**
22 **Residential Square Footage**

23

24 Upon issuance of the first Certificate of Occupancy for a Taxable Building within a
25 Conditioned Project that is not an Affordable Housing Project, the Administrator shall

1 coordinate with the Review Authority to determine the Square Footage of each Land Use on
2 each Taxable Parcel. The Administrator shall then apply the following steps to determine the
3 Maximum Special Tax for the next succeeding Fiscal Year for each Taxable Parcel in the
4 Taxable Building:

5
6 **Step 1.** Determine the Tier C For-Sale Residential Square Footage for all Residential Units on
7 each Taxable Parcel, as well as the Tier B Non-Residential Square Footage and Tier C
8 Non-Residential Square Footage on each Taxable Parcel.

9
10 **Step 2.** For each Taxable Parcel that includes only For-Sale Units, multiply the Tier C For-
11 Sale Residential Square Footage by the applicable Base Special Tax to determine the
12 Maximum Special Tax for the Taxable Parcel.

13
14 **Step 3.** For each Taxable Parcel that includes only Tier B Non-Residential Square Footage or
15 Tier C Non-Residential Square Footage, multiply the Tier B Non-Residential Square
16 Footage and Tier C Non-Residential Square Footage on the Parcel by the applicable
17 Base Special Tax to determine the Maximum Special Tax for the Taxable Parcel.

18
19 **Step 4.** For Taxable Parcels that include multiple Land Uses, determine the Tier C For-Sale
20 Residential Square Footage, Tier B Non-Residential Square Footage, and Tier C Non-
21 Residential Square Footage on each Parcel. Multiply the Square Footage of each
22 Land Use by the applicable Base Special Tax, and sum the individual amounts to
23 determine the aggregate Maximum Special Tax for the Taxable Parcel for the
24 succeeding Fiscal Year.

1 **3. *Maximum Special Tax for Taxable Rental Residential Square Footage, Taxable***
2 ***Community Facility Square Footage, Taxable PDR Square Footage, Taxable***
3 ***Parking Square Footage, and Taxable Public Square Footage***
4

5 In any Fiscal Year in which the Administrator determines that there is Taxable Rental
6 Residential Square Footage, Taxable PDR Square Footage, Taxable Community Facility
7 Square Footage, Taxable Parking Square Footage, and/or Taxable Public Square Footage on
8 a Parcel, the Administrator shall determine the prior Land Use or expected Land Use for such
9 square footage before it was designated for Rental Units, PDR Square Footage, Community
10 Facility Square Footage, parking, or public use. The Administrator shall use the Base Special
11 Tax for the Land Use that had been, or was expected to be, on the Parcel to calculate the
12 Maximum Special Tax for the Taxable Parcel.

13
14 **D. CHANGES TO THE MAXIMUM SPECIAL TAX**
15

16 ***1. Annual Escalation of Facilities Special Tax***
17

18 1a. For-Sale Residential Square Footage. Beginning July 1, 2019 and each July 1
19 thereafter until the Transition Year, the Base Facilities Special Taxes for Tier C For-
20 Sale Residential Square Footage in Table 1, and the Maximum Facilities Special Tax
21 (or portion thereof) assigned to each Parcel based on the Tier C For-Sale Residential
22 Square Footage on such Parcel shall be increased by 2% of the amount in effect in the
23 prior Fiscal Year.
24
25

1 1b. Tier B Non-Residential Square Footage and Tier C Non-Residential Square
2 Footage. Beginning July 1, 2019 and each July 1 thereafter until the Transition Year,
3 the Base Facilities Special Tax for Tier B Non-Residential Square Footage and Tier C
4 Non-Residential Square Footage in Table 1 shall be increased by 2% of the amount in
5 effect in the prior Fiscal Year. After the first Fiscal Year in which a Facilities Special
6 Tax is levied against Tier B Non-Residential Square Footage and/or Tier C Non-
7 Residential Square Footage on a Parcel, the Maximum Facilities Special Tax (or
8 portion thereof) assigned to the Parcel based on the Tier B Non-Residential Square
9 Footage and/or Tier C Non-Residential Square Footage on such Parcel shall, on July 1
10 of the next consecutive 25 Fiscal Years, be increased by 4% of the amount in effect in
11 the prior Fiscal Year. On July 1 of the Fiscal Year that commences after the 25th
12 Fiscal Year in which the Maximum Special Tax on the Parcel was escalated by 4%,
13 and on each July 1 thereafter until the Transition Year, the Maximum Special Tax shall,
14 be increased by 2% of the amount in effect in the prior Fiscal Year.

15
16 **2. *Annual Escalation of Services Special Tax***

17
18 2a. For-Sale Residential Square Footage. Beginning July 1, 2019 and each July 1
19 thereafter until the Transition Year, the Base Services Special Taxes for Tier C For-
20 Sale Residential Square Footage in Table 2 shall be increased by 2% of the amount in
21 effect in the prior Fiscal Year. In July 1 of the Transition Year and each July 1
22 thereafter, the Base Services Special Taxes for Tier C For-Sale Residential Square
23 Footage in Table 2, and the Maximum Services Special Tax (or portion thereof)
24 assigned to each Parcel based on the Tier C For-Sale Residential Square Footage on
25 such Parcel shall be increased by the Escalator.

1
2 2b. Tier B Non-Residential Square Footage and Tier C Non-Residential Square
3 Footage. Beginning July 1, 2019 and each July 1 thereafter until the Transition Year,
4 the Base Services Special Tax in Table 2 shall be increased by 2% of the amount in
5 effect in the prior Fiscal Year. In July 1 of the Transition Year and each July 1
6 thereafter, the Base Services Special Tax in Table 2 and the Maximum Services
7 Special Tax (or portion thereof) assigned to each Parcel based on the Tier B Non-
8 Residential Square Footage and/or Tier C Non-Residential Square Footage on such
9 Parcel shall be increased by the Escalator.

10
11 **3. Conversion of For-Sale Units to Rental Units**

12
13 If, prior to the First Bond Sale, a Taxable Building with For-Sale Units converts to an
14 Apartment Building, the Rental Residential Square Footage in the Apartment Building will be
15 exempt from the levy of the Special Tax unless and until the Residential Units in the building
16 are converted back into For-Sale Units. After the First Bond Sale, if a Taxable Building with
17 For-Sale Units converts to an Apartment Building, the aggregate Square Footage of the
18 Residential Units shall be categorized as Taxable Rental Residential Square Footage for
19 purposes of levying the Special Taxes pursuant to this RMA.

20
21 **4. Below Market Rate Unit/Market Rate Unit Transfers**

22
23 If, in any Fiscal Year, the Administrator determines that a Residential Unit that had previously
24 been designated as a BMR Unit no longer qualifies as such, the Maximum Special Tax on the
25 new Market Rate Unit shall be established pursuant to Section C.2 and adjusted, as

1 applicable, by Sections D.1 or D.2. If a Market Rate Unit becomes a BMR Unit after it has
2 been taxed in prior Fiscal Years as a Market Rate Unit, the Maximum Special Tax on such
3 Residential Unit shall not be decreased unless: (i) a BMR Unit is simultaneously redesignated
4 as a Market Rate Unit, and (ii) such redesignation results in a Maximum Special Tax on the
5 new Market Rate Unit that is greater than or equal to the Maximum Special Tax that was
6 levied on the Market Rate Unit prior to the swap of units. If, based on the Square Footage,
7 there would be a reduction in the Maximum Special Tax due to the swap, the Maximum
8 Special Tax that applied to the former Market Rate Unit will be transferred to the new Market
9 Rate Unit regardless of the Square Footage of the new Market Rate Unit.

10 11 ***5. Changes in Land Use on a Taxable Parcel***

12
13 If any Square Footage that had been taxed as Tier C For-Sale Residential Square Footage,
14 Tier B Non-Residential Square Footage, or Tier C Non-Residential Square Footage in a prior
15 Fiscal Year changes Land Use, the Administrator shall apply the applicable subsection in
16 Section C.2 to calculate what the Maximum Special Tax would be for the Parcel based on the
17 new Land Use(s). If the amount determined is greater than the Maximum Special Tax that
18 applied to the Parcel prior to the land use change, the Administrator shall increase the
19 Maximum Special Tax to the amount calculated for the new Land Uses. If the amount
20 determined is less than the Maximum Special Tax that applied prior to the land use change,
21 there will be no change to the Maximum Special Tax for the Parcel.

22
23 Under no circumstances shall the Maximum Special Tax on any Taxable Parcel be reduced,
24 regardless of changes in Land Use or Square Footage on the Parcel, including reductions in
25 Square Footage that may occur due to demolition, fire, water damage, or acts of God. In

1 addition, if a Taxable Building within the STD that had been subject to the levy of Special
2 Taxes in any prior Fiscal Year becomes all or part of an Affordable Housing Project, the
3 Parcel(s) shall continue to be subject to the Maximum Special Tax that had applied to the
4 Parcel(s) before they became part of the Affordable Housing Project. Notwithstanding the
5 foregoing, in and after the Transition Year, if the City determines that an adjustment in the
6 Maximum Services Special Tax on a Parcel due to a change in Land Use, affordability
7 restrictions, or Square Footage would not adversely affect the funding of Authorized
8 Expenditures, the City may direct the Administrator to adjust the Maximum Services Special
9 Tax for the Parcel based on the current Land Use, affordability category, or Square Footage,
10 and such Maximum Services Special Tax shall be adjusted by the Escalator in future Fiscal
11 Years.

12

13 ***6. Changes to Tier Assignment***

14

15 Each Parcel that has been, or is expected to be, developed with Non-Residential Square
16 Footage shall, upon annexation to the STD, be assigned to a Tier and, based on such
17 assignment, the square footage shall be designated as Tier B Non-Residential Square
18 Footage or Tier C Non-Residential Square Footage. Prior to the First Bond Sale, the Review
19 Authority may change the Tier to which any Parcel is assigned. After the First Bond Sale,
20 Non-Residential Square Footage on or expected on a Parcel may be moved from Tier B Non-
21 Residential Square Footage to Tier C For-Sale Residential Square Footage, and the Review
22 Authority shall immediately notify the Administrator of such reassignment. However, no Non-
23 Residential Square Footage may be moved from Tier C Non-Residential Square Footage to
24 Tier B Non-Residential Square Footage after the First Bond Sale.

1 Prior to the First Bond Sale, if two or more Parcels that are in different Tiers merge to create a
2 new Parcel, the Review Authority shall determine the Tier to which the new Parcel will be
3 assigned. After the First Bond Sale, any Non- Residential Square Footage that is constructed
4 on a Parcel created by the merger of two or more Parcels on which at least one parcel is
5 categorized as Tier C Non-Residential Square Footage shall be categorized as Tier C Non-
6 Residential Square Footage.

7
8
9 **E. METHOD OF LEVY OF THE SPECIAL TAX**

10
11 Each Fiscal Year, the Special Tax shall be levied Proportionately on each Taxable Parcel up
12 to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount
13 levied on Taxable Parcels is equal to the Special Tax Requirement.

14
15
16 **F. COLLECTION OF SPECIAL TAX**

17
18 Special Taxes shall be collected in the same manner and at the same time as ordinary ad
19 valorem property taxes, provided, however, that the City may directly bill the Special Tax, may
20 collect Special Taxes at a different time or in a different manner, and may collect delinquent
21 Special Taxes through foreclosure or other available methods. The Special Tax bill for any
22 Parcel subject to a leasehold interest will be sent to the same party that receives the
23 possessory interest tax bill associated with the leasehold.

1 The Facilities Special Tax shall be levied and collected until the Transition Year. The Services
2 Special Tax shall be levied and collected in perpetuity beginning in the Transition Year.
3 Pursuant to Section 53321(d) of the Act, the Facilities Special Tax levied against a Parcel
4 used for private residential purposes shall under no circumstances increase more than ten
5 percent (10%) as a consequence of delinquency or default by the owner of any other Parcel
6 or Parcels and shall, in no event, exceed the Maximum Facilities Special Tax in effect for the
7 Fiscal Year in which the Facilities Special Tax is being levied.

8
9
10 **G. EXEMPTIONS**

11
12 Notwithstanding any other provision of this RMA, no Special Taxes shall be levied on: (i) BMR
13 Units except as otherwise provided in Sections D.4 and D.5, (ii) Affordable Housing Projects,
14 including all Residential Units and Non-Residential Square Footage within buildings that are
15 part of an Affordable Housing Project, except as otherwise provided in Section D.5, (iii) Rental
16 Residential Square Footage unless it is determined to be Taxable Rental Residential Square
17 Footage, and (iv) Exempt Community Facility Square Footage, Exempt Parking Square
18 Footage, Exempt PDR Square Footage, and Exempt Public Square Footage.

19
20 **H. INTERPRETATION OF SPECIAL TAX FORMULA**

21
22 The City may interpret, clarify, and revise this RMA to correct any inconsistency, vagueness,
23 or ambiguity, by resolution and/or ordinance, as long as such interpretation, clarification, or
24 revision does not materially affect the levy and collection of the Special Tax and any security
25 for any Bonds.

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I. SPECIAL TAX APPEALS

Any taxpayer who wishes to challenge the accuracy of computation of the Special Tax in any Fiscal Year may file an application with the Administrator. The Administrator, in consultation with the City Attorney, shall promptly review the taxpayer’s application. If the Administrator concludes that the computation of the Special Tax was not correct, the Administrator shall correct the Special Tax levy and, if applicable in any case, a refund shall be granted. If the Administrator concludes that the computation of the Special Tax was correct, then such determination shall be final and conclusive, and the taxpayer shall have no appeal to the Board from the decision of the Administrator.

The filing of an application or an appeal shall not relieve the taxpayer of the obligation to pay the Special Tax when due.

Nothing in this Section I shall be interpreted to allow a taxpayer to bring a claim that would otherwise be barred by applicable statutes of limitation set forth in the Act or elsewhere in applicable law.

EXHIBIT C

CITY AND COUNTY OF SAN FRANCISCO
Special Tax District No. 2018-1
(Central SoMa)

FORM OF UNANIMOUS APPROVAL

UNANIMOUS APPROVAL
of Annexation to a Special Tax District
and Related Matters

CITY AND COUNTY OF SAN FRANCISCO
Special Tax District No. 2018-1
(Central SoMa)

Annexation No. _____

Date: _____

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:

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. Property Owner. The undersigned is the owner (the "Property Owner") of fee simple title to the real property identified by the assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this Unanimous Approval. If requested by the City and County of San Francisco (the "City"), the Property Owner has supplied to the City current evidence of its ownership of the Property.

1 The Property Owner hereby represents and warrants that there are no persons resident
2 on the Property that are registered to vote.

3
4 **2. Acknowledgement of Special Tax District.** The Property Owner acknowledges
5 and understands the following:

6
7 (a) Under Chapter 43, Article X of the San Francisco Administrative Code (the
8 “Code”), which Code incorporates by reference the Mello-Roos Community
9 Facilities Act of 1982, as amended (the “Act”), the Board of Supervisors of the
10 City has formed the City and County of San Francisco Special Tax District No.
11 2018-1 (Central SoMa) (the “Special Tax District”) for the purpose of financing
12 certain facilities (the “Facilities”) and services (the “Services”) described on
13 Appendix 1 hereto and made a part hereof.

14 (b) The proceedings for the formation of the Special Tax District authorized
15 the Board of Supervisors to levy an annual special tax (the “Special Tax”) on
16 property in the Special Tax District as specified in the Rate and Method of
17 Apportionment of Special Tax (the “Rate and Method”) for the Special Tax
18 District, a copy of which is attached hereto as Appendix 2. The Property Owner
19 acknowledges that the City will create a special account into which the Special
20 Taxes will be deposited, when collected, and that the City will prepare the annual
21 report required by Government Code Section 50075.3.

22 (c) The proceedings for the formation of the Special Tax District authorized
23 the Board of Supervisors to annex property to the Special Tax District, without
24 additional public hearings, upon approval of the owner of the property to be
25 annexed as permitted by Section 43.10.17 of the Code.

1 (d) The Property is in the Future Annexation Area for the Special Tax District.

2 **3. Unanimous Approval and Vote.** This Unanimous Approval constitutes the
3 unanimous approval and vote of the Property Owner in favor of the following matters for
4 the purposes of Section 53339.7 et seq. of the Act and Article XIII A of the California
5 Constitution:

6
7 a. Annexation: The annexation of the Property to the Special Tax District for
8 the purpose of financing the Facilities and the Services.

9
10 b. Special Tax: The levy of the Special Tax on the Property to finance the
11 Facilities and Services, according to the Rate and Method.

12
13 c. Bonds and other Debt: The issuance of bonded indebtedness and other
14 debt (as defined in the Act) for the Special Tax District in an aggregate principal
15 amount not to exceed \$_____. The Property Owner acknowledges that (i)
16 the specific purpose of the bonds and other debt is to finance the acquisition and
17 construction of the Facilities and pay related costs; (b) any proceeds received
18 from the sale of any bonds and other debt will be applied only for such purpose;
19 (c) the proceeds of any bonds and other debt will be deposited into special
20 accounts to be created therefor as part of the issuance of the bonds and other
21 debt; and (d) the City will cause a report to be prepared annually under Section
22 53411 of the Government Code.

23
24 d. Appropriations Limit: An initial appropriations limit for the Special Tax
25 District of \$_____.

1 **4. Waivers.** The Property Owner hereby irrevocably waives (i) any right the
2 Property Owner may otherwise have to protest or challenge the validity of the
3 proceedings to form the Special Tax District and to authorize the annexation of any
4 property (including the Property) to the Special Tax District, and (ii) any necessity,
5 requirement or right for further public hearings or any election pertaining to the
6 annexation of the Property to the Special Tax District or the levy of the Special Tax on
7 the Property.

8
9 **5. Recordation of Amendment to Notice of Special Tax Lien.** The Property
10 Owner acknowledges and understands that a Notice of Special Tax Lien for the Special
11 Tax District (the "Notice of Special Tax Lien") was recorded in the Office of the Recorder
12 of the City and County of San Francisco on _____, 2018, as Document No.
13 _____. The Property Owner hereby authorizes and directs the Clerk of the Board
14 of Supervisors to execute and cause to be recorded in the office of the County Recorder
15 of the City and County of San Francisco an amendment to the Notice of Special Tax
16 Lien for the Special Tax District as required by Section 3117.5 of the California Streets
17 and Highways Code, which will impose a continuing lien on the Property to secure each
18 levy of the Special Tax. The amendment to the Notice of Special Tax Lien shall include
19 the Rate and Method as an exhibit thereto. The Property Owner acknowledges and
20 understands that the lien of the Special Tax on the Property is coequal with the lien for
21 ad valorem real property taxes levied by the County on the Property.

22
23 **6. Disclosures.** The Property Owner hereby agrees to provide to any subsequent
24 purchaser of the Property written notice of the annexation of the Property to the Special
25 Tax District, and of the authority of the Board of Supervisors to levy the Special Tax on

1 the Property pursuant to the Rate and Method, to the extent required by applicable law.

2
3 **7. Agreements.** The Property Owner further agrees to execute such additional or
4 supplemental agreements and to take such additional actions as may be required by the
5 City to provide for any of the actions and conditions described in this Unanimous
6 Approval, including any cash deposit required to pay for the City's costs in annexing the
7 Property to the Special Tax District.

8

9 The Property subject to this Unanimous 10 Approval and to be annexed to the 11 Special Tax District, consists of the 12 following Assessor's Parcel: 13 14 <i>[insert APN]</i>	The full legal name of the Property Owner is: <i>[insert name of property owner]</i>
15	16

17 The foregoing Unanimous Approval is hereby executed this _____ day of
18 _____, 20__, in _____, California.

[INSERT NAME OF PROPERTY OWNER]

By: _____

Its: _____

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PROPOSED BOUNDARIES OF
 CITY AND COUNTY OF SAN FRANCISCO
 SPECIAL TAX DISTRICT NO. 2018-1
 (CENTRAL SOMA)
 STATE OF CALIFORNIA

1. FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO THIS _____ DAY OF _____, 2018.

ANGELA CALVILLO
 CLERK OF THE BOARD OF SUPERVISORS

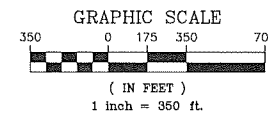
2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2018-1 (CENTRAL SOMA), STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2018, BY ITS RESOLUTION NO. _____.

ANGELA CALVILLO
 CLERK OF THE BOARD OF SUPERVISORS

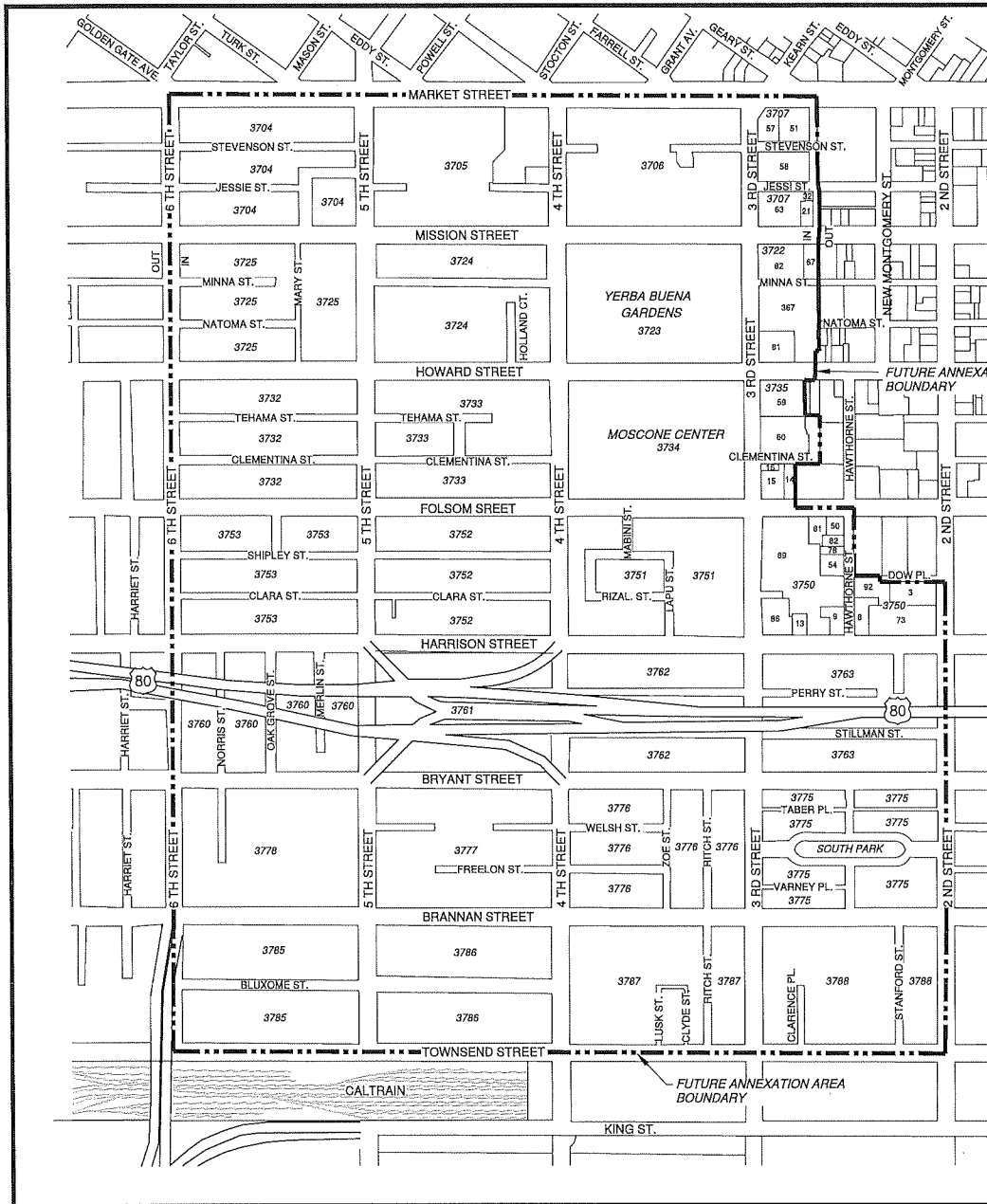
2. FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY ASSESSOR-RECORDER IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

CARMEN CHU
 ASSESSOR-RECORDER
 CITY AND COUNTY OF SAN FRANCISCO

FUTURE ANNEXATION AREA:
 CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2018-1 (CENTRAL SOMA) (THE "SPECIAL TAX DISTRICT") INITIALLY CONSISTS SOLELY OF TERRITORY PROPOSED FOR ANNEXATION TO THE SPECIAL TAX DISTRICT IN THE FUTURE. UPON RECORDATION OF A NOTICE OF SPECIAL TAX LIEN PURSUANT TO SECTION 3114.5 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, A CONTINUING LIEN TO SECURE THE LEVY OF A SPECIAL TAX WILL ATTACH TO ALL NONEXEMPT REAL PROPERTY IN THE SPECIAL TAX DISTRICT.



LEGEND
 - - - - - FUTURE ANNEXATION AREA
 3740 ASSESSORS BLOCK NUMBER
 34 ASSESSORS LOT NUMBER



7/23 Land Use & Transportation Committee Amendments

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: SUMMARY (IN 2017 DOLLARS)

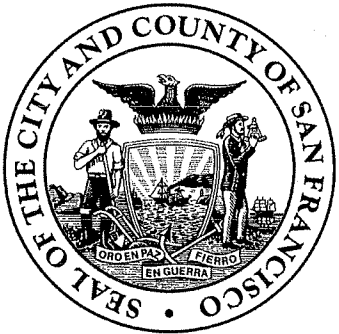
BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
Affordable Housing	\$940,000,000	44%
38% of new/rehabilitated housing is Below-Market Rate (BMR) (35% low/moderate income and 3% middle income)	\$940,000,000	44%
Transit	\$500,000,000	23%
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion	\$160,000,000	7%
Parks & Recreation	\$185,000,000	9%
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000	1%
Victoria Manalo Draves Park Programming	\$5,000,000	0%
New 1-acre park in Southwest portion of Plan Area	\$35,000,000	2%
New public recreation center*	\$10,000,000	0%
Park and greenery maintenance and activation	\$15,000,000	1%
New large (2+ acre) SoMa park (initial site identification)*	\$5,000,000	0%
New Bluxome linear park*	\$5,000,000	0%
New under-freeway public recreation area	\$5,000,000	0%
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000	4%
<i>(Alternative project: 7th & Mission Park)</i>	<i>(\$20,000,000)</i>	<i>(1%)</i>
Production, Distribution, & Repair	\$180,000,000	8%
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
Complete Streets	\$110,000,000	5%
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$110,000,000	5%
Cultural Preservation & Community Services	\$11409,000,000	5%
Restoration of the US Mint Building	\$1529,000,000	1%
Preservation and maintenance of historic buildings	\$20,000,000	1%
New community facilities (e.g. health care clinics and job training centers)	\$20,000,000	1%
Social and cultural programming	\$25,000,000	1%
Capital for cultural amenities (e.g. Yerba Buena Gardens)	\$15,000,000	1%
PDR Relocation Assistance Fund	\$10,000,000	0%
Neighborhood cleaning	\$9,000,000	0%
Environmental Sustainability & Resilience	\$6570,000,000	3%
Enhanced stormwater management in complete street projects	\$2832,000,000	1%
Freeway corridor air quality and greening improvements	\$22,000,000	1%
Living Roofs enhanced requirements	\$6,000,000	0%
Other energy and water efficiency projects	\$910,000,000	0%
Schools & Childcare	\$64,000,000	3%
New childcare centers	\$26,000,000	1%
Capital investments in schools serving K-12 population	\$32,000,000	1%
Bessie Carmichael supplemental services	\$6,000,000	0%
TOTAL	\$2,160,000,000	100%

* If funds for these Parks & Recreation projects are provided by other sources (such as contributions from new development) or if revenues exceed the projected amounts, funding could be allocated to the "Alternative" project listed here.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: DETAILED FUNDING SOURCES & USES (IN 2017 DOLLARS)

PUBLIC BENEFIT	DIRECT PROVISION BY NEW DEVELOPMENT	CENTRAL SOMA COMMUNITY FACILITIES DISTRICT (CFD)	EASTERN NEIGHBORHOODS INFRASTRUCTURE FEE (\$423)	TRANSPORTATION SUSTAINABILITY FEE (\$411A)	JOBS-HOUSING LINKAGE FEE (\$413)	AFFORDABLE HOUSING FEE (\$415)	CENTRAL SOMA INFRASTRUCTURE FEE (\$428.2)	SCHOOL IMPACT FEE (CA ED. CODE §17620)	CHILD CARE FEE (§414 AND 414(A))	CENTRAL SOMA COMMUNITY FACILITIES FEE (\$428.1)	TOTAL (BY CATEGORY)	% SHARE
AFFORDABLE HOUSING	\$550,000,000				\$210,000,000	\$180,000,000					\$940,000,000	44%
TRANSIT		\$160,000,000	\$90,000,000	\$210,000,000			\$40,000,000				\$500,000,000	23%
PARKS & RECREATION	\$80,000,000	\$45,000,000	\$60,000,000								\$185,000,000	9%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	\$180,000,000										\$180,000,000	8%
COMPLETE STREETS		\$10,000,000	\$90,000,000	\$10,000,000							\$110,000,000	5%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$20,000,000	\$7469,000,000								\$20,000,000	\$11409,000,000 0	5%
ENVIRONMENTAL SUSTAINABILITY	\$6,000,000	\$5964,000,000									\$6570,000,000 0	3%
SCHOOLS & CHILDCARE		\$6,000,000						\$26,000,000	\$32,000,000		\$64,000,000	3%
TOTAL (BY SOURCE)	\$836,000,000	\$354,000,000	\$240,000,000	\$220,000,000	\$210,000,000	\$180,000,000	\$40,000,000	\$26,000,000	\$32,000,000	\$20,000,000	\$2,160,000,000	100%



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Government Audit & Oversight Committee
October 25, 2018

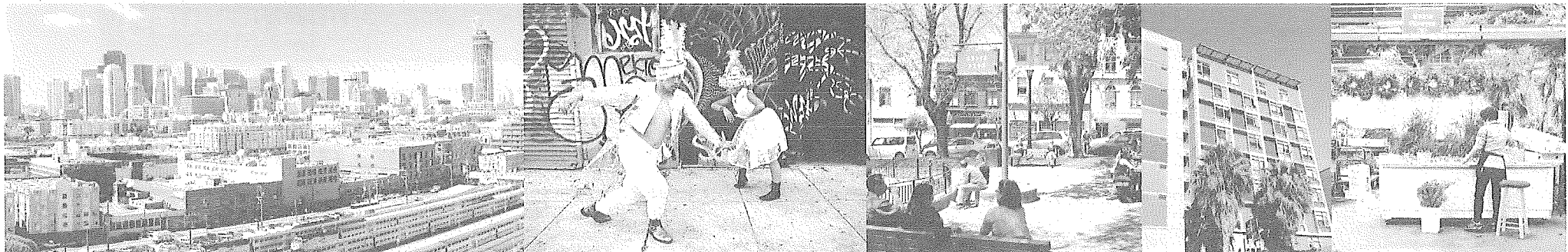
TODAY'S PRESENTATION

- 1 Central SoMa Plan: Public Benefits Package**
- 2 Central SoMa Special Tax District**
- 3 Conclusion**

TODAY'S ACTIONS

- 1 **Approval of Resolution of Intent (ROI) to establish Central SoMa Special Tax District (no. 180622)**
 - » Exhibit A: Description of Facilities and Services That May be Financed by the Special Tax District
 - » Exhibit B: Rate and Method of Apportionment of Special Tax
 - » Exhibit C: Form of Unanimous Approval

- 2 **Approval of Resolution of Intent (ROI) to Incur Bonded Indebtedness in an Amount Not to Exceed \$5.3 billion (no. 180623)**



CENTRAL SOMA PLAN - CONTENTS

General Plan

- Creation of the Central SoMa Plan
- Amendments to East SoMa & Western SoMa Plans

Planning Code & Administrative Code

- Planning Code: creation of the Central SoMa Special Use District (SUD)
- Admin Code: PDR protection

Zoning Map

- Amendments to Height and Bulk District Maps
- Amendments to Zoning Use District Maps

Implementation Program

(adopted by reference)

- Implementation Matrix
- Public Benefits Program
- Guide to Urban Design
- Key Development Sites Guidelines
- Key Streets Guidelines

(continued on next page)

CENTRAL SOMA PLAN - CONTENTS

Special Tax District

(a.k.a. Community Facilities District, or CFD)

- Amendments to Administrative Code Special Tax Financing Law
- **Resolutions of Intention (ROIs) to:**
 - **Establish the Central SoMa Special Tax District**
 - **Incur Bonded Indebtedness Not To Exceed \$5.3 billion**

Housing Sustainability District

- Amendments to Business & Tax Regulations and Planning Codes to create a Central SoMa Housing Sustainability District (HSD), pursuant to California AB73

BOLD = legislation under consideration today

An aerial, black and white photograph of a city grid, likely San Francisco, showing a dense arrangement of buildings and streets. A central area is dominated by a large, open park space with trees and a circular structure. The text 'CENTRAL SOMA PLAN: PUBLIC BENEFITS PROGRAM' is overlaid in a white box in the center of the image.

CENTRAL SOMA PLAN: PUBLIC BENEFITS PROGRAM

PLAN STRATEGY

*Accommodate
Demand*



*Provide
Public Benefits*



*Respect and
Enhance
Neighborhood
Character*



VISUALIZATION - EXISTING DEVELOPMENT



3-D Model of Existing Buildings (2016)

Digital Model by Skidmore, Owings, & Merrill

VISUALIZATION - POTENTIAL DEVELOPMENT

Central SoMa Development Potential
Anticipated Projects Outside of Central SoMa

- 32,500 jobs
- 8,570 housing units



3-D Model of Potential Development









Digital Model by Skidmore, Owings, & Merrill

PUBLIC BENEFITS: FUNDING SOURCES (25 YEARS; 2017 DOLLARS)

FUNDING SOURCE	AMOUNT
Central SoMa Special Tax District (NEW)	\$354 million
Eastern Neighborhoods Infrastructure Fee	\$240 million
Transportation Sustainability Fee	\$220 million
Jobs-Housing Linkage Fee	\$210 million
Affordable Housing Fee	\$180 million
Central SoMa Infrastructure Fee (NEW)	\$40 million
School Impact Fee	\$26 million
Child Care Fee	\$32 million
Central SoMa Community Facilities Fee (NEW)	\$20 million
Direct provision of benefits (e.g. on-site BMR units)	\$836 million
TOTAL	\$2.16 billion

NOTE: Public benefits package represents 25 years of revenues (the estimated time to Plan build out).

PUBLIC BENEFITS (25 YEARS; 2017 DOLLARS)

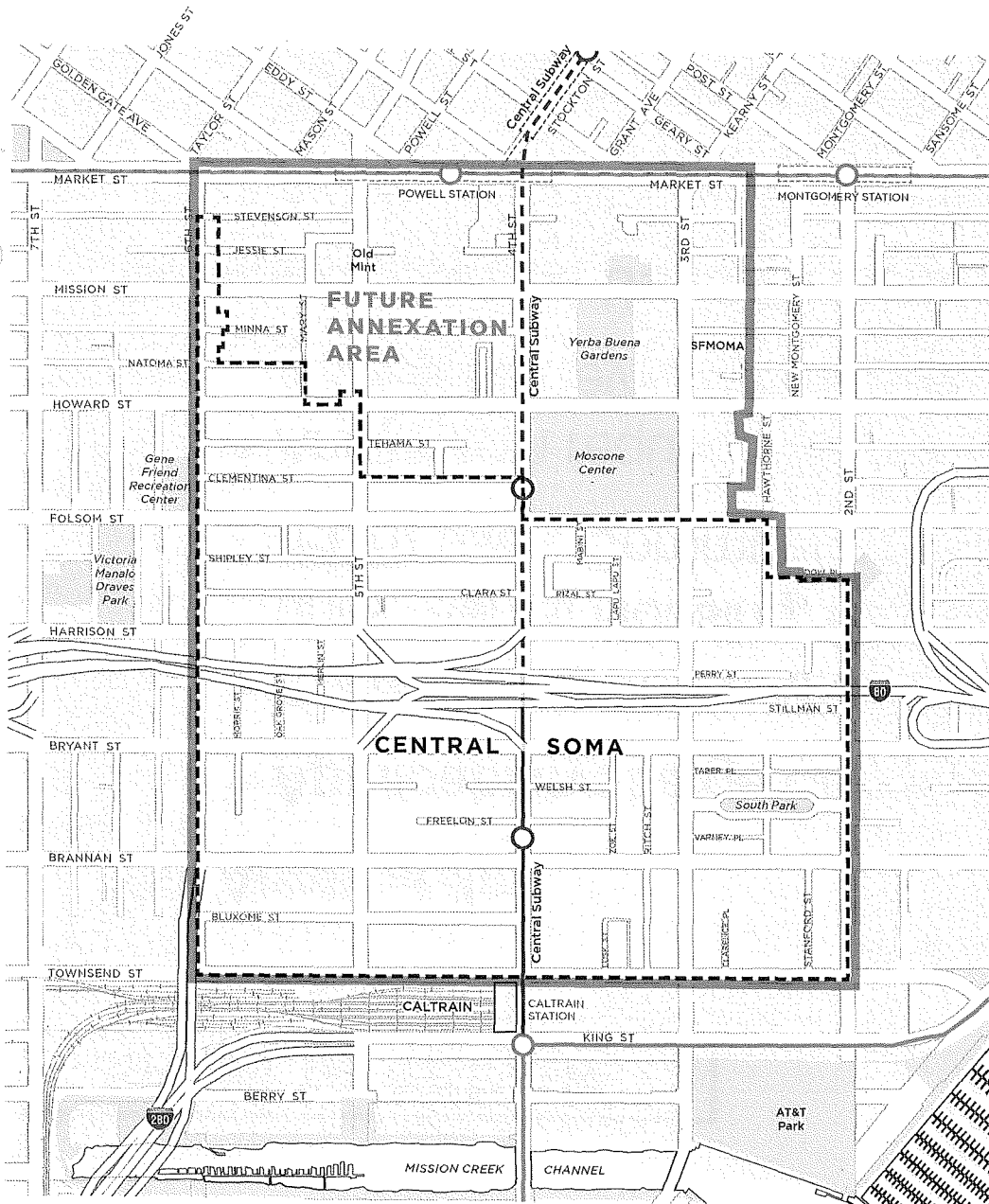
	PUBLIC BENEFIT	TOTAL	CFD-FUNDED
	Affordable Housing	\$940 million	\$0
	Transit	\$500 million	\$160 million
	Parks & Recreation	\$185 million	\$45 million
	Production, Distribution, & Repair (including Arts)	\$180 million	\$0
	Complete Streets	\$110 million	\$10 million
	Cultural Preservation & Community Services	\$114 million	\$74 million
	Environmental Sustainability	\$65 million	\$59 million
	Schools & Childcare	\$64 million	\$6 million
	TOTAL	\$2.16 billion	\$354 million

NOTE: As amended at 7/23 Land Use & Transportation Committee. Public benefits package represents 25 years of revenues (the estimated time to Plan build out).

An aerial, black and white photograph of a dense urban area, likely San Francisco's SOMA district. The image shows a grid of streets, numerous multi-story buildings of varying heights, and a central park area with trees. A white rectangular box is overlaid on the center of the image, containing the title text. Two white circular punch holes are visible on the left side of the page.

CENTRAL SOMA SPECIAL TAX DISTRICT

FUTURE ANNEXATION MAP



- Central SoMa only considers annexation of parcels within the Plan Area
- Other parcels in the C-3 zones would be annexed only if there is future legislation, a Development Agreement, or other agreement.

SPECIAL TAX OVERVIEW

Tax Applicability

- **Applicability:** Large Condo & Non-Residential Projects
- **Exemptions:** 100% Affordable Housing Projects; BMR units; Rental Housing; Production, Distribution & Repair (PDR) uses; Community Facilities
- Annexation required before 1st Certificate of Occupancy (COO); Tax levy commences after 1st COO

Revenues Can Be Used To Issue Bonds

- Accelerates the provision of public benefits
- Taxable properties in the Special Tax District are subject to foreclosure/sale in the event of non-payment of taxes*

* Special taxes are secured by priority liens (ahead of private liens)

PROJECTED BONDING CAPACITY

- **Annual Revenue:** Approximately \$85 million/year at buildout (year 25)
- **Anticipated Initial Bond Issuance** is 2023-2027, pending:
 - » Approval of District
 - » Sufficient capacity exists to support debt
 - » Board approval
- **Subsequent Bond Issuance:** every 5 years as revenues and capital improvement plans dictate
- **Amending maximum authorized amount** would require property owner vote

SPECIAL TAX RATES - 10/22 AMENDMENTS AT LAND USE & TRANSPORTATION

Years 1-99: Facilities Tax*

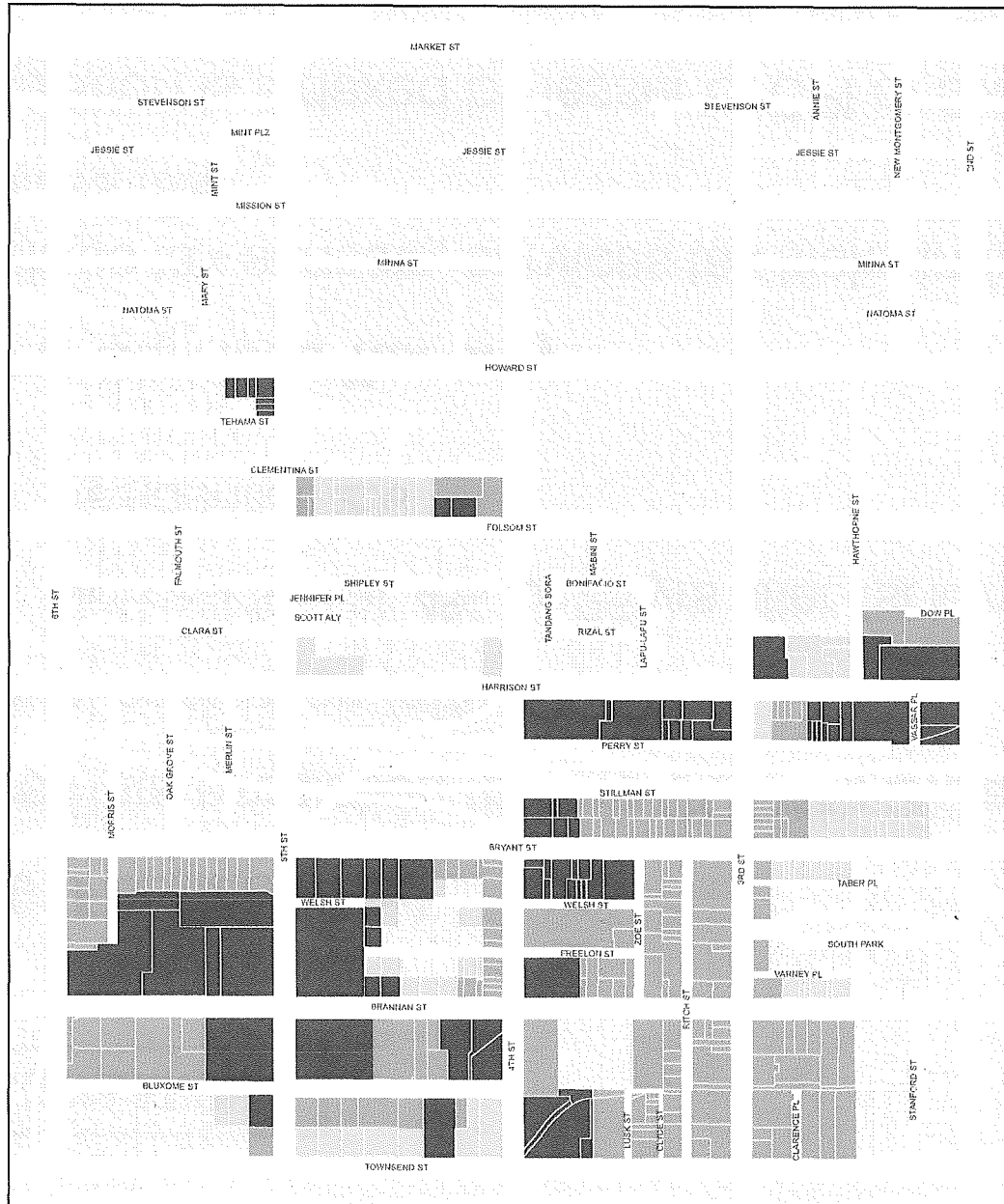
	TIER A (15'-45' height increase)		TIER B (50'-85' height increase)		TIER C (90'+ height increase)	
	as introduced	10/22 LUT amendment	as introduced	10/22 LUT amendment	as introduced	10/22 LUT amendment
NON-RESIDENTIAL	\$0	same	\$0	\$2.00	\$2.75	same
RESIDENTIAL CONDOS	\$0	same	\$3.30	\$0	\$5.50	same

Years 100+: Services Tax Only

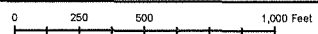
	TIER A		TIER B		TIER C	
	as introduced	10/22 LUT amendment	as introduced	10/22 LUT amendment	as introduced	10/22 LUT amendment
NON-RESIDENTIAL	\$0	same	\$0	\$0.50	\$0.69	same
RESIDENTIAL CONDOS	\$0	same	\$0.82	\$0	\$1.37	same

*FY 18-19 rates. Facilities tax may be spent on either capital facilities or services (e.g. maintenance, programming)

CENTRAL SOMA FEE TIERS



- Tier A (15' - 45' increase)
- Tier B (50' - 85' increase)
- Tier C (90' or more increase)



SPECIAL TAX ESCALATION

Years 1-99: Facilities Tax*

- Base Rate escalation (before COO**): 2% annually
- Annual escalation (after COO):
 - » Nonresidential: 4% for 25 yrs after 1st levy; 2% thereafter
 - » Residential: 2%

Years 100+: Services Tax only

- Facilities tax sunsets, services tax kicks in (rate = ~25% of facilities tax)
- Escalation is indexed by lesser of CPI or 5%

* Facilities tax may be spent on either capital facilities or services (e.g. maintenance, programming)

** COO = Certificate of Occupancy

SPECIAL TAX DISTRICT: EXPENDITURE PLAN (2017 DOLLARS)*

During Plan Buildout (25 years)

	Transit	\$160 million
	Parks & Recreation	\$45 million
	Complete Streets	\$10 million
	Cultural Preservation & Community	\$74 million
	Environmental Sustainability	\$59 million
	Schools & Childcare	\$6 million
	TOTAL	\$354 million

Longer term needs (>25 years): could include, but are not limited to, Sea Level Rise adaptation and maintenance of capital facilities

*Expenditures are as amended at 7/23 Land Use & Transportation Committee. Note that projects are non-binding, and the Public Benefits Package may be amended, subject to Board approval.

PUBLIC BENEFITS VS BOND CAPACITY

Public benefits package: \$2.16 billion (\$354mn in CFD funding)

- Based on 25 years of funding
- Assumes 75% development build out
- Assumes bond issuance every 5 years

Not-to-Exceed Bond amount in ROI: \$5.3 billion (to fund up to \$4.8bn in public infrastructure over 99 years)

- Total bonding capacity over 99-year term
- Assumes 100% development build out
- Assumes back-to-back bonds (higher \$ over a longer period)
- Accounts for inflation

ADMINISTRATION ENTITIES

<p>Capital Planning Committee</p>	<ul style="list-style-type: none"> • Approve 5-year expenditure plan (subject to Board approval) • Recommend changes in revenue allocation
<p>Director of Public Finance</p>	<ul style="list-style-type: none"> • Develop 5-year revenue forecast • Authorize tax commencement • Authorize bond issuances (subject to Board approval)
<p>Interagency Plan Implementation Committee (IPIC)</p>	<ul style="list-style-type: none"> • Develop 5-year Expenditure Plan • Advisor to CPC & Director of Public Finance
<p>Community Advisory Committees (CACs)</p>	<ul style="list-style-type: none"> • Provide public oversight & advise on expenditure plan

COLLABORATION

Joint Community Facilities Agreements (JCFAs)

- Will be required for non-City agencies receiving tax revenues
- Example: Regional transit providers are slated to receive roughly \$160 million (representing 1/3 of total transportation funding) in collaboration with City through the Mayor/Board

An aerial, black and white photograph of a dense urban area, likely San Francisco, showing a variety of building heights and styles. A prominent white rectangular banner is centered horizontally across the middle of the image, containing the word "CONCLUSION" in a large, bold, sans-serif font. The background image shows a mix of low-rise and high-rise buildings, with some greenery visible in the center. Two white circular marks are present on the left edge of the image, one near the top and one near the bottom.

CONCLUSION

TODAY'S ACTIONS

- 1 **Approval of Resolution of Intent (ROI) to establish Central SoMa Special Tax District (no. 180622)**
 - » Exhibit A: Description of Facilities and Services That May be Financed by the Special Tax District
 - » Exhibit B: Rate and Method of Apportionment of Special Tax
 - » Exhibit C: Form of Unanimous Approval

- 2 **Approval of Resolution of Intent (ROI) to Incur Bonded Indebtedness in an Amount Not to Exceed \$5.3 billion (no. 180623)**





THANK YOU

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OFFICE OF THE MAYOR
SAN FRANCISCO



MARK FARRELL
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM:  Mayor Farrell
RE: Resolution of Intention - Establishing the Central SoMa Special Tax District
DATE: June 5, 2018

Attached for introduction to the Board of Supervisors is a resolution of Intention to establish City and County of San Francisco Special Tax District No. 2018-1 (Central SoMa), and determining other matters in connection therewith.

Should you have any questions, please contact Andres Power 554-5168.

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