

# Treasure Island Development Program

## Community Facilities District Formation

January 24, 2017



# Treasure Island Development Program

## Development Program



Up to 8,000 homes  
(2,173 Affordable)



Up to 500 Hotel Rooms



Up to 450,000sf Retail &  
Historic Reuse



Up to 100,000sf Office

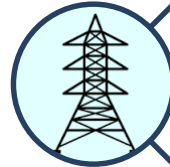
## Public Benefits



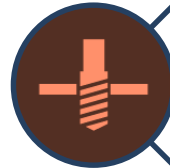
300 acres of open space  
(capital and O&M)



Transit equipment, facilities and  
operating subsidy



New utilities, streets, police & fire  
station, community facilities, and  
other public infrastructure



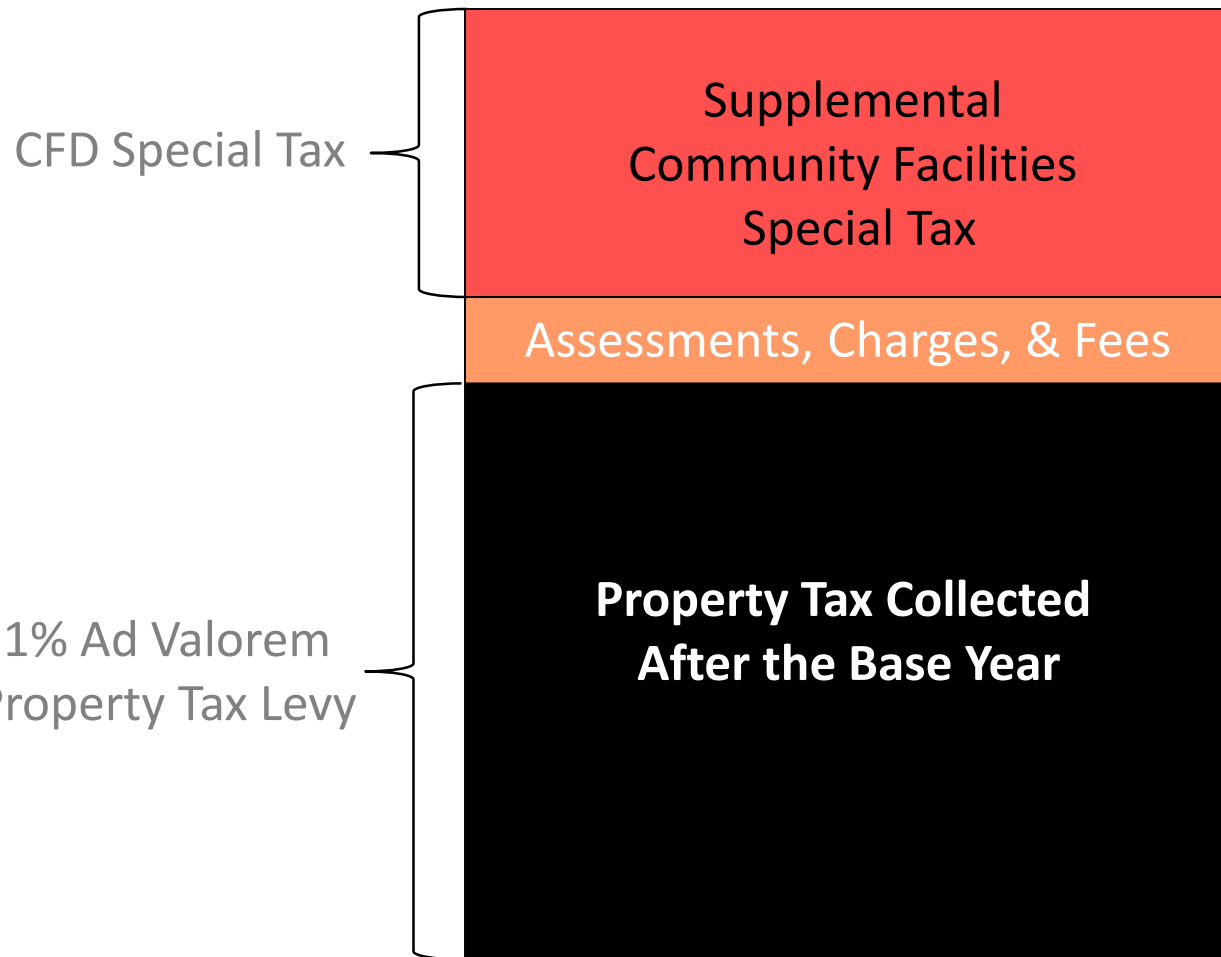
Geotechnical improvements



Sea level rise adaptations  
(present & future)

# CFD Special Taxes

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# Community Facilities District

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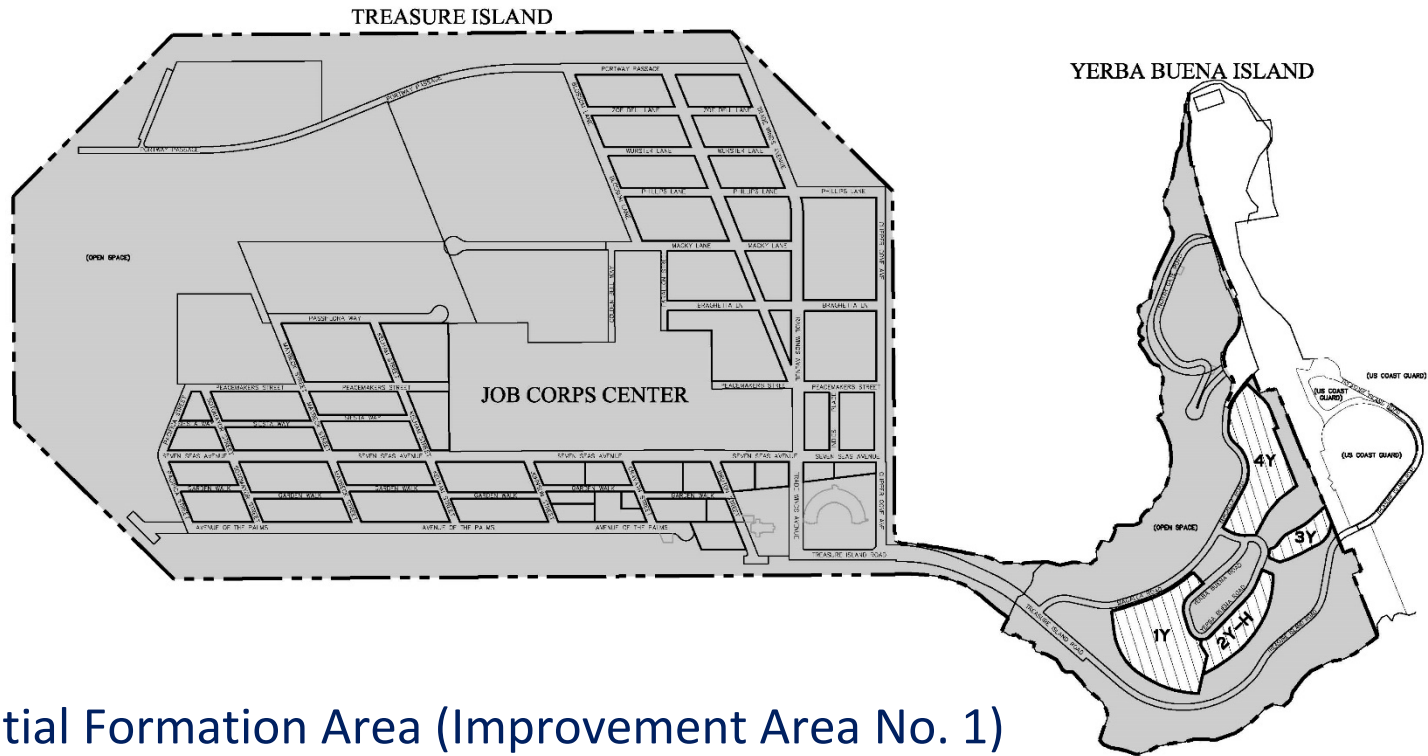
- Levies a supplemental special tax on properties within the district
- Tax based on square footage and land use – commercial/retail, hotel, or residential type (townhome, low-, mid-, or high-rise)
- Funds eligible infrastructure expenses with a useful life of five years or more
- May also finance services and maintenance activities, but may not fund affordable housing
- Intended to:
  - Reimburse eligible developer public infrastructure costs
  - Finance future sea level rise adaptations
  - Provide on-going revenue stream to fund maintenance of TIDA facilities, parks and open spaces

# Community Facilities District

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- Initially a Facilities (capital) CFD
  - First 42 years after bond issuance committed to developer reimbursement of infrastructure/public benefits (plus on-going O&M expenses)
  - Establish capital reserve of \$250 million (2016\$) for sea level rise adaptations
- Transition from Facility CFD to Maintenance CFD after 99 years, if not earlier
- Term of Maintenance CFDs are not limited by law
  - Proposed to continue in perpetuity

# Community Facilities District



- Initial Formation Area (Improvement Area No. 1) limited to YBI Development Parcels
  - Additional properties will be annexed as development progresses

LEGEND	
	Boundaries of Community Facilities District No. 2016-1 (Improvement Area No. 1)
	Future Annexation Area

# Community Facilities District Formation

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- Government Code 53321 prescribes the proceedings for the formation of Community Facilities Districts (CFDs)
- December 6<sup>th</sup> Board of Supervisors Approvals
  - 0506-16: Resolution of intention to Establish Community Facilities District No. 2016-1
  - 0510-16: Resolution of Intention to Incur Bonded Indebtedness

# Actions Before the Board Today

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## Formation of an Community Facilities District (CFD)

- Public hearing
- Resolution of formation of CFD Improvement Area No. 1 and future annexation area
- Resolution of necessity to incur bonded indebtedness
- Resolution calling for a special election
- Special election
- Resolution confirming election results
- Ordinance ordering levy of special taxes
- Resolution authorizing bond issuance



# Future Actions

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- Initial CFD bond issuance will precede the issuance of bonds under the IRFD
- Office of Public Finance and TIDA will return to the Board of Supervisors prior to each bond issuance

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# *Discussion*