

1 [Directing the Controller to Prepare an Infrastructure Financing Plan]

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3 **Resolution authorizing and directing the Controller and his designee to prepare a**
4 **report for Infrastructure Financing District No. 1 (Rincon Hill Area) and determining**
5 **other matters related thereto.**

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7 RESOLVED, By the Board of Supervisors (the “Board of Supervisors”) of the City and
8 County of San Francisco (the “City”), State of California that:

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

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

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

22 RESOLVED, By the Board as follows:

23 Section 1. The Controller or the Director of the Office of Public Finance, or the
24 designee of the Controller, is hereby authorized and directed to prepare, or cause to be

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1 prepared, a report in writing (the "Infrastructure Financing Plan"), which is consistent with the
2 general plan of the City and includes all of the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

21 Section 3. The Controller or the Director of Public Finance, or the designee of the
22 Controller, shall consult with each affected taxing entity, and, at the request of any affected
23 taxing entity, shall meet with representatives of the affected taxing entity.

24 Section 4. The Controller, the Director of Public Finance, the Clerk of the Board of
25 Supervisors and all other officers and agents of the City are hereby authorized and directed to

1 take all actions necessary or advisable to give effect to the transactions contemplated by this
2 Resolution.

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4 APPROVED AS TO FORM:

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6 DENNIS J. HERRERA
City Attorney

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8 By: _____
MARK D. BLAKE
Deputy City Attorney

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EXHIBIT A

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

DESCRIPTION OF FACILITIES TO BE FINANCED BY THE IFD

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

1. Living Street Open Space – Major streetscape improvements, including substantial sidewalk widening and extensive landscaping, on Spear, Main, and Beale Streets, from Folsom to the Embarcadero.
2. Pedestrian Safety and Streetscape Improvements – General streetscape improvements, including sidewalk widening, landscaping, street lighting, bulb-outs, pedestrian signals, crosswalks, and sidewalk furnishings, on Fremont and First Streets (south of Folsom Street) and on Harrison Street between Essex and Embarcadero.
3. Traffic Calming to Residential Alleys – Decorative paving, landscaping, raised crosswalks, and other measures on Guy and Lansing Streets.
4. Rincon Hill Park – Acquisition and development of public park at Fremont/Harrison on Caltrans site.
5. Essex Hillside Park – Landscaping, terracing, and improvements to the public property and public stairway on the east side of Essex Street.
6. Guy Place Park – The Rincon Hill Plan also identified acquisition and development of a public “pocket park” at a vacant lot on Guy Place. As a result of this policy a new park site and project was added to the Rincon Hill Plan’s public improvement list but not specifically identified in the Planning Code. This improvement includes acquisition and all landscape and hardscape improvements to the new site.
7. Sailor’s Union of the Pacific Community Center – Capital funds to make ADA, seismic, and minor tenant improvements for a community or arts center (long-term public lease) at the privately-owned historic Sailor’s Union of the Pacific building at the corner of 1st and Harrison Streets.
8. Library Services – Per SFPL estimates of a cost of \$69/new resident to increase library resources to serve new residents.