

## **LEGISLATIVE DIGEST**

[Levying Special Taxes Special Tax District No. 2022-1 (Power Station)]

### **Ordinance levying special taxes within the City and County of San Francisco Special Tax District No. 2022-1 (Power Station).**

#### **Existing Law**

This is new law.

#### **Background Information**

The Potrero Power Station Mixed-Use Project (“Power Station Project”) develops a large portion of the City’s Central Waterfront and make it accessible to the public for the first time in 150 years. The Power Station Project site is located on approximately 29 acres of land on 6 privately-owned parcels and approximately 2.75 acres of land owned by the City and the Port of San Francisco (“Port”). Current uses on the site include a small office building occupied by the California Barrel Company LLC (“Master Developer”), an electrical switchyard owned and operated by PG&E, and street rights of way or shoreline areas owned by the Port and City. The remainder of the site includes multiple vacant structures and unused infrastructure related to the site's previous use as a power station.

The Power Station Project will involve up to three phases and is planned for, among other uses, approximately 2600 of residential units, retail and office space, life science/laboratory space, the construction of a 240 room hotel, and other related uses, including 6.9 acres of open space.

The Board of Supervisors has previously taken legislative action to establish a special tax district (“Special Tax District”) under the City Special District Financing Law to levy special taxes and issue bonds payable from such special taxes to finance the costs of certain improvements including but not limited to the following:

- Shoreline improvements including maintenance, repair, and replacement of improvements;
- Future sea level rise improvements deemed necessary or appropriate by the City to ensure that the shoreline, related public or publicly accessible facilities (located on public or private property), and public access improvements will be protected should sea level rise at or near the Project Site;
- Additional community facilities including public facilities (located on public or private property) that serve the Project Site;
- Infrastructure to be constructed by the Master Developer as described in the Infrastructure Plan attached to the Development Agreement;

- Publicly accessible parks and open space in accordance with the Design for Development;
- Public improvements including streets, all Infrastructure and public utilities within such streets (such as electricity, water and sewer lines but excluding any non-municipal utilities).
- Privately-owned community improvements that are privately-owned and privately-maintained, at no cost to the City (other than any public financing set forth in the Financing Plan), for the public benefit and not dedicated to the City.

The Special Tax District may also levy a contingent services special tax to finance maintenance, repair, replacement and operation of improvements (including privately-owned community improvements), parks and open space.

Under the proposed Ordinance, the Controller's Director of the Office of Public Finance is authorized each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the Special Tax District, in the manner and as provided in the Resolution of Formation and the Rate and Method, and to provide for the billing and collection of the special tax.

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