



Greater Rincon Hill Community Benefit District

June 2, 2015

Supervisor Jane Kim, District 6
1 Dr. Carlton B. Goodlett Place
City Hall, Room 280
San Francisco, CA 94102

RE: Resolution of Intent to Form the Greater Rincon Hill Community Benefit District

Dear Supervisor Kim,

The Greater Rincon Hill Community Benefit District (GRHCBD) Renewal Steering is pleased to request your support to introduce a resolution of intent to create the Greater Rincon Hill Community Benefit District. Our request follows the completion of the petition phase of the process to determine district property owners' interest in establishing the GRHCBD for a 15 year term. We are pleased to present you with the proposed GRHCBD Management Plan and 292 petitions representing 33.25% support or \$807,583.87 of special assessment funds. The petitions enclosed exceed the City requirements of obtaining at least 30% of the final special assessment budget during the first year of \$2,428,821.39. We are very pleased with the response from both businesses and residents. Of the 364 petition votes received, 292 (33.250%) were supportive.

The Greater Rincon Hill Community Benefit District is an extremely dynamic part of the City, in the midst of changing from a formerly industrial area crisscrossed with freeway ramps, to a whole new neighborhood of mixed income housing, office space, and the Transbay Terminal. Because of this, there continue to be a myriad of changes that affect the CBD assessment roll:

- Old parcel maps and parcel numbers are being abandoned and new ones created as large swaths of land are being relotted
- Caltrans is in the process of turning over a number of parcels, first to OCII and TJPA
- TJPA is creating new parcels for the Terminal and the bus ramps
- OCII is in the process of reselling parcels to developers
- Many of the development parcels are further split into smaller parcels for market rate housing towers, family housing, and affordable housing





Greater Rincon Hill Community Benefit District

- OCII is creating parcels for new parks, sidewalks and so on
- Developers are subdividing and creating new parcels
- Some development parcels have been sold two and three times
- Many of the large developments have added and reconfigured number of units, square footage, number of stories and so on

This has resulted in many changes to the data base on a weekly if not more frequent basis. While most of these were captured in the original April 2015 assessment roll, other changes have been pointed out by property owners and impending property purchasers. Additional changes in ownerships and other characteristics have been ongoing during the Petition period, including up to June 1 when the results of a lawsuit resulted in a change of ownership. The recharacterizations between the April assessment roll and the June Assessment roll, are due to:

- Changes in size of proposed buildings
- Corrections of lot and/or building size by owner
- Mixed use buildings on a single lot
- Relotting, creation of new lots, and changes in lot size
- Buildings receiving their Certificate of Occupancy or Temporary Certificate of Occupancy
- Buildings recharacterized as not having CofO

The original assessment roll was comprised of a total assessment of \$2,482,117. The June assessment roll is comprised of a total assessment of \$2,428,821, a difference of \$53,296.

The GRH CBD special benefit district is generated under the provisions of Article 15: Business Improvement Districts Procedure Code, which amends California Streets and Highways Code Sections 36600, in the formation and renewal of Property Business Improvement Districts in the City and County of San Francisco. Section 1511(a) states that the "Board of Supervisors may initiate proceedings to establish a property and business improvement district upon receipt of a petition signed by property owners in the





Greater Rincon Hill Community Benefit District

proposed district who will pay at least 30% of the assessments proposed to be levied."

The GRHCBD Board of Directors and Renewal Steering Committee are comprised of residents, businesses and government entities within the boundaries of the district. Since April 2012, the Board, Committee, and community members have been working tirelessly to ensure that the formation effort is inclusive. The results of the petition phase demonstrate clearly a desire to pursue the district's creation and provide services as described in the Management Plan.

Please support us by sponsoring the intent to form the new Greater Rincon Hill Community Benefit District. Thank you for your ongoing support of our work and of everything you do to improve the quality of life in the Greater Rincon Hill neighborhood, District 6, and the City as a whole. Please let us know if you have any questions or would like to meet with us to discuss formation of the GRHCBD.

Sincerely,

The Executive Committee of the Greater Rincon Hill Community Benefits District

John Cornwell
Resident

Katina Johnson
Resident

Lauren Post
Resident

