

NOTICE OF PUBLIC HEARING
To Establish a Special Tax District

CITY AND COUNTY OF SAN FRANCISCO
Special Tax District No. 2022-1
(Power Station)

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

1. The text of the Resolution of Intention, with the Exhibits A and B thereto, as adopted by the Board of Supervisors, is on file with the Clerk of the Board of Supervisors and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention is summarized as follows:

a. Under the Code, this Board of Supervisors is undertaking proceedings for the establishment of the Special Tax District, Improvement Area No. 1 and the Future Annexation Area, the boundaries of which are shown on a map on file with the City.

b. The purpose of the Special Tax District, Improvement Area No. 1 and the Future Annexation Area is to provide for the financing of (i) the facilities ("Facilities") as more fully described in the Resolution of Intention and Exhibit A thereto and (ii) certain services ("Services") as more fully described in the Resolution of Intention and Exhibit A thereto.

c. The method of financing the Facilities and the Services is through the imposition and levy of a Facilities Special Tax and a Contingent Services Special Tax (collectively, "Special Tax") to be apportioned on the properties in Improvement Area No. 1 under the rate and method of apportionment described in the Resolution of Intention and Exhibit B thereto.

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

e. Property within the Future Annexation Area will be annexed to the Special Tax District, and may be designated as one or more improvement areas (each, "Future

Improvement Area”), and a special tax will be levied on such property, only with the unanimous approval (each, “Unanimous Approval”) of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Board of Supervisors will hold a public hearing on the establishment of the Special Tax District, Improvement Area No. 1 and the Future Annexation Area, the Facilities, the Services and the Special Tax.

2. The public hearing will be held on March 8, 2022, at 3:00 p.m. or as soon as possible thereafter, in the Board of Supervisors Chambers, 1 Dr. Carlton B. Goodlett Place, San Francisco, California.

3. At the hearing, the testimony of all interested persons or taxpayers, including all persons owning property within Improvement Area No. 1, for or against the establishment of the Special Tax District and Improvement Area No. 1, the Special Tax to be levied in Improvement Area No. 1, the extent of the Special Tax District and Improvement Area No. 1 and the furnishing of the specified Facilities and Services, will be heard. Any person interested may file a protest in writing as provided in Section 53323 of the Mello-Roos Act. Any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities and defects to which objection is made. All written protests must be filed with the Clerk of the Board of Supervisors on or before the time fixed for the hearing.

If 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be included in Improvement Area No. 1, or the owners of one-half or more of the area of land in the territory proposed to be included in Improvement Area No. 1 and not exempt from the Special Tax to be levied in Improvement Area No. 1, file written protests against the establishment of Improvement Area No. 1 and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Special Tax District and Improvement Area No. 1 or levy the Special Tax in Improvement Area No. 1 for a period of one year from the date of decision of the Board of Supervisors, and, if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Facilities or Services within the Special Tax District and Improvement Area No. 1, or against levying a specified part of the Special Tax in Improvement Area No. 1, those types of Facilities or Services or the specified part of the Special Tax to be levied in Improvement Area No. 1 will be eliminated from the proceedings to form the Special Tax District and Improvement Area No. 1.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of special taxes within any portion of the Future Annexation Area annexed in the future to the Special Tax District will be heard. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the Special Tax District, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the Special Tax District or in the Future Annexation Area, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Board of Supervisors shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the City Council.

4. If there is no majority protest, the Board of Supervisors may submit the levy of the Special Tax in Improvement Area No. 1 for voter approval at a special election. The Special Tax requires the approval of 2/3rds of the votes cast at a special election by the property owner voters of Improvement Area No. 1, with each owner having one vote for each acre or portion thereof such owner owns in Improvement Area No. 1 not exempt from the Special Tax.

Dated as of January 25, 2022

City and County of San Francisco

***PUBLISH ONCE AT LEAST 7 DAYS BEFORE THE PUBLIC HEARING;
OBTAIN PROOF OR AFFIDAVIT OF PUBLICATION AND PROVIDE TO
JONES HALL***