

File No. 200125

Committee Item No. \_\_\_\_\_

Board Item No. 3

## COMMITTEE/BOARD OF SUPERVISORS

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Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: May 5, 2020

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- \_\_\_\_\_
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Prepared by: Lisa Lew  
Prepared by: \_\_\_\_\_

Date: May 1, 2020  
Date: \_\_\_\_\_

1 [Levying Special Taxes - Special Tax District No. 2020-1 (Mission Rock Facilities and  
2 Services)]

3 **Ordinance levying special taxes within the City and County of San Francisco Special**  
4 **Tax District No. 2020-1 (Mission Rock Facilities and Services).**

5 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
6 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
7 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
8 **Board amendment additions** are in double-underlined Arial font.  
9 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
10 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
11 subsections or parts of tables.

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. Background and Findings. The Board of Supervisors of the City and  
14 County of San Francisco (“Board of Supervisors” or “Board”) hereby finds, determines, and  
15 declares, based on the record before it, that:

16 (a) California Statutes of 1968, Chapter 1333 (“Burton Act”) and San Francisco  
17 Charter Section 4.114 and Appendix B, beginning at Section B3.581, empower the City and  
18 County of San Francisco (“City”), acting through the San Francisco Port Commission (“Port”  
19 or “Port Commission”), with the power and duty to use, conduct, operate, maintain, manage,  
20 regulate, and control the lands within Port jurisdiction.

21 (b) Seawall Lot 337 Associates, LLC, a Delaware limited liability company (“Master  
22 Developer”) and the City, acting by and through the Port, are parties to a Disposition and  
23 Development Agreement (as amended from time to time, “DDA”), including a Financing Plan  
24 (as amended from time to time, “Financing Plan”), that governs the disposition and  
25 development of certain parcels in the jurisdiction of the Port, including Seawall Lot 337, 3.53  
26 acres located at Terry A. Francois Boulevard from Third Street to Mission Rock Street, China

1 Basin Park and 1/2 acre to the east of Terry A. Francois Boulevard between Pier 48 and Pier  
2 50 (“Project Site”), and also provides for development of Pier 48, which DDA was approved by  
3 the Board by Resolution No. 42-18, adopted on February 13, 2018, signed by the Mayor on  
4 February 23, 2018, and a copy of which is in Board File No. 180092 (“Mission Rock Project  
5 Resolution”).

6 (c) The Port collaborated with the State Lands Commission and the Legislature,  
7 resulting in an amendment of the Burton Act to lift or suspend its statutory trust use  
8 restrictions that impede the Port’s ability to realize the development potential of Port lands.  
9 Under Senate Bill 815 (Stats. 2007, ch. 660, as amended by Stats. 2016, ch. 529) (“SB 815”),  
10 the Port is authorized to lease certain seawall lots south of Market Street, including the Project  
11 Site, for non-trust purposes, providing revenues for rehabilitation of historic wharves and piers  
12 and other trust uses; SB 815 allows long-term non-trust uses that are otherwise not  
13 permissible under the Burton Act as a primary mechanism to generate Port revenues for trust  
14 purposes, including the construction of infrastructure needed for development.

15 (d) On November 3, 2015, San Francisco voters approved the Mission Rock  
16 Affordable Housing, Parks, Jobs and Historic Preservation Initiative (“Proposition D”), which  
17 authorized increased height limits on the Project Site, subject to environmental review, and  
18 established a City policy to encourage development of the Project Site. Proposition D  
19 specifically provides that it is intended to encourage and implement the lease and  
20 development of the Project Site as described in SB 815 to support the purposes of the Burton  
21 Act, especially the preservation of historic piers and historic structures and construction of  
22 waterfront plazas and open space.

23 (e) The proposed development of the Project Site, which is commonly referred to as  
24 the Mission Rock project (“Project”), will be a new mixed-use neighborhood that is proposed  
25 to include a mix of commercial/office, retail, parking, and market rate and affordable

1 residential uses and approximately eight acres of new and expanded parks and shoreline  
2 access.

3 (f) Under the DDA, (1) the Master Developer is responsible for master development of  
4 the Project Site, including construction of public infrastructure, (2) the Port and Master  
5 Developer will enter into a master lease for all of the Project Site, (3) the Port will convey  
6 development parcels to vertical developers and those parcels will be released from the master  
7 lease, and (4) the Port may enter into a separate lease with the Master Developer (or an  
8 affiliate of Master Developer) for development of Pier 48.

9 (g) The City anticipates that, in addition to the infrastructure and private development  
10 described above, future improvements will be necessary to ensure that the shoreline, public  
11 facilities, and public access improvements will be protected should sea level rise in the vicinity  
12 of the Project Site, and the Board of Supervisors desires to provide a mechanism to pay for  
13 the costs of such improvements.

14 (h) At its hearing on October 5, 2017, and prior to recommending proposed Planning  
15 Code amendments for approval, by Motion No. M-20017, the Planning Commission certified a  
16 Final Environmental Impact Report (“FEIR”) for the Project pursuant to the California  
17 Environmental Quality Act (“CEQA”) (California Public Resources Code Sections 21000 et  
18 seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.), and Administrative  
19 Code Chapter 31. A copy of said Motion is on file with the Clerk of the Board in File No.  
20 171117, and is incorporated herein by reference.

21 (i) In recommending proposed Planning Code Amendments for approval by the Board  
22 at its hearing on October 5, 2017, by Motion No. M-20018, the Planning Commission also  
23 adopted findings under CEQA, including a statement of overriding consideration, and a  
24 Mitigation Monitoring and Reporting Program (“MMRP”). Copies of said Motion and MMRP  
25

1 are on file with the Clerk of the Board in File No. 171117, and are incorporated herein by  
2 reference.

3 (j) Under Chapter 43, Article X of the Administrative Code ("Code"), which Code  
4 incorporates by reference the Mello-Roos Community Facilities Act of 1982, as amended  
5 ("Mello-Roos Act"), the Board is authorized to establish special tax districts and to act as the  
6 legislative body for each such district.

7 (k) On February 25, 2020, the Board adopted Resolution No. 84-20, entitled  
8 "Resolution declaring the intention to establish City and County of San Francisco Special Tax  
9 District No. 2020-1 (Mission Rock Facilities and Services) and a future annexation area;  
10 ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting  
11 as a Committee of the Whole, on April 14, 2020, at 3:00 p.m.; determining other matters in  
12 connection therewith, as defined herein; and making findings under the California  
13 Environmental Quality Act" ("Resolution of Intention"), which Resolution of Intention was  
14 signed by the Mayor on March 6, 2020, a complete copy of which is on file with the Clerk of  
15 the Board in File No. 200117, stating its intention to form (1) the "City and County of San  
16 Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" ("Special  
17 Tax District") and (2) a "City and County of San Francisco Special Tax District No. 2020-1  
18 (Mission Rock Facilities and Services) (Future Annexation Area)" ("Future Annexation Area"),  
19 pursuant to the Code.

20 (l) On February 25, 2020, the Board also adopted Resolution No. 85-20, entitled  
21 "Resolution declaring the intention to incur bonded indebtedness and other debt in an  
22 aggregate principal amount not to exceed \$3,700,000,000 for the City and County of San  
23 Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services); ordering  
24 and setting a time and place for a public hearing of the Board of Supervisors, sitting as a  
25 Committee of the Whole, on April 14, 2020, at 3:00 p.m.; and determining other matters

1 related thereto, as defined herein” (“Resolution of Intention to Incur Indebtedness”), which  
2 Resolution of Intention to Incur Indebtedness was signed by the Mayor on March 6, 2020, a  
3 complete copy of which is on file with the Clerk of the Board in File No. 200118, stating its  
4 intention to incur bonded indebtedness and other debt (as defined in the Mello-Roos Act)  
5 within the boundaries of the Special Tax District for the purpose of financing the costs of  
6 certain facilities specified in the Resolution of Intention.

7 (m) Notice was published as required by the Code of the intention of the Board to form  
8 the Special Tax District and the Future Annexation Area, to levy a special tax to provide for  
9 certain facilities, services, and incidental expenses, and to incur bonded indebtedness and  
10 other debt for the Special Tax District in an amount not to exceed \$3,700,000,000.

11 (n) On April 14, 2020, the Board held noticed public hearings as required by the Code.  
12 At said hearings, all persons desiring to be heard on all matters pertaining to the formation of  
13 the Special Tax District and the Future Annexation Area, the levy of said special taxes, and  
14 the incurrence of bonded indebtedness and other debt were heard, substantial evidence was  
15 presented and considered by the Board, and full and fair hearings were held.

16 (o) Subsequent to the hearings, the Board adopted resolutions entitled “Resolution of  
17 formation of the City and County of San Francisco Special Tax District No. 2020-1 (Mission  
18 Rock Facilities and Services) and a future annexation area; determining other matters in  
19 connection therewith, as defined herein; and making findings under the California  
20 Environmental Quality Act” (“Resolution of Formation”), “Resolution determining necessity to  
21 incur bonded indebtedness and other debt in an aggregate principal amount not to exceed  
22 \$3,700,000,000 for the City and County of San Francisco Special Tax District No. 2020-1  
23 (Mission Rock Facilities and Services); and determining other matters in connection therewith,  
24 as defined herein” (“Resolution of Necessity”) and “Resolution calling a special election in the  
25 City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and

1 Services); and determining other matters in connection therewith, as defined herein”  
2 (“Resolution of Special Election”), which resolutions were signed by the Mayor on April 24,  
3 2020, and which resolutions defined the facilities, services, and incidental expenses to be  
4 financed by the Special Tax District, established the Special Tax District, authorized the levy  
5 of special taxes within the Special Tax District, determined the necessity to incur bonded  
6 indebtedness and other debt in the Special Tax District and called an election within the  
7 Special Tax District on the propositions of incurring indebtedness, levying the special taxes,  
8 and establishing an appropriations limit within the Special Tax District.

9 (p) In the Resolution of Formation, the Board made certain findings under CEQA about  
10 the FEIR for the disposition and development of the Project Site, and those findings are  
11 incorporated in this Ordinance as if set forth in their entirety herein.

12 (q) In the Resolution of Formation, the Board determined that in order to advance the  
13 public purposes of the City, the type of facilities proposed to be financed by the Special Tax  
14 District and pursuant to the Code shall consist of those items listed as facilities in Exhibit A  
15 hereto and by this reference incorporated herein (“Facilities”). The list of Facilities in Exhibit A  
16 is included in this Ordinance in order to comply with Section 43.10.15 of the Code.

17 (r) In the Resolution of Formation, the Board also determined that in order to advance  
18 the public purposes of the City, the type of services proposed to be financed by the Special  
19 Tax District and pursuant to the Code shall consist of those items listed as services in Exhibit  
20 A hereto and by this reference incorporated herein (“Services”). The list of Services in Exhibit  
21 A is included in this Ordinance in order to comply with Section 43.10.16 of the Code.

22 (s) In the Resolution of Formation, the Board also determined that in order to advance  
23 the public purposes of the City, the type of incidental expenses proposed to be financed by  
24 the Special Tax District and pursuant to the Code shall consist of those items listed as  
25

1 incidental expenses in Exhibit A hereto and by this reference incorporated herein (“incidental  
2 expenses”).

3 (t) On April 20, 2020, a special election was held within the Special Tax District at  
4 which the qualified electors approved the propositions of incurring indebtedness, levying the  
5 special taxes, and establishing an appropriations limit within the Special Tax District by the  
6 two-thirds vote required by the Code.

7  
8 Section 2. The Board hereby authorizes and levies special taxes within the Special  
9 Tax District pursuant to the Code, at the rate and in accordance with the formula ("Rate and  
10 Method") set forth in the Resolution of Formation, which Resolution of Formation is by this  
11 reference incorporated herein, a complete copy of which is on file with the Clerk of the Board  
12 in File No. 200120. The special taxes are hereby levied commencing in fiscal year 2020-21  
13 and in each fiscal year thereafter until payment in full of any bonds or other debt (as defined in  
14 the Mello-Roos Act) issued by the City for the Special Tax District (“Bonds”) or such longer  
15 period provided in the Rate and Method, as contemplated by the Resolution of Formation and  
16 the Resolution of Necessity, and all costs of administering the Special Tax District.

17  
18 Section 3. The Board hereby authorizes and directs the Director of the Office of Public  
19 Finance of the City to determine each fiscal year the specific special tax rate and amount to  
20 be levied for the next ensuing fiscal year for each parcel of real property within the Special  
21 Tax District, in the manner and as provided in the Resolution of Formation and the Rate and  
22 Method.



1           Section 4. In no event shall the special taxes be levied on any parcel within the Special  
2 Tax District in excess of the maximum special taxes specified in the Resolution of Formation  
3 and the Rate and Method.

4  
5           Section 5. All of the collections of the special taxes shall be used as provided for in the  
6 Code, in the Resolution of Formation, and in the Financing Plan, including, but not limited to,  
7 the payment of principal and interest on the Bonds, the replenishment of one or more debt  
8 service reserve funds for the Bonds, the payment of the costs of the Facilities, the Services,  
9 and the incidental expenses, the payment of the costs of the City in administering the Special  
10 Tax District, and the costs of collecting and administering the special taxes.

11  
12           Section 6. The special taxes shall be collected in the same manner as ordinary ad  
13 valorem taxes are collected and shall have the same lien priority, and be subject to the same  
14 penalties and the same procedure and sale in cases of delinquency as provided for ad  
15 valorem taxes; provided, however, that the Board hereby expressly approves the use of hand  
16 billing for collection of special taxes in the Special Tax District and may provide for other  
17 appropriate methods of collection by resolutions of the Board. In addition, the provisions of  
18 Section 53356.1 of the Mello-Roos Act shall apply to delinquent special tax payments.

19           In the Resolution of Formation, the Board declared that it expects that the real property  
20 in the Special Tax District that will be subject to the special taxes will consist of leasehold or  
21 possessory interests in land owned by the City or by the City acting by and through the Port  
22 Commission, and approved the levy of Special Taxes on such leasehold or possessory  
23 interests on the secured property tax roll of the City and County of San Francisco.

24           The Board hereby authorizes and directs the Director of the Office of Public Finance of  
25 the City to provide all necessary information to the appropriate officers of the City in order to

1 effect proper billing and collection of the special taxes, so that the special taxes shall be  
2 included on the secured property tax roll of the City for fiscal year 2020-21 and for each fiscal  
3 year thereafter until the Bonds and all costs of administering the Special Tax District are paid  
4 in full or such longer period of time provided in the Rate and Method.

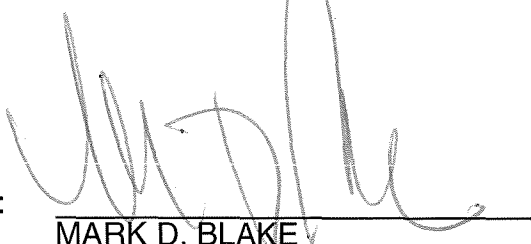
5  
6 Section 7. As permitted by the Code, the provisions of this Ordinance shall apply not  
7 only to the initial territory included in the Special Tax District but also to parcels included in the  
8 Future Annexation Area that are annexed to the Special Tax District at the rate or rates to be  
9 approved unanimously by the owner or owners of each parcel or parcels to be annexed to the  
10 Special Tax District.

11  
12 Section 8. Severability. If for any reason any portion of this Ordinance is found by a  
13 court of competent jurisdiction to be invalid, or if the special taxes are found by a court of  
14 competent jurisdiction inapplicable to any particular parcel within the Special Tax District, the  
15 balance of this Ordinance and the application of the special taxes to the remaining parcels  
16 within the Special Tax District shall not be affected. Furthermore, if any section, subsection,  
17 sentence, clause, phrase, or word of this Ordinance, or any application thereof to any person  
18 or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent  
19 jurisdiction, such decision shall not affect the validity of the remaining portions or applications  
20 of this Ordinance. This Board hereby declares that it would have passed this Ordinance and  
21 each and every section, subsection, sentence, clause, phrase, and word not declared invalid  
22 or unconstitutional without regard to whether any other portion of this Ordinance or application  
23 thereof would be subsequently declared invalid or unconstitutional.

1 Section 9. Effective Date. This Ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the Ordinance, the Mayor returns the  
3 Ordinance unsigned or does not sign the Ordinance within 10 days of receiving it, or the  
4 Board overrides the Mayor's veto of the Ordinance.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8  
9  
10 By:



11 MARK D. BLAKE  
12 Deputy City Attorney

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1 **EXHIBIT A**

2 CITY AND COUNTY OF SAN FRANCISCO

3 Special Tax District No. 2020-1  
4 (Mission Rock Facilities and Services)

5 DESCRIPTION OF FACILITIES, SERVICES AND OTHER COSTS TO BE  
6 FINANCED BY THE SPECIAL TAX DISTRICT

7 City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and  
8 Services) (as originally configured and as expanded through annexation of property in the  
9 future, the “**STD**”), is authorized to finance the Facilities, Services and Incidental Costs  
10 described in this Exhibit A. Capitalized terms used in this Exhibit A but not defined herein have  
11 the meanings given them in the Appendix to Transaction Documents for the Mission Rock 28-  
12 Acre Site Project, attached as an appendix to the Disposition and Development Agreement  
13 (“**DDA**”), dated as of August 15, 2018, by and between the Port and the Developer, including  
14 all exhibits and attachments, as may be amended from time to time. When used in this Exhibit  
15 A, “including” has the meaning given to it in the DDA.

16  
17 **Authorized Facilities**

18 The STD is authorized to finance the purchase, construction, reconstruction, expansion,  
19 improvement, or rehabilitation of all or any portion of the facilities authorized to be financed by  
20 the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) and the Mello-Roos  
21 Community Facilities Act of 1982 (Cal. Gov’t Code Section 53311 et seq.), including:

- 22  
23 1. Land Acquisition – includes, but is not limited to, acquisition of land for public  
24 improvements or for other requirements under the DDA.  
25

- 1           2. Demolition and Abatement – includes, but is not limited to, Site Preparation costs,  
2           including abatement of hazardous materials, removal of below-grade, at-grade, and  
3           above-grade facilities, and recycling or disposal of waste, including demolition and  
4           abatement within future vertical sites that is necessary for Horizontal Improvements.  
5
- 6           3. Auxiliary Water Supply System - includes, but is not limited to, main pipe, laterals, valves,  
7           fire hydrants, cathodic protection, tie-ins, and any other components required for onsite  
8           and offsite high pressure water supply network intended for fire suppression.  
9
- 10          4. Low Pressure Water - includes, but is not limited to, main pipe, laterals, water meters,  
11          water meter boxes, back flow preventers, gate valves, air valves, blow-offs, fire hydrants,  
12          cathodic protection, tie-ins, and any other components required for onsite and offsite low  
13          pressure water supply network intended for domestic use.  
14
- 15          5. Non-Potable Water System (Blackwater Treatment Facility) - includes, but is not limited  
16          to, water recycling production equipment such as buffer and treatment tanks, reverse  
17          osmosis and ultraviolet treatment equipment, and plant auxiliary equipment such as  
18          pumps, valves, and electrical equipment; distribution facilities such as main pipes,  
19          laterals, and valves; customer interface equipment such as water meters, back flow  
20          preventers, and valves; along with financing costs and any other components required  
21          for non-potable water supply system (whether publicly or privately owned) intended to  
22          provide treated wastewater for use in, among other things, irrigation of parks,  
23          landscaping, and non-potable uses within buildings, and any other components or  
24          administrative costs required for non-potable water system.  
25

1 6. District Energy System - includes, but is not limited to, whether publicly or privately-  
2 owned, district energy production equipment such as boilers, chillers, heat pumps,  
3 cooling towers, bay water interface equipment and piping, and plant auxiliary equipment  
4 such as pumps, valves, and electrical equipment; distribution facilities such as main  
5 pipes, laterals, and valves; customer interface equipment such as energy meters and  
6 energy transfer stations; along with financing costs and any other components or  
7 administrative costs required for district energy system intended to provide heating and  
8 cooling or domestic hot water within buildings.

9  
10 7. Sanitary Sewer, Storm Drain, and Stormwater Management– includes, but is not limited  
11 to, retrofit of existing combined sewer facilities, new gravity main pipe, force main pipe  
12 and associated valves, laterals, manholes, catch basins, traps, air vents, pump stations,  
13 outfalls, lift stations, connections to existing systems, stormwater treatment best  
14 management practices (BMPs) such as detention vaults, and any other components  
15 required for a network intended to convey storm water and sanitary sewage, including  
16 components, such as ejector pumps, associated with vertical buildings to meet design  
17 criteria for the Horizontal Improvements.

18  
19 8. Joint Trench & Dry Utilities – includes, but is not limited to, installation of primary and  
20 secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, gas  
21 main, and anodes for dry utilities including electrical, gas, telephone, cable, internet, and  
22 information systems, as well as any payment obligations related to providing such  
23 services.

1 9. Earthwork and Retaining Walls – includes, but is not limited to, Site Preparation activities  
2 including importation of clean fill materials, clearing and grubbing, slope stabilization,  
3 ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock  
4 fragmentation, grading, lightweight cellular concrete, geofoam, placement of fill,  
5 compaction, retaining walls, subdrainage, erosion control, temporary fencing, and post-  
6 construction stabilization such as hydroseeding. Also, includes, but is not limited to,  
7 excavation of future vertical development sites if the excavated soils is used on site for  
8 purposes of raising Horizontal Improvements.

9  
10 10. Roadways – includes, but is not limited to, Public ROWs, roads and paseos in Public  
11 Space, road subgrade preparation, aggregate base, concrete roadway base, asphalt  
12 wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete,  
13 pavers, speed bumps, sawcutting, grinding, conform paving, resurfacing, any other  
14 components required for onsite and offsite roadways, transit stops, bus facilities,  
15 permanent pavement marking and striping, traffic control signage, traffic light signals,  
16 offsite traffic improvements, and any other components or appurtenant features as  
17 required in the approved Improvement Plan details and specifications. through the  
18 permitting process.

19  
20 11. Streetscape – includes, but is not limited to, subgrade preparation, aggregate base,  
21 sidewalks, pavers, ADA curb ramps, detectable tiles, streetlights, light pole foundations,  
22 signage, emergency services infrastructure, landscaping (including trees and Silva cells  
23 and/or structural soil), irrigation, street furniture, waste receptacles, bike racks, shared  
24 bike parking facilities (whether publicly or privately owned), newspaper stands, any other  
25 components or appurtenant features as required in the approved Improvement Plan

1 details and specifications through the permitting process, and wayfinding and  
2 interpretative signage and facilities.

3  
4 12. Parks and Public Space – includes, but is not limited to, fine grading, storm drainage and  
5 treatment, sanitary sewer, low pressure water, park lighting, community wifi, distributed  
6 antenna systems, security infrastructure, low-voltage electrical, various hardscaping,  
7 irrigation, landscaping, various concrete structures, site furnishings, public art,  
8 wayfinding, interpretive and other park signage, viewing platforms, water access facilities  
9 (including boat launch), retrofit of shoreline structures and slopes (including demolition,  
10 excavation, installation of revetment, structural repair, construction and occupancy costs  
11 of park structures, and any other components, e.g., Shoreline Improvements), and any  
12 other associated work in publicly accessible spaces such as parks, open spaces, plazas,  
13 and mid-block passages, including publicly-accessible parks, plazas, mid-block  
14 passages and open space that is located on private property, but identified as public  
15 open space in the DDA, Design Controls documents, or Subdivision Map.

16  
17 13. Water-based Transportation Improvements – includes, but not limited to, modes of  
18 water-based transportation and all infrastructure, design, and permitting costs related to  
19 providing water-based transportation facilities at the Project.

20  
21 14. Historic Rehabilitation Required for Horizontal Improvements – includes, but is not  
22 limited to, eligible cost for relocation, structural retrofit, repair, and rehabilitation of historic  
23 Pier 48.



1 15. Hazardous Soil Removal – includes, but is not limited to, removal and disposal of  
2 contaminated soil which cannot be reused on site in accordance with the Mission Rock  
3 Development Soil Management Plan, dated October 18, 2019, Dust Control Plan, dated  
4 November 1, 2019, Asbestos Dust Mitigation Plan, dated November 15, 2019, and other  
5 related documents, and associated with public improvements.

6  
7 16. Shoreline Adaptation Studies - includes, but is not limited to, analysis and planning to  
8 characterize the preferred Shoreline Protection Project and alternatives, including pre-  
9 entitlement planning and design work, environmental review, negotiation, and  
10 Regulatory Approvals related to the Shoreline Protection Facilities.

11  
12 17. Shoreline Protection Facilities includes, but is not limited to, waterfront Improvements at  
13 the San Francisco Bay shoreline to provide stability, to protect the area from perils  
14 associated with seismic events and climate change, including sea level rise and floods,  
15 and other public improvements approved by the Port Commission and the Board of  
16 Supervisors.

17  
18 18. Deferred Infrastructure.

19  
20 19. Entitlement costs, including Entitlement Costs and costs to obtain approvals necessary  
21 to proceed with development incurred after the Reference Date, such as the cost to  
22 comply with the California Environmental Quality Act, negotiate transaction documents,  
23 permitting of Horizontal Improvements, subdivision mapping, conduct community  
24 outreach, and prepare development design and land use requirements, but not expenses  
25 related to any campaign or ballot measure or any other expenses prohibited by law.

1 Entitlement costs may include interim costs as approved from time to time by the Board  
2 of Supervisors.

3  
4 20. Associated Public Benefits – including, but not limited to, costs required to provide  
5 Associated Public Benefits related to transportation, childcare, public open space,  
6 sustainability, community meeting space and programs, and other public-benefitting  
7 improvements and expenditures.

8  
9 21. Miscellaneous Horizontal Development Costs - any other Horizontal Development Costs  
10 associated with implementing the DDA, including any additional costs that the Parties  
11 agree shall be incurred by the Developer for the Project, including workforce liaisons;  
12 studies and consultants required to comply with the DDA, such as auditors, inspectors,  
13 attorneys and appraisers; replacement and rework costs, including repairs to correct  
14 incidental damage that occurs throughout the course of construction and restoration of  
15 roadway pavement in areas where there are trenches excavated after the initial roadway  
16 is paved, and maintenance prior to acceptance by the City and/or Port.

17  
18 22. Any other costs authorized to be financed by the STD under the DDA.

19  
20 23. Interim improvements required for the use of the Project Site including temporary bike  
21 lanes, landscape, hardscape, accessibility infrastructure, grading, furniture and other  
22 improvements required for the interim use of the remaining Project Site.

1 24. Soft Costs required to support the construction of the Horizontal Improvements and  
2 implementation of the DDA, including developer management costs, third party  
3 professional services, construction management Fees, and asset management costs.  
4

5 25. Developer Mitigation Measures, including the formation of the Transportation  
6 Management Association and dust, vibration, asbestos and settlement monitoring.  
7

8 26. Insurance, Bonding and Warranty costs as required by the City in connection with the  
9 authorized improvements.  
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11 27. Miscellaneous Costs, such as costs associated with implementing the DDA, including  
12 any additional costs that the Parties have agreed shall be incurred by the Developer for  
13 the Project, such as master planning for each phase, audits, appraisals, workforce  
14 development costs (such as a liaison), cash payments and community outreach  
15 initiatives.  
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17 Any facility authorized to be financed by the STD may be financed through the construction and  
18 acquisition of the facility or through the payment of fees for such facility.  
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20 The facilities authorized to be financed may be located within or outside the boundaries of the  
21 STD.  
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23 The facilities to be financed shall include all Hard Costs and Soft Costs associated with the  
24 facilities, including the costs of the acquisition of land and rights-of-way, the costs of design,  
25 engineering and planning, the costs of any environmental or traffic studies, surveys or other

1 reports, costs related to landscaping and irrigation, soils and other environmental testing and  
2 observation, permits, plan check, and inspection fees, insurance, legal and related overhead  
3 costs, bonding, trailer rental, utility bills, site security, coordination and supervision and any  
4 other costs or appurtenances related to any of the foregoing as further defined in one or more  
5 acquisition agreements with the developer of the property in the STD.

6  
7 The facilities to be financed shall also include all incidental expenses, defined as follows:

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- 9 (1) The cost of planning and designing facilities to be financed by the STD, including the cost  
10 of environmental evaluations of those facilities.
  - 11 (2) The costs associated with the creation of the STD, issuance of bonds, determination of the  
12 amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order  
13 to carry out the authorized purposes of the STD.
  - 14 (3) Any other expenses incidental to the construction, completion, and inspection of the  
15 authorized work, including costs for temporary facilities with a useful life of at least 3 years  
16 that are required to construct an authorized facility.
  - 17 (4) Special taxes levied on a property in the STD and paid by the Developer on behalf of a  
18 local agency or other landowner prior to the development of the property.

19  
20 The facilities to be financed also includes the interim cost of the facilities, which shall mean the  
21 Developer Return or Port Return, as applicable, and any interest payable on any promissory  
22 note payable to the STD.

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24 The STD may also apply bond proceeds and special taxes to repay the Port Commission for  
25 advances made to pay for authorized costs, under any promissory note or otherwise.

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Special taxes may be collected and set-aside in designated funds and collected over several years (i.e., reserves), and used to fund facilities authorized to be financed by the STD.

**AUTHORIZED SERVICES**

Special taxes collected in the STD may finance, in whole or in part, the services authorized to be financed by the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) and the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code Section 53311 et seq.), in the STD and, to the extent permitted by the DDA, outside the STD, including:

- Maintenance, capital repair, replacement and operation (including public events) of Public Spaces, including facilities for public enjoyment, such as public parks, public recreational facilities, public access, open space, public paseos and other public amenities, some of which may be rooftop facilities or located on privately leased property but identified as public open space in the DDA or Design Controls or Subdivision Map.
- Maintenance, capital repair, replacement and operation of Public Right-of-Ways (ROWs), including public streets, sidewalks, shared public ways, mid-block passages, bicycle lanes, and other paths of travel, associated landscaping and furnishings, maintenance, trenching, backfilling, and monitoring of Lightweight Cellular Concrete infrastructure, retaining walls within the ROWs and related amenities in the STD, some of which may be located on privately leased property but identified as public open space in the DDA or Design Controls.
- Maintenance, capital repair, replacement and operation of Shoreline Improvements in and adjacent to the STD that were completed per the DDA, such as shoreline restoration, including installation of stone columns, pilings, secant walls, and other structures to

1 stabilize the seawall or shoreline, removal of bay fill, creation of waterfront public access  
2 to or environmental remediation of the San Francisco waterfront.

- 3 • Maintenance, capital repair, replacement and operation of landscaping and irrigation  
4 systems and other equipment, material, and supplies directly related to maintaining and  
5 replacing landscaped areas and water features in Public Spaces and Public ROWs.
- 6 • Maintenance, capital repair, replacement and operation as needed of Public Spaces,  
7 including street cleaning and paving.
- 8 • Maintenance, capital repair, replacement and operation of lighting, rest rooms, trash  
9 receptacles, park benches, planting containers, picnic tables, bollards, bicycle racks and  
10 corrals and other furniture and fixtures and signage in Public Spaces and Public ROWs.
- 11 • Maintenance, capital repair, replacement and operation of utilities in Public Spaces and  
12 Public ROWs.
- 13 • General liability insurance for any Public ROWs or structures in Public ROWs that Public  
14 Works does not submit to the Board of Supervisors for City acceptance for City General  
15 Fund liability purposes and other commercially reasonable insurance coverages.
- 16 • Port, City, or third party personnel, administrative, and overhead costs related to  
17 maintenance or to contracting for and managing third-party maintenance, including rent  
18 for storage space needed to support the maintenance activities.
- 19 • Any other costs authorized to be financed by the STD under the DDA.

20 Special taxes may be collected and set-aside in designated funds and collected over several  
21 years (i.e., reserves), and used to fund services authorized to be financed by the STD. The term  
22 “**operation**” includes providing security and hosting special events.

23 ///

1 **INCIDENTAL COSTS**

2 Special taxes collected in the STD will also fund, in whole or in part, the incidental costs  
3 associated with the facilities and services authorized to be financed. Incidental costs include,  
4 but are not limited to:

- 5
- 6 1. Administrative expenses and fees including costs incurred to form the STD, to  
7 annex territory to the STD, to annually administer the STD, to levy and collect  
8 special taxes for the STD, and any other costs incurred in standard administration  
9 of the STD by the City or their authorized consultants;
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- 11 2. Any amounts needed to cure actual or estimated delinquencies in special taxes  
12 for the current or previous fiscal years;
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- 14 3. Bond related expenses, including underwriters discount, reserve fund, capitalized  
15 interest, bond, disclosure, and underwriter counsel fees and all other incidental  
16 expenses; and
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- 18 4. Reimbursement of costs related to the formation of the STD advanced by the City  
19 and any landowner(s) in the STD, or any party related to any of the foregoing, as  
20 well as reimbursement of any costs advanced by the City or any landowner(s) in  
21 the STD or any party related to any of the foregoing, for facilities, fees or other  
22 purposes or costs of the STD.
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**COMPLIANCE WITH CFD GOALS**

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The City hereby waives the requirements of the CFD Goals to the extent inconsistent with this Exhibit A.



**LEGISLATIVE DIGEST**

[Ordinance Levying Taxes- City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)]

**Ordinance levying special taxes within the City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services).**

Existing Law

This is new law.

Background Information

The City, acting through the Port Commission, is empowered to manage lands within the Port's jurisdiction. The Port has entered into a Disposition and Development Agreement ("DDA"), including a Financing Plan ("Financing Plan") with Seawall Lot 337 Associates, LLC, a Delaware limited liability company ("Master Developer") in connection with the development of certain parcels within the jurisdiction of the Port including Seawall Lot 337, China Basin Park and ½ acre to the east of Terry A. Francois Boulevard between Pier 48 and Pier 50 ("Project Site"), and also provides for development of Pier 48.

The DDA contemplates that the Port will initially lease the Project Site to the Master Developer for infrastructure development, and, ultimately, lease parcels in the Project Site to vertical developers for the development of a mixed-use project described in the DDA. In addition to the infrastructure and private development, future improvements will be necessary to ensure that the shoreline, public facilities, and public access improvements will be protected should sea level rise occur in the vicinity of the Project Site.

In order to pay the cost for such future shoreline, public facilities, and public access infrastructure improvements, a communities facilities district ("San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)") ("District") has been established under the City's Special Tax District Financing Law ("Code"). The proposed Ordinance authorizes the levy of special taxes within the District (including any Future Annexation Area) pursuant to the Code, at the rate and in accordance with the formula ("Rate and Method") set forth in the Resolution of Formation to establish the District, as adopted by the Board. Special taxes levied pursuant to the Ordinance will continue until payment in full of any bonds or other debt issued by the City for the District or longer period as provided in the Rate and Method.

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 District, in the manner and as provided in the Resolution of Formation and the Rate and Method.

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Recording Requested by:

Clerk of the Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

When Recorded Mail to:

Clerk of the Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Assessor Parcel Numbers (APN): 8719A-002

CTC ESC # \_\_\_\_\_

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NOTICE OF SPECIAL TAX LIEN

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Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- The \$225 per transaction cap is reached
- Document is not related to real property

**This page added to provide adequate space for recording information  
(additional recording fee applies)**

## **NOTICE OF SPECIAL TAX LIEN**

### **CITY AND COUNTY OF SAN FRANCISCO Special Tax District No. 2020-1 (Mission Rock Facilities and Services)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code of California and Section 53328.3 of the California Government Code, the undersigned Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Supervisors of the City and County of San Francisco, State of California. The special tax secured by this lien is authorized to be levied for the purpose of (1) financing directly the acquisition and construction of all or a portion of the facilities described in Exhibit B attached hereto (the "Authorized Facilities"), (2) financing the services described in Exhibit B attached hereto (the "Authorized Services"), (3) paying principal and interest on bonds (and other debt as defined in the Mello-Roos Community Facilities Act of 1982 cited below), the proceeds of which are being used to finance the acquisition and construction of all or a portion of the Authorized Facilities, and (4) paying the cost of administering the Special Tax District (defined below).

**TAXES LEVIED BY THE SPECIAL TAX DISTRICT MAY BE USED TO PAY FOR CLEANUP OF HAZARDOUS SUBSTANCES.**

The special tax is authorized to be levied within "City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)" (the "Special Tax District") which has now been officially formed under the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X), which incorporates the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code Section 53311 et seq.), and the lien of the special tax is a continuing lien that shall secure each annual levy of the special tax and that shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in Exhibit C attached hereto and hereby made a part hereof. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as follows: None.

Notice is further given that upon the recording of this notice in the office of the Assessor-Recorder the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the Special Tax District in accordance with Section 3115.5 of the Streets and Highways Code of California. The nonexempt real property consists of leasehold or possessory interests in land owned by the City and County of San Francisco or the San Francisco Port Commission.

The nonexempt leasehold or possessory interests will be in the parcels listed in Exhibit A attached hereto and hereby made a part hereof; Exhibit A lists the name(s) of the owner(s) and the assessor's tax parcel numbers of such parcels.

Reference is made to the boundary map of the Special Tax District recorded on March 31, 2020 at 11:03 a.m. as Document No. 2020-K920032-00 in Book 001 Pages 173-174 of the Book of Maps of Assessment and Special Tax Districts in the office of the Assessor-Recorder for the City

and County of San Francisco, State of California, which map is now the final boundary map of the Special Tax District.

For further information concerning the current and estimated future tax liability of owners or purchasers of the leasehold or possessory interests in real property subject to this special tax lien, interested persons should contact the Director of the Office of Public Finance, City and County of San Francisco, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102; Telephone: (415) 554-5956.

Dated: As of \_\_\_\_\_, 2020

By: \_\_\_\_\_  
Clerk of the Board of Supervisors,  
City and County of San Francisco

**EXHIBIT A**

**NOTICE OF SPECIAL TAX LIEN**

**CITY AND COUNTY OF SAN FRANCISCO  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)**

**ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND  
WITHIN SPECIAL TAX DISTRICT**

<b>Assessor's Tax Parcel Number</b>	<b>Landowner</b>
8719A-002	CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION

**Note:** Upon the recording of this notice in the office of the Assessor-Recorder the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the Special Tax District in accordance with Section 3115.5 of the Streets and Highways Code of California. The nonexempt real property consists of leasehold or possessory interests in the listed parcels that are owned by the City and County of San Francisco or the San Francisco Port Commission.

**EXHIBIT B**

**NOTICE OF SPECIAL TAX LIEN**

**CITY AND COUNTY OF SAN FRANCISCO  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)**

**DESCRIPTION OF AUTHORIZED FACILITIES AND SERVICES**

City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services) (as originally configured and as expanded through annexation of property in the future, the “**STD**”), is authorized to finance the Facilities, Services and Incidental Costs described in this Exhibit A. Capitalized terms used in this Exhibit A but not defined herein have the meanings given them in the Appendix to Transaction Documents for the Mission Rock 28-Acre Site Project, attached as an appendix to the Disposition and Development Agreement (“**DDA**”), dated as of August 15, 2018, by and between the Port and the Developer, including all exhibits and attachments, as may be amended from time to time. When used in this Exhibit B, “including” has the meaning given to it in the DDA.

**Authorized Facilities**

The STD is authorized to finance the purchase, construction, reconstruction, expansion, improvement, or rehabilitation of all or any portion of the facilities authorized to be financed by the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) and the Mello-Roos Community Facilities Act of 1982 (Cal. Gov’t Code Section 53311 et seq.), including:

1. Land Acquisition – includes, but is not limited to, acquisition of land for public improvements or for other requirements under the DDA.
2. Demolition and Abatement – includes, but is not limited to, Site Preparation costs, including abatement of hazardous materials, removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste, including demolition and abatement within future vertical sites that is necessary for Horizontal Improvements.
3. Auxiliary Water Supply System - includes, but is not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, tie-ins, and any other components required for onsite and offsite high pressure water supply network intended for fire suppression.
4. Low Pressure Water - includes, but is not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blow-offs, fire hydrants, cathodic protection, tie-ins, and any other components required for onsite and offsite low pressure water supply network intended for domestic use.
5. Non-Potable Water System (Blackwater Treatment Facility) - includes, but is not limited to, water recycling production equipment such as buffer and treatment tanks, reverse osmosis and ultraviolet treatment equipment, and plant auxiliary equipment such as pumps, valves, and electrical equipment; distribution facilities such as main pipes, laterals, and valves; customer interface equipment such as water meters, back flow preventers, and valves; along with financing costs and any other components required for non-potable

water supply system (whether publicly or privately owned) intended to provide treated wastewater for use in, among other things, irrigation of parks, landscaping, and non-potable uses within buildings, and any other components or administrative costs required for non-potable water system.

6. District Energy System - includes, but is not limited to, whether publicly or privately-owned, district energy production equipment such as boilers, chillers, heat pumps, cooling towers, bay water interface equipment and piping, and plant auxiliary equipment such as pumps, valves, and electrical equipment; distribution facilities such as main pipes, laterals, and valves; customer interface equipment such as energy meters and energy transfer stations; along with financing costs and any other components or administrative costs required for district energy system intended to provide heating and cooling or domestic hot water within buildings.
7. Sanitary Sewer, Storm Drain, and Stormwater Management– includes, but is not limited to, retrofit of existing combined sewer facilities, new gravity main pipe, force main pipe and associated valves, laterals, manholes, catch basins, traps, air vents, pump stations, outfalls, lift stations, connections to existing systems, stormwater treatment best management practices (BMPs) such as detention vaults, and any other components required for a network intended to convey storm water and sanitary sewage, including components, such as ejector pumps, associated with vertical buildings to meet design criteria for the Horizontal Improvements.
8. Joint Trench & Dry Utilities – includes, but is not limited to, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, gas main, and anodes for dry utilities including electrical, gas, telephone, cable, internet, and information systems, as well as any payment obligations related to providing such services.
9. Earthwork and Retaining Walls – includes, but is not limited to, Site Preparation activities including importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, grading, lightweight cellular concrete, geofoam, placement of fill, compaction, retaining walls, subdrainage, erosion control, temporary fencing, and post-construction stabilization such as hydroseeding. Also, includes, but is not limited to, excavation of future vertical development sites if the excavated soils is used on site for purposes of raising Horizontal Improvements.
10. Roadways – includes, but is not limited to, Public ROWs, roads and paseos in Public Space, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, pavers, speed bumps, sawcutting, grinding, conform paving, resurfacing, any other components required for onsite and offsite roadways, transit stops, bus facilities, permanent pavement marking and striping, traffic control signage, traffic light signals, offsite traffic improvements, and any other components or appurtenant features as required in the approved Improvement Plan details and specifications. through the permitting process.
11. Streetscape – includes, but is not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps, detectable tiles, streetlights, light pole foundations, signage, emergency services infrastructure, landscaping (including trees and Silva cells

and/or structural soil), irrigation, street furniture, waste receptacles, bike racks, shared bike parking facilities (whether publicly or privately owned), newspaper stands, any other components or appurtenant features as required in the approved Improvement Plan details and specifications through the permitting process, and wayfinding and interpretative signage and facilities.

12. Parks and Public Space – includes, but is not limited to, fine grading, storm drainage and treatment, sanitary sewer, low pressure water, park lighting, community wifi, distributed antenna systems, security infrastructure, low-voltage electrical, various hardscaping, irrigation, landscaping, various concrete structures, site furnishings, public art, wayfinding, interpretive and other park signage, viewing platforms, water access facilities (including boat launch), retrofit of shoreline structures and slopes (including demolition, excavation, installation of revetment, structural repair, construction and occupancy costs of park structures, and any other components, e.g., Shoreline Improvements), and any other associated work in publicly accessible spaces such as parks, open spaces, plazas, and mid-block passages, including publicly-accessible parks, plazas, mid-block passages and open space that is located on private property, but identified as public open space in the DDA, Design Controls documents, or Subdivision Map.
13. Water-based Transportation Improvements – includes, but not limited to, modes of water-based transportation and all infrastructure, design, and permitting costs related to providing water-based transportation facilities at the Project.
14. Historic Rehabilitation Required for Horizontal Improvements – includes, but is not limited to, eligible cost for relocation, structural retrofit, repair, and rehabilitation of historic Pier 48.
15. Hazardous Soil Removal – includes, but is not limited to, removal and disposal of contaminated soil which cannot be reused on site in accordance with the Mission Rock Development Soil Management Plan, dated October 18, 2019, Dust Control Plan, dated November 1, 2019, Asbestos Dust Mitigation Plan, dated November 15, 2019, and other related documents, and associated with public improvements.
16. Shoreline Adaptation Studies - includes, but is not limited to, analysis and planning to characterize the preferred Shoreline Protection Project and alternatives, including pre-entitlement planning and design work, environmental review, negotiation, and Regulatory Approvals related to the Shoreline Protection Facilities.
17. Shoreline Protection Facilities includes, but is not limited to, waterfront Improvements at the San Francisco Bay shoreline to provide stability, to protect the area from perils associated with seismic events and climate change, including sea level rise and floods, and other public improvements approved by the Port Commission and the Board of Supervisors.
18. Deferred Infrastructure.
19. Entitlement costs, including Entitlement Costs and costs to obtain approvals necessary to proceed with development incurred after the Reference Date, such as the cost to comply with the California Environmental Quality Act, negotiate transaction documents, permitting of Horizontal Improvements, subdivision mapping, conduct community outreach, and prepare development design and land use requirements, but not expenses related to any



campaign or ballot measure or any other expenses prohibited by law. Entitlement costs may include interim costs as approved from time to time by the Board of Supervisors.

20. Associated Public Benefits – including, but not limited to, costs required to provide Associated Public Benefits related to transportation, childcare, public open space, sustainability, community meeting space and programs, and other public-benefitting improvements and expenditures.
21. Miscellaneous Horizontal Development Costs - any other Horizontal Development Costs associated with implementing the DDA, including any additional costs that the Parties agree shall be incurred by the Developer for the Project, including workforce liaisons; studies and consultants required to comply with the DDA, such as auditors, inspectors, attorneys and appraisers; replacement and rework costs, including repairs to correct incidental damage that occurs throughout the course of construction and restoration of roadway pavement in areas where there are trenches excavated after the initial roadway is paved, and maintenance prior to acceptance by the City and/or Port.
22. Any other costs authorized to be financed by the STD under the DDA.
23. Interim improvements required for the use of the Project Site including temporary bike lanes, landscape, hardscape, accessibility infrastructure, grading, furniture and other improvements required for the interim use of the remaining Project Site.
24. Soft Costs required to support the construction of the Horizontal Improvements and implementation of the DDA, including developer management costs, third party professional services, construction management Fees, and asset management costs.
25. Developer Mitigation Measures, including the formation of the Transportation Management Association and dust, vibration, asbestos and settlement monitoring.
26. Insurance, Bonding and Warranty costs as required by the City in connection with the authorized improvements.
27. Miscellaneous Costs, such as costs associated with implementing the DDA, including any additional costs that the Parties have agreed shall be incurred by the Developer for the Project, such as master planning for each phase, audits, appraisals, workforce development costs (such as a liaison), cash payments and community outreach initiatives.

Any facility authorized to be financed by the STD may be financed through the construction and acquisition of the facility or through the payment of fees for such facility.

The facilities authorized to be financed may be located within or outside the boundaries of the STD.

The facilities to be financed shall include all Hard Costs and Soft Costs associated with the facilities, including the costs of the acquisition of land and rights-of-way, the costs of design, engineering and planning, the costs of any environmental or traffic studies, surveys or other reports, costs related to landscaping and irrigation, soils and other environmental testing and observation, permits, plan check, and inspection fees, insurance, legal and related overhead costs, bonding, trailer rental, utility bills, site security, coordination and supervision and any other

costs or appurtenances related to any of the foregoing as further defined in one or more acquisition agreements with the developer of the property in the STD.

The facilities to be financed shall also include all incidental expenses, defined as follows:

1. The cost of planning and designing facilities to be financed by the STD, including the cost of environmental evaluations of those facilities.
2. The costs associated with the creation of the STD, issuance of bonds, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of the STD.
3. Any other expenses incidental to the construction, completion, and inspection of the authorized work, including costs for temporary facilities with a useful life of at least 3 years that are required to construct an authorized facility.
4. Special taxes levied on a property in the STD and paid by the Developer on behalf of a local agency or other landowner prior to the development of the property.

The facilities to be financed also includes the interim cost of the facilities, which shall mean the Developer Return or Port Return, as applicable, and any interest payable on any promissory note payable to the STD.

The STD may also apply bond proceeds and special taxes to repay the Port Commission for advances made to pay for authorized costs, under any promissory note or otherwise.

Special taxes may be collected and set-aside in designated funds and collected over several years (i.e., reserves), and used to fund facilities authorized to be financed by the STD.

#### **AUTHORIZED SERVICES**

Special taxes collected in the STD may finance, in whole or in part, the services authorized to be financed by the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) and the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code Section 53311 et seq.), in the STD and, to the extent permitted by the DDA, outside the STD, including:

- Maintenance, capital repair, replacement and operation (including public events) of Public Spaces, including facilities for public enjoyment, such as public parks, public recreational facilities, public access, open space, public paseos and other public amenities, some of which may be rooftop facilities or located on privately leased property but identified as public open space in the DDA or Design Controls or Subdivision Map.
- Maintenance, capital repair, replacement and operation of Public Right-of-Ways (ROWs), including public streets, sidewalks, shared public ways, mid-block passages, bicycle lanes, and other paths of travel, associated landscaping and furnishings, maintenance, trenching, backfilling, and monitoring of Lightweight Cellular Concrete infrastructure, retaining walls within the ROWs and related amenities in the STD, some of which may be located on privately leased property but identified as public open space in the DDA or Design Controls.
- Maintenance, capital repair, replacement and operation of Shoreline Improvements in and adjacent to the STD that were completed per the DDA, such as shoreline restoration, including installation of stone columns, pilings, secant walls, and other structures to stabilize the seawall or shoreline, removal of bay fill, creation of waterfront public access to or environmental remediation of the San Francisco waterfront.

- Maintenance, capital repair, replacement and operation of landscaping and irrigation systems and other equipment, material, and supplies directly related to maintaining and replacing landscaped areas and water features in Public Spaces and Public ROWs.
- Maintenance, capital repair, replacement and operation as needed of Public Spaces, including street cleaning and paving.
- Maintenance, capital repair, replacement and operation of lighting, rest rooms, trash receptacles, park benches, planting containers, picnic tables, bollards, bicycle racks and corrals and other furniture and fixtures and signage in Public Spaces and Public ROWs.
- Maintenance, capital repair, replacement and operation of utilities in Public Spaces and Public ROWs.
- General liability insurance for any Public ROWs or structures in Public ROWs that Public Works does not submit to the Board of Supervisors for City acceptance for City General Fund liability purposes and other commercially reasonable insurance coverages.
- Port, City, or third party personnel, administrative, and overhead costs related to maintenance or to contracting for and managing third-party maintenance, including rent for storage space needed to support the maintenance activities.
- Any other costs authorized to be financed by the STD under the DDA.

Special taxes may be collected and set-aside in designated funds and collected over several years (i.e., reserves), and used to fund services authorized to be financed by the STD. The term “**operation**” includes providing security and hosting special events.

#### **INCIDENTAL COSTS**

Special taxes collected in the STD will also fund, in whole or in part, the incidental costs associated with the facilities and services authorized to be financed. Incidental costs include, but are not limited to:

1. Administrative expenses and fees including costs incurred to form the STD, to annex territory to the STD, to annually administer the STD, to levy and collect special taxes for the STD, and any other costs incurred in standard administration of the STD by the City or their authorized consultants;
2. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years;
3. Bond related expenses, including underwriters discount, reserve fund, capitalized interest, bond, disclosure, and underwriter counsel fees and all other incidental expenses; and
4. Reimbursement of costs related to the formation of the STD advanced by the City and any landowner(s) in the STD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City or any landowner(s) in the STD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the STD.

#### **COMPLIANCE WITH CFD GOALS**

The City hereby waives the requirements of the CFD Goals to the extent inconsistent with this Exhibit A.

**EXHIBIT C**

**NOTICE OF SPECIAL TAX LIEN**

**CITY AND COUNTY OF SAN FRANCISCO  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

Special Taxes applicable to the Leasehold Interest in each Taxable Parcel in the City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services) shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Leasehold Interests in Taxable Parcels, as described below. The Leasehold Interest in all Taxable Parcels in the STD shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the STD.

Special Taxes shall be levied only on Leasehold Interests in Taxable Parcels. In the event a Leasehold Interest in a Taxable Parcel is terminated, the Special Taxes shall be levied on any successor Leasehold Interest in the Taxable Parcel. If a Leasehold Interest terminates while a Special Tax that was previously levied remains unpaid, the owner of the successor Leasehold Interest will take the interest subject to the obligation to pay the unpaid Special Tax along with any applicable penalties and interest.

The City will covenant in each Indenture that, as long as any Bonds are outstanding, it will not terminate, and it will inhibit the Port from terminating, any Leasehold Interest in a Taxable Parcel unless the Port enters into a new lease the term of which ends on or after the final maturity date of the Bonds and that covers substantially the same real property and improvements as the terminated lease. It will not be a violation of this

covenant if the City or the Port initiates judicial foreclosure of any such lease pursuant to the CFD Law.

## **A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**“Administrative Expenses”** means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City carrying out duties with respect to the STD and the Bonds, including, but not limited to, levying and collecting the Special Taxes, the fees and expenses of legal counsel, charges levied by the City, including the Controller’s Office, the Treasurer and Tax Collector’s Office, the City Attorney, and the Port, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, costs associated with annexation of property into the STD, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the City and any other major property owner (whether or not deemed to be an obligated person), costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City in any way related to the establishment or administration of the STD.

**“Administrator”** means the Director of the Office of Public Finance or his/her designee who shall be responsible for administering the Special Taxes according to this RMA.

**“Affordable Housing Project”** means a residential or primarily residential project, as determined by the Review Authority, within which 100% of the residential units are Affordable Units.

**“Affordable Square Footage”** means both: (i) the entire square footage of an Affordable Housing Project; and (ii) the aggregate net rentable square footage that is or is expected to be associated with Affordable Units within a building on a Parcel of Developed Property. The Review Authority shall make the final determination as to the amount of Affordable Square Footage within a building in the STD.

**“Affordable Unit”** means a Residential Unit for which a deed restriction has been recorded that (i) limits the rental rates on the unit or (ii) in any other way is intended to restrict the current or future value of the unit, as determined by the Review Authority.

**“Appendix”** means the Appendix to the DDA.

**“Assessed Parcel”** means, in any Fiscal Year, any Taxable Parcel that meets all five of the following conditions: (i) there is a building on the Taxable Parcel for which a Certificate of Occupancy has been issued; (ii) based on all information available to the Administrator, the Baseline Assessed Value has been determined for the Taxable Parcel; (iii) ad valorem taxes have been levied on the Taxable Parcel based on the Baseline Assessed Value of the building; (iv) by the end of the prior Fiscal Year, at least one year of ad valorem taxes based upon the Baseline Assessed Value of the building have been paid; and (v) the Taxable Parcel does not have outstanding delinquencies in the payment of ad valorem property taxes or Special Taxes at the latest point at which the Administrator is able to receive delinquency information from the County prior to submitting the Development Special Tax levy in any Fiscal Year. Once a Taxable

Parcel has been categorized as an Assessed Parcel, such Taxable Parcel shall be considered an Assessed Parcel in all future Fiscal Years in which there are no outstanding delinquencies for the Parcel, regardless of increases or decreases in assessed value.

**“Assessor’s Parcel”** or **“Parcel”** means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

**“Assessor’s Parcel Map”** means an official map of the County Assessor designating Parcels by Assessor’s Parcel number.

**“Association”** means a homeowners or property owners association, including any master or sub-association, that provides services to, and collects dues, fees, or charges from, property within the STD.

**“Association Square Footage”** means square footage within a building that is (i) on property in the STD that is leased to an Association, not including any such property that is located directly under a residential structure, and (ii) used for purposes of the Association and not leased or otherwise used for purposes that are not part of the operation of the Association.

**“Authorized Expenditures”** means, separately with respect to the Development Special Tax, Office Special Tax, Shoreline Special Tax, and Contingent Services Special Tax, those costs, facilities or public services authorized to be funded by the applicable Special Tax as set forth in the Financing Plan and the documents adopted by the Board at STD Formation, as may be amended from time to time.

**“Base Contingent Services Special Tax”** means, for any Square Footage Category, the per-square-foot Contingent Services Special Tax for square footage within such Square Footage Category, as identified in Table 4 in Section C below, that can be levied on a Leasehold Interest in a Taxable Parcel.

**“Base Development Special Tax”** means, for any Square Footage Category, the per-square-foot Development Special Tax for Square Footage within such Square Footage Category, as identified in Table 1 in Section C below, that can be levied on a Leasehold Interest in a Taxable Parcel.

**“Base Office Special Tax”** means, for Office Square Footage and Excess Exempt Square Footage, the per-square-foot Office Special Tax identified in Table 2 in Section C below, that can be levied on a Leasehold Interest in a Taxable Parcel.

**“Base Shoreline Special Tax”** means, for any Square Footage Category, the per-square-foot Shoreline Special Tax for Square Footage within such Square Footage Category, as identified in Table 3 in Section C below, that can be levied on a Leasehold Interest in a Taxable Parcel.

**“Base Special Tax”** means, collectively, the Base Development Special Tax, the Base Office Special Tax, the Base Shoreline Special Tax, and the Base Contingent Services Special Tax.

**“Baseline Assessed Value”** means, after a Certificate of Occupancy has been issued for a Taxable Parcel, the assessed value that the Port and Vertical Developer mutually agree is the final, unappealable value for the Taxable Parcel.



**“Board”** means the Board of Supervisors of the City, acting as the legislative body of STD No. 2020-1.

**“Bond Sale”** means, for the Development Special Tax, issuance of Development Special Tax Bonds, for the Office Special Tax, issuance of Office Special Tax Bonds, and, for the Shoreline Special Tax, issuance of Shoreline Special Tax Bonds.

**“Bonds”** means bonds or other debt (as defined in the CFD Law), whether in one or more series, that are issued or assumed by or for the STD to finance Authorized Expenditures including any Development Special Tax Bonds, Office Special Tax Bonds, and Shoreline Special Tax Bonds. The term “Bonds” includes any promissory note executed by or on behalf of STD No. 2020-1 for the benefit of the Port.

**“Capitalized Interest”** means funds in any capitalized interest account available to pay debt service on Bonds.

**“Certificate of Occupancy”** means the first certificate, including any temporary certificate of occupancy, issued by the Port to confirm that a building or a portion of a building has met all of the building codes and can be occupied for residential or non-residential use. For purposes of this RMA, “Certificate of Occupancy” shall not include any certificate of occupancy that was issued prior to January 1, 2019 for a building within the STD; however, any subsequent certificates of occupancy that are issued for new construction, or expansion of a building shall be deemed a Certificate of Occupancy and the Special Taxes shall apply to the associated square footage. For Pier 48, only a certificate of occupancy issued in association with the permanent reuse of the building (as determined by the Port) shall qualify as a “Certificate of Occupancy” for purposes of this RMA.

**“CFD Law”** means the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X), which incorporates the Mello-Roos Act.

**“City”** means the City and County of San Francisco, California.

**“Contingent Services Special Tax”** means a special tax levied in any Fiscal Year after the Trigger Event on a Leasehold Interest in a Taxable Parcel to pay the Services Special Tax Requirement.

**“County”** means the City and County of San Francisco, California.

**“DDA”** means the Disposition and Development Agreement between the Port and the Developer, including all exhibits and attachments, as may be amended from time to time.

**“Deputy Director”** means the Deputy Director of Finance and Administration for the Port or other such official that acts as the chief financial officer for the Port.

**“Developed Property”** means, in any Fiscal Year, all Taxable Parcels for which the 24-month anniversary of the Parcel Lease Execution Date has occurred in a preceding Fiscal Year, regardless of whether a Permit has been issued. For any Taxable Parcel on which a structure is built and occupied without execution of a Parcel Lease, such Taxable Parcel shall be categorized as Developed Property in the Fiscal Year in which a Certificate of Occupancy was issued on or prior to June 30 of the preceding Fiscal Year.

**“Developer”** means Seawall Lot 337 Associates, LLC, or any successor or assign that takes over as tenant under the Master Lease.

**“Development Approval Documents”** means, collectively, the DDA, any Vertical DDA, any Final Maps, Review Authority approvals, or other such approved or recorded document or plan that identifies the type of structures, acreage, and Market-Rate Residential Square Footage and Office Square Footage approved for development on Taxable Parcels.

**“Development Special Tax”** means a special tax levied in any Fiscal Year on a Leasehold Interest in a Taxable Parcel to pay the Development Special Tax Requirement.

**“Development Special Tax Bonds”** means any Bonds secured solely by Development Special Taxes.

**“Development Special Tax Requirement”** means the amount necessary in any Fiscal Year to: (i) pay principal and interest on Development Special Tax Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on Development Special Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments; (iii) replenish reserve funds created for Development Special Tax Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Development Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Development Special Tax Bonds which have occurred in the prior Fiscal Year; (v) in any Fiscal Year in which there is a Development Special Tax levied on one or more Parcels pursuant to Step 1d. in Section F below, pay the fee imposed by the

City for levying such Development Special Tax on the County tax roll; (vi) pay other obligations described in the Financing Plan; and (vii) pay directly for Authorized Expenditures, so long as such levy under this clause (vii) does not increase the Development Special Tax levied on Undeveloped Property. The amount calculated to pay items (i) through (vii) above may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Development Special Tax Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the Port, proceeds received by the STD from the collection of penalties associated with delinquent Development Special Taxes; and (c) any other revenues available to pay such costs, as determined by the Administrator, the City, and the Port.

**“Escalator”** means the lesser of the following: (i) the annual increase, if any, in the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland-Hayward region (base years 1982-1984=100) published by the Bureau of Labor Statistics of the United States Department of Labor, or, if such index is no longer published, a similar escalator that is determined by the Port and City to be appropriate, and (ii) five percent (5%).

**“Estimated Base Development Tax Revenues”** means, at any point in time, the amount calculated by the Administrator by multiplying the Base Development Special Tax by square footage within each Square Footage Category proposed for development and, if applicable, already in completed buildings on a Taxable Parcel.

**“Estimated Base Office Special Tax Revenues”** means, at any point in time, the amount calculated by the Administrator by multiplying the Base Office Special Tax by

square footage within each Square Footage Category proposed for development and, if applicable, already in completed buildings on a Taxable Parcel.

**“Estimated Base Shoreline Special Tax Revenues”** means, at any point in time, the amount calculated by the Administrator by multiplying the Base Shoreline Special Tax by square footage within each Square Footage Category proposed for development and, if applicable, already in completed buildings on a Taxable Parcel.

**“Excess Exempt Square Footage”** means, after the First Bond Sale, any square footage in a building on a Parcel of Developed Property that is determined by the Review Authority to exceed the amount of Exempt Square Footage for such building. Excess Exempt Square Foot means a single square-foot unit of Excess Exempt Square Footage.

**“Exempt Square Footage”** means, prior to the First Bond Sale, any square footage in or expected in a building on a Parcel of Developed Property that is determined by the Review Authority to be used or reserved for an Exempt Use. After the First Bond Sale, “Exempt Square Footage” for any building on a Parcel of Developed Property shall be the sum of following, as determined by the Review Authority:

1. The Initial Exempt Square Footage for the building; and
2. Square footage in or expected in the building that (i) exceeds the Initial Exempt Square Footage, and (ii) if exempted from Special Taxes, would not reduce coverage on outstanding Bonds below the Required Coverage.

**“Exempt Use”** means any of the following uses:

- 1) Affordable Square Footage
- 2) Association Square Footage
- 3) Child Care – child care uses that qualify for exemption from the Special Taxes, as determined by the Review Authority after review and consideration of the criteria and requirements set forth in the Parcel Lease and DDA.
- 4) Parking – areas reserved for automobile, motorcycle, or bicycle parking
- 5) Retail – commercial establishments that sell general merchandise, hard goods, food and beverage, personal services, and other items directly to consumers, including but not limited to restaurants, bars, entertainment venues, health clubs, laundromats, dry cleaners, repair shops, storage facilities, and parcel delivery shops. In addition: (i) all street-level retail bank branches, real estate brokerages, and other such ground-level uses that are open to the public, and (ii) any area designated, pursuant to Section 102 of the Planning Code or successor sections, for “Planning, Distribution, and Repair” (PDR) services, which includes but will not be limited to the following uses: industrial or agricultural use, ambulance services, animal hospital, automotive service station, automotive repair, automotive wash, arts activities, business services, cat boarding, catering service, commercial storage, kennel, motor vehicle tow service, livery stable, parcel delivery service, public utilities yard, storage yard, trade office, trade shop, wholesale sales, or wholesale storage.
- 6) Utilities – areas reserved for facilities associated with the treatment of water or sewer, or the transmission or provision of gas and electricity, or the heating and cooling of buildings.
- 7) Amenity Square Footage – areas reserved for sitewide amenities, such as a welcome center, leasing office, sitewide management, or sitewide security.

**“Expected Land Uses”** means the total Market-Rate Residential Square Footage and Office Square Footage expected on each Planning Parcel in the STD. The Expected

Land Uses at STD Formation are identified in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

**“Expected Maximum Development Special Tax Revenues”** means the aggregate Development Special Tax that can be levied based on application of the Base Development Special Tax to the Expected Land Uses. The Expected Maximum Development Special Tax Revenues for each Planning Parcel at STD Formation are shown in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

**“Expected Maximum Office Special Tax Revenues”** means the aggregate Office Special Tax that can be levied based on application of the Base Office Special Tax to the Expected Land Uses. The Expected Maximum Office Special Tax Revenues for each Planning Parcel at STD Formation are shown in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

**“Expected Maximum Shoreline Special Tax Revenues”** means the aggregate Shoreline Special Tax that can be levied based on application of the Base Shoreline Special Tax to the Expected Land Uses. The Expected Maximum Shoreline Special Tax Revenues for each Planning Parcel at STD Formation are shown in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

**“Final Map”** means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots on which Permits for new construction or historic rehabilitation may be issued without further subdivision.

**“Financing Plan”** means the Financing Plan attached as Exhibit C1 and incorporated into the DDA, as such plan may be amended or supplemented from time to time in accordance with the terms of the DDA.

**“First Bond Sale”** means, (i) for the Development Special Tax, a Bond Sale of the first series of Development Special Tax Bonds, (ii) for the Office Special Tax, a Bond Sale of the first series of Office Special Tax Bonds, and (iii) for the Shoreline Special Tax, a Bond Sale of the first series of Shoreline Special Tax Bonds.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Future Annexation Area”** means that geographic area that, at STD Formation, was considered potential annexation area for the STD and which was, therefore, identified as “future annexation area” on the recorded STD boundary map. Such designation does not mean that any or all of the Future Annexation Area will annex into the STD, but should owners of property designated as Future Annexation Area choose to annex, the annexation may be processed pursuant to the annexation procedures in the CFD Law for territory included in a future annexation area, as well as the procedures established by the Board and any other applicable provisions of the CFD Law.

**“Indenture”** means any indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended, or supplemented from time to time, and any instrument replacing or supplementing the same.

**“Initial Exempt Square Footage”** means, for any building on a Parcel of Developed Property, the square footage in or expected in the building that, at the time the Parcel



became Developed Property, was determined by the Review Authority to be reserved for an Exempt Use.

**“Land Use Change”** means a change to the Expected Land Uses after STD Formation.

**“Leasehold Interest”** means a Master Lease, ground lease, or any other lease arrangement of a Parcel or Parcels against which Special Taxes may be levied in any current or future Fiscal Year. The Review Authority shall make the final determination as to whether a Parcel or building in the STD is subject to a Leasehold Interest for purposes of this RMA.

**“Management Agreement”** means the agreement between the Port and the Association (or related entity) for maintenance, operations, and event planning of the entire public realm (parks, streets, other ROWs) within the Project Site.

**“Market-Rate Residential Square Footage”** means, in any building on a Taxable Parcel, the net rentable square footage that is or is expected to be used for one or more of the following uses: (i) Market-Rate Units, (ii) any type of group or student housing that provides lodging for a week or more and may or may not have individual cooking facilities, including but not limited to boarding houses, dormitories, housing operated by medical institutions, and single room occupancy units, or (iii) a residential care facility that is not staffed by licensed medical professionals. As set forth in Section B below, the Review Authority shall make the determination as to the amount of Market-Rate Residential Square Footage on a Taxable Parcel in the STD. Market-Rate Residential Square Foot means a single square-foot unit of Market-Rate Residential Square Footage.

**“Market-Rate Unit”** means a Residential Unit that is not an Affordable Unit.

**“Master Lease”** means a lease for all or part of the Project Site that allows the Developer to take possession of the Master Lease Premises and construct horizontal improvements approved under the DDA and to conduct other uses as provided in the DDA.

**“Master Lease Premises”** means, at any point in time, the area subject to the Master Lease.

**“Maximum Contingent Services Special Tax”** means, after the Trigger Event, the greatest amount of Contingent Services Special Tax that can be levied on a Leasehold Interest in a Taxable Parcel in any Fiscal Year determined in accordance with Sections C, D, and E below.

**“Maximum Contingent Services Special Tax Revenues”** means, at any point in time after the Trigger Event, the aggregate Maximum Contingent Services Special Tax that can be levied on all Leasehold Interests in all Taxable Parcels.

**“Maximum Development Special Tax”** means the greatest amount of Development Special Tax that can be levied on a Leasehold Interest in a Taxable Parcel in any Fiscal Year determined in accordance with Sections C, D, and E below.

**“Maximum Development Special Tax Revenues”** means, at any point in time, the aggregate Maximum Development Special Tax that can be levied on all Leasehold Interests in all Taxable Parcels.

**“Maximum Office Special Tax”** means the greatest amount of Office Special Tax that can be levied on a Leasehold Interest in a Taxable Parcel in any Fiscal Year determined in accordance with Sections C, D, and E below.

**“Maximum Office Special Tax Revenues”** means, at any point in time, the aggregate Maximum Office Special Tax that can be levied on all Leasehold Interests in all Taxable Parcels.

**“Maximum Shoreline Special Tax”** means the greatest amount of Shoreline Special Tax that can be levied on a Leasehold Interest in a Taxable Parcel in any Fiscal Year determined in accordance with Sections C, D, and E below.

**“Maximum Shoreline Special Tax Revenues”** means, at any point in time, the aggregate Maximum Shoreline Special Tax that can be levied on all Leasehold Interests in all Taxable Parcels.

**“Maximum Special Tax”** means, for any Leasehold Interest in a Taxable Parcel in any Fiscal Year, the sum of the Maximum Development Special Tax, Maximum Office Special Tax, Maximum Shoreline Special Tax, and Maximum Contingent Services Special Tax.

**“Maximum Special Tax Revenues”** means, collectively, the Maximum Development Special Tax Revenues, Maximum Office Special Tax Revenues, Maximum Shoreline Special Tax Revenues, and Maximum Contingent Services Special Tax Revenues.

**“Mello-Roos Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**“Office Special Tax”** means a special tax levied in any Fiscal Year on Office Square Footage within a Leasehold Interest in a Taxable Parcel to pay the Office Special Tax Requirement.

**“Office Special Tax Bonds”** means any Bonds secured solely by Office Special Taxes.

**“Office Special Tax Requirement”** means the amount necessary in any Fiscal Year to:

- (i) pay principal and interest on Office Special Tax Bonds that are due in the calendar year that begins in such Fiscal Year;
- (ii) pay periodic costs on Office Special Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments;
- (iii) replenish reserve funds created for Office Special Tax Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Office Special Tax Requirement in a previous Fiscal Year;
- (iv) cure any delinquencies in the payment of principal or interest on Office Special Tax Bonds which have occurred in the prior Fiscal Year;
- (v) pay Administrative Expenses;
- (vi) pay other obligations described in the Financing Plan; and
- (vii) pay directly for Authorized Expenditures, so long as such levy under this clause (vii) does not increase the Office Special Tax levied on Undeveloped Property.

The amount calculated to pay items (i) through (vii) above may be reduced in any Fiscal Year by:

- (a) interest earnings on or surplus balances in funds and accounts for the Office Special Tax Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture;
- (b) in the sole and absolute discretion of the Port, proceeds received by the STD from the collection of penalties associated with delinquent Office Special Taxes; and
- (c) any

other revenues available to pay such costs, as determined by the Administrator, the City, and the Port.

**“Office Square Footage”** means, within any building on a Taxable Parcel: (i) the planning gross square footage for which a Prop. M allocation has been secured, (ii) square footage that is or is expected to be part of a hotel operation, including square footage of hotel rooms, restaurants, meeting and convention facilities, gift shops, spas, offices, and other related uses, and (iii) any other square footage in the building that does not meet the definition of Market-Rate Residential Square Footage, Exempt Square Footage, or Excess Exempt Square Footage. The Review Authority shall make the final determination as to the amount of Office Square Footage within a building in the STD. Office Square Foot means a single square-foot unit of Office Square Footage.

**“Parcel Increment”** means, in any Fiscal Year, the amount of Tax Increment and funds from any tax increment reserve fund maintained by the City that the Deputy Director has determined, pursuant to the Financing Plan, is available to reduce the amount of Development Special Tax levied against Assessed Parcels.

**“Parcel Lease”** means a contract in the form set forth as an exhibit to the DDA by which the Port will convey a leasehold interest in a Taxable Parcel to a Vertical Developer.

**“Parcel Lease Execution Date”** means the effective date of a Parcel Lease that was fully executed by the Port and a Vertical Developer.

**“Permit”** means (i) for Pier 48, a permit issued by the Port that allows for rehabilitation of the existing historic structures, and (ii) for all property in the STD (other than Pier 48 if it is annexed to the STD), the first permit, whether a site permit or building permit,

issued by the Port that, immediately upon issuance or ultimately after addenda to the permit, allows for vertical construction of a building or buildings.

**“Pier 48”** is defined in the Appendix.

**“Planning Code”** means the Planning Code of the City and County of San Francisco, as it may be amended from time to time.

**“Planning Parcel”** means a geographic area within the STD that, for planning and entitlement purposes, has been designated as a separate Parcel with an alpha, numeric, or alpha-numeric identifier to be used for reference until an Assessor’s Parcel is created and an Assessor’s Parcel number is assigned. The Planning Parcels at STD Formation are identified in Attachment 1 hereto.

**“Port”** means the Port of San Francisco.

**“Project Area I”** means the area within the City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco) that covers the Project Site and was formed by Ordinance No. 34-18.

**“Project Site”** is defined in the Appendix.

**“Prop. M”** means Proposition M, the citizen-sponsored initiative passed by San Francisco voters in November 1986 that created an annual limit on the square footage of certain office development in the City, and any subsequent proposition that limits office square footage within the STD.

**“Proportionately”** means, for Developed Property, that the ratio of the actual Contingent Services Special Tax levied in any Fiscal Year to the Maximum Contingent Services Special Tax authorized to be levied in that Fiscal Year is equal for all Parcels of Developed Property. For Undeveloped Property, “Proportionately” means that the ratio of the actual Development Special Tax, Office Special Tax, and Shoreline Special Tax levied to the Maximum Development Special Tax, Office Special Tax, and Shoreline Special Tax, respectively, is equal for all Parcels of Undeveloped Property.

**“Public Property”** means any property within the boundaries of the STD that is owned by or leased to the federal government, State of California, City, or public agency other than the Port. Parcels of Public Property, and/or Leasehold Interests in Public Property, that do not fall within the definition of Exempt Square Footage shall be taxed as Developed Property or Undeveloped Property, as determined by the Administrator pursuant to the definitions set forth in this RMA.

**“Remainder Special Taxes”** means, as calculated between September 1st and December 31st of any Fiscal Year, any Development Special Tax, Office Special Tax, and Shoreline Special Tax revenues that were collected in the prior Fiscal Year and were not needed to: (i) pay debt service on the applicable Development Special Tax Bonds, Shoreline Special Tax Bonds, or Office Special Tax Bonds that was due in the calendar year that begins in the Fiscal Year in which the Remainder Special Taxes were levied; (ii) pay periodic costs on the applicable Development Special Tax Bonds, Shoreline Special Tax Bonds, or Office Special Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments (iii) replenish reserve funds created for the applicable Development Special Tax Bonds, Shoreline Special Tax Bonds, or Office Special Tax Bonds under the applicable Indenture; (iv) cure any delinquencies in the payment of principal or interest on applicable Development Special

Tax Bonds, Shoreline Special Tax Bonds, or Office Special Tax Bonds which have occurred in the prior Fiscal Year; or (v) pay Administrative Expenses that have been incurred, or are expected to be incurred, by the City or Port prior to the receipt of Development Special Tax, Shoreline Special Tax or Office Special Tax proceeds.

**“Required Coverage”** means (i) for Development Special Tax Bonds, the amount by which the Maximum Development Special Tax Revenues must exceed the Development Special Tax Bond debt service and priority Administrative Expenses (if any), as set forth in the applicable Indenture, Certificate of Special Tax Consultant, or other STD Formation Proceedings or Bond document that sets forth the minimum required debt service coverage; (ii) for Shoreline Special Tax Bonds, the amount by which the Maximum Shoreline Special Tax Revenues must exceed the Shoreline Special Tax Bond debt service and priority Administrative Expenses (if any), as set forth in the applicable Indenture, Certificate of Special Tax Consultant, or other STD Formation Proceedings or Bond document that sets forth the minimum required debt service coverage, and (iii) for Office Special Tax Bonds, the amount by which the Maximum Office Special Tax Revenues must exceed the Office Special Tax Bond debt service and priority Administrative Expenses (if any), as set forth in the applicable Indenture, Certificate of Special Tax Consultant, or other STD Formation Proceedings or Bond document that sets forth the minimum required debt service coverage.

**“Residential Unit”** means an individual residential housing unit in a residential or mixed-use building.

**“Review Authority”** means the Deputy Director of Real Estate & Development for the Port or an alternate designee from the Port or the City who is responsible for approvals and entitlements of a development project.



**“RMA”** means this Rate and Method of Apportionment of Special Taxes.

**“Services Special Tax Requirement”** means the amount necessary in any Fiscal Year to: (i) pay the costs of operations and maintenance or other public services that are included as Authorized Expenditures; (ii) cure delinquencies in the payment of Contingent Services Special Taxes in the prior Fiscal Year; and (iii) pay Administrative Expenses.

**“Shoreline Special Tax”** means a special tax levied in any Fiscal Year to pay the Shoreline Special Tax Requirement.

**“Shoreline Special Tax Bonds”** means any Bonds secured solely by Shoreline Special Taxes that have been levied and are available after dividing the Shoreline Special Taxes as set forth in Financing Plan Section 4.7, and factoring in debt service coverage and related Indenture requirements, as determined by the Administrator

**“Shoreline Special Tax Requirement”** means the amount necessary in any Fiscal Year to pay: (i) pay principal and interest on Shoreline Special Tax Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on Shoreline Special Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments; (iii) replenish reserve funds created for Shoreline Special Tax Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Shoreline Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Shoreline Special Tax Bonds which have occurred in the prior Fiscal Year; (v) pay Administrative Expenses; (vi) pay directly for the costs of shoreline improvements so long as such levy

under this clause (vi) does not increase the Shoreline Special Tax levied on Undeveloped Property; and (vii) pay other obligations described in the Financing Plan. The amount calculated to pay items (i) through (vii) above may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Shoreline Special Tax Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the Port, proceeds received by the STD from the collection of penalties associated with delinquent Shoreline Special Taxes; and (c) any other revenues available to pay such costs, as determined by the Administrator, the City, and the Port.

**“Special Taxes”** means the Development Special Tax, Shoreline Special Tax, Office Special Tax, and Contingent Services Special Tax.

**“Square Footage Category”** means, individually, Market-Rate Residential Square Footage, Office Square Footage, and Excess Exempt Square Footage.

**“STD”** or **“STD No. 2020-1”** means the City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services).

**“STD Formation”** means the date on which the Board approved documents to form the STD.

**“STD Formation Proceedings”** means the proceedings to form the STD, including all resolutions, reports, and notices.

**“Sub-Project Areas”** means all sub-project areas designated within Project Area I.

**“Tax-Exempt Port Parcels”** means Port-owned Parcels that are or are intended to be used as streets, walkways, alleys, rights of way, parks, open space, or other similar uses. The final determination as to whether a Parcel is a Tax-Exempt Port Parcel shall be made by the Review Authority.

**“Tax Increment”** means the tax increment generated from all Sub-Project Areas.

**“Taxable Parcel”** means any Parcel within the STD that is not a Tax-Exempt Port Parcel or a Parcel for which the Special Tax has been prepaid pursuant to Sections 53317.3 or 53317.5 of the Mello-Roos Act.

**“Taxpayer”** means the lessee of a Taxable Parcel within the STD.

**“Tax Zone”** means a separate and distinct geographic area in the STD within which one or more Special Taxes are applied at a rate or in a manner that is different than in other areas within the STD. The two Tax Zones at STD Formation are identified in Attachment 2 hereto. Parcels that annex into the CFD may annex into Tax Zone 1, Tax Zone 2, or establish a new Tax Zone upon annexation. The Port will determine the applicable Tax Zone for Parcels that annex into the STD.

**“Trigger Event”** means the earlier of (i) any amendment to the Management Agreement that expressly authorizes the levy of Contingent Services Special Taxes, (ii) the expiration or earlier termination of the Management Agreement, or (iii) any Taxable Parcel becoming Developed Property prior to a Management Agreement being executed by both the Port and the Association (or related entity).

**“Undeveloped Property”** means, in any Fiscal Year, all Taxable Parcels that are not Developed Property.

**“Vertical Developer”** means a developer that has entered into a Parcel Lease for construction of vertical improvements on a Taxable Parcel or rehabilitation of Pier 48.

## **B. DATA FOR STD ADMINISTRATION**

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Taxable Parcels. The Administrator shall also determine: (i) whether each Taxable Parcel is Developed Property or Undeveloped Property; (ii) the Planning Parcel and Tax Zone within which each Taxable Parcel is located; (iii) for Developed Property, the Market-Rate Residential Square Footage and Office Square Footage within each building; (iv) the Taxpayer for each Leasehold Interest in a Taxable Parcel; and (v) the Development Special Tax Requirement, Office Special Tax Requirement, Shoreline Special Tax Requirement, and, if applicable, Services Special Tax Requirement for the Fiscal Year.

When a Parcel becomes Developed Property, the Administrator and Review Authority shall reference the Permit for each building on the Parcel to determine the Market-Rate Residential Square Footage and/or Office Square Footage within the building(s). If the Market-Rate Residential Square Footage and/or Office Square Footage is not identified on the Permit, the square footage assumptions used in the appraisal prepared when the Vertical DDA and/or Parcel Lease for such Parcel was executed shall be used to determine Market-Rate Residential Square Footage and/or Office Square Footage within the building. If, after review of the Permit and appraisal, there is still no clear indication of the Market-Rate Residential Square Footage and/or Office Square Footage for a building, the Review Authority shall review the

Development Approval Documents and make a determination as to the amount of Market-Rate Residential Square Footage and/or Office Square Footage in the building.

When a Parcel becomes Developed Property, the Administrator and Review Authority shall also identify and document the Initial Exempt Square Footage for the building or buildings on or expected on the Parcel. The Administrator shall keep a record of the Initial Exempt Square Footage broken down by Exempt Use. After the First Bond Sale, as square footage within a building is designated for Exempt Uses, the Administrator shall compare the actual square footage used for each Exempt Use to the Initial Exempt Square Footage by Exempt Use. If, at any point in time, there is determined to be Excess Exempt Square Footage within a building, the Administrator and Review Authority shall use this comparison to determine which square footage should be designated Excess Exempt Square Footage. In addition, the Administrator shall determine whether the Excess Exempt Square Footage resulted in a reduction in Market-Rate Residential Square Footage or Office Square Footage expected in the building and, based on this determination, identify the applicable Maximum Special Taxes for the Excess Exempt Square Footage pursuant to the tables in Section C below.

The Administrator shall also: (i) coordinate with the Deputy Director to confirm Parcel Increment; (ii) coordinate with the Treasurer-Tax Collector's Office to determine if there have been any Special Tax delinquencies or repayment of Special Tax delinquencies in prior Fiscal Years; (iii) review the Development Approval Documents and communicate with the Developer and Vertical Developers regarding proposed Land Use Changes; and (iv) upon each annexation, Land Use Change, and notification of Parcel Lease Execution Dates, update Attachment 3 to reflect the then-current Expected Land Uses, Expected Maximum Development Special Tax Revenues,

Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues. The Developer, Port, or Vertical Developer shall notify the Administrator each time a Parcel Lease is executed in order for the Administrator to keep track of Parcel Lease Execution Dates. In addition, the Port will: (i) provide the Administrator with copies of all leases that establish a Leasehold Interest, (ii) notify the Administrator of renewals of leases that establish a Leasehold Interest, and (iii) identify the buildings, Parcels, and Square Footage subject to such leases that establish a Leasehold Interest. Any time a lease on property within the STD is terminated, the Port will immediately notify the Administrator of such termination.

Prior to the First Bond Sale, the Administrator, Port, Developer, and any Vertical Developers shall coordinate to review the Expected Land Uses and determine if changes should be made to reflect more current estimates for land uses on each Planning Parcel. Based on this review, the Administrator shall update Attachment 3 with the then-current Expected Land Uses and Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues, which will be used to size the sale of Bonds unless and until there are additional updates of Attachment 3.

In any Fiscal Year, if it is determined that (i) a parcel map or condominium plan was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the map or plan was recorded, the Assessor does not yet recognize the newly-created Parcels, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Taxes for the property affected by recordation of the map or plan by determining the Special Taxes that applies separately to each newly-created Parcel, then applying the sum of

the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map or condominium plan.

### **C. MAXIMUM SPECIAL TAXES**

In calculating Maximum Special Taxes pursuant to this Section C, in any Fiscal Year in which the boundaries of the Planning Parcels are not identical to the boundaries of the then-current Assessor's Parcels, the Administrator shall review the Expected Land Uses for each Planning Parcel and assign the Maximum Special Taxes to the then-current Assessor's Parcels. The Maximum Special Tax Revenues after such allocation shall not be less than the Maximum Special Tax Revenues prior to the allocation.

#### **1. Undeveloped Property**

##### **1a. Development Special Tax, Office Special Tax, Shoreline Special Tax**

The Maximum Development Special Tax, Maximum Office Special Tax, and Maximum Shoreline Special Tax for Leasehold Interests in Undeveloped Property in all Tax Zones shall be the Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues shown in Attachment 3 of this RMA, as it may be amended as set forth herein.

##### **1b. Contingent Services Special Tax**

No Contingent Services Special Tax shall be levied on Parcels of Undeveloped Property in any Tax Zone within the STD.

**2. Developed Property**

**2a. Development Special Tax**

When a Taxable Parcel in Tax Zone 1 or Tax Zone 2 becomes Developed Property, the Administrator shall use the Base Development Special Taxes shown in Table 1 below and apply the steps set forth in this Section 2a to determine the Maximum Development Special Tax for Leasehold Interests in the Taxable Parcel. For property that annexes into the CFD, different maximum rates and different Square Footage Categories may be established by creating a separate Tax Zone for such annexed property. Alternatively, property may be annexed into Tax Zones that were established prior to the annexation, and such property shall be subject to the Maximum Special Taxes applicable to that Tax Zone.

<b>Table 1 Base Development Special Tax</b>		
<b>Square Footage Category</b>	<b>Base Development Special Tax Tax Zone 1 (FY 2019-20) *</b>	<b>Base Development Special Tax Tax Zone 2 (FY 2019-20) *</b>
Market-Rate Residential Square Footage	\$8.58 per Market-Rate Residential Square Foot	\$8.58 per Market-Rate Residential Square Foot
Office Square Footage	\$6.50 per Office Square Foot	\$6.50 per Office Square Foot



Excess Exempt Square Footage	\$8.58 per Excess Exempt Square Foot if Market-Rate Residential Square Footage was reduced or \$6.50 per Excess Exempt Square Foot if Office Square Footage was reduced	\$8.58 per Excess Exempt Square Foot if Market-Rate Residential Square Footage was reduced or \$6.50 per Excess Exempt Square Foot if Office Square Footage was reduced
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**\*\*The Base Development Special Tax shown above for each Tax Zone shall be escalated as set forth in Section D.1.**

*Step 1.* Identify the Market-Rate Residential Square Footage, Office Square Footage, and/or Excess Exempt Square Footage in the building(s) on the Taxable Parcel pursuant to Section B above.

*Step 2.* Multiply the applicable Base Development Special Tax from Table 1 by the actual and/or expected Market-Rate Residential Square Footage and Office Square Footage included in Leasehold Interests in the Taxable Parcel. Prior to the First Bond Sale, the Maximum Development Special Tax for Leasehold Interests in the Taxable Parcel shall be the sum of the amounts calculated for Market-Rate Residential Square Footage and Office Square Footage, and Step 3 below shall not apply.

After the First Bond Sale, the Administrator shall apply Step 3 to determine the Maximum Development Special Tax for Leasehold Interests in the Taxable Parcel.

*Step 3.* Compare the Estimated Base Development Special Tax Revenues from Step 2 to the Expected Maximum Development Special Tax Revenues, and, apply one of the following, as applicable:

If the Estimated Base Development Special Tax Revenues are: (i) greater than or equal to the Expected Maximum Development Special Tax Revenues or (ii) less than the Expected Maximum Development Special Tax Revenues, but the Maximum Development Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Development Special Tax Revenues, are still sufficient to provide Required Coverage, then the Maximum Development Special Tax for Leasehold Interests in the Taxable Parcel shall be determined by multiplying the applicable Base Development Special Taxes by the actual and/or expected Market-Rate Residential Square Footage and Office Square Footage within each building on the Taxable Parcel. The Administrator shall update Attachment 3 to reflect the change in the Expected Maximum Development Special Tax Revenues.

If the Estimated Base Development Special Tax Revenues are less than the Expected Maximum Development Special Tax Revenues, and the Maximum Development Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Development Special Tax Revenues, are insufficient to provide Required Coverage, then the Administrator and Review Authority shall coordinate with the Developer and Vertical Developer, and the Review Authority shall determine which of the following shall occur:

(i) the Base Development Special Taxes that were applied to Market-Rate Residential Square Footage and/or Office Square Footage in Step 2 shall be increased proportionately until the amount that can be levied on Leasehold Interests in the Taxable Parcel, combined with the Expected Maximum Development Special Tax Revenues from all other Taxable Parcels in the STD, is sufficient to maintain Required Coverage, or

(ii) if Estimated Base Development Special Tax Revenues are less than the Expected Maximum Development Special Tax Revenues due to Excess Exempt Square Footage, then the Base Development Special Tax for Excess Exempt Square Footage shall be levied against all Excess Exempt Square Footage included in Leasehold Interests in the Taxable Parcel.

If, pursuant to (i) above, the Base Development Special Taxes are proportionately increased to maintain Required Coverage, the Administrator shall use the adjusted per-square-foot rates to calculate the Maximum Development Special Tax for each building on the Taxable Parcel. The Administrator shall revise Attachment 3 to reflect any changes to the Expected Land Uses (including the addition of Excess Exempt Square Footage) and the Expected Maximum Development Special Tax Revenues.

If, in any Fiscal Year, the Maximum Development Special Tax is determined for Leasehold Interests in any Parcel of Developed Property for which a Permit had not yet been issued, and if, when a Permit is issued for a building(s) on the Parcel, the Market-Rate Residential Square Footage and/or Office Square Footage of such building(s) is different than that used to determine the Maximum Development Special Tax, then the Administrator shall once again apply Steps 1 through 3 in this Section C.2a to recalculate the Maximum Development Special Tax for Leasehold Interests in the Parcel based on the Market-Rate Residential Square Footage and/or Office Square Footage that was determined when the Permit was issued.

The Administrator shall do a final check of the Market-Rate Residential Square Footage and Office Square Footage within each building when a Certificate of Occupancy is issued. Once again, if the Market-Rate Residential Square Footage and/or Office

Square Footage is different than the Market-Rate Residential Square Footage and/or Office Square Footage that was used to determine the Maximum Development Special Tax after the Permit was issued, then the Administrator shall apply Steps 1 through 3 in this Section C.2a to recalculate the Maximum Development Special Tax for Leasehold Interests in the Parcel.

**2b. Office Special Tax**

When a Taxable Parcel in Tax Zone 1 or Tax Zone 2 becomes Developed Property, the Administrator shall use the Base Office Special Taxes shown in Table 2 below and apply the steps set forth in this Section 2b to determine the Maximum Office Special Tax for Leasehold Interests in the Taxable Parcel. For property that annexes into the CFD, different maximum rates and different Square Footage Categories may be established by creating a separate Tax Zone for such annexed property. Alternatively, property may be annexed into Tax Zones that were established prior to the annexation, and such property shall be subject to the Maximum Special Taxes applicable to that Tax Zone.

<b>Table 3 Base Shoreline Special Tax</b>		
<b>Square Footage Category</b>	<b>Base Shoreline Special Tax Tax Zone 1 (FY 2019-20) *</b>	<b>Base Shoreline Special Tax Tax Zone 2 (FY 2019-20) *</b>
Office Square Footage	\$1.82 per Office Square Foot	\$1.82 per Office Square Foot
	\$1.82 per Excess Exempt Square Foot if Market-Rate Residential Square	\$1.82 per Excess Exempt Square Foot if Market-Rate Residential Square

Excess Exempt Square Footage	Footage was reduced or \$1.82 per Excess Exempt Square Foot if Office Square Footage was reduced	Footage was reduced or \$1.82 per Excess Exempt Square Foot if Office Square Footage was reduced
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**\* The Base Shoreline Special Tax shown above for each Tax Zone shall be escalated as set forth in Section D.1.**

*Step 1.* Identify the Market-Rate Residential Square Footage, Office Square Footage, and/or Excess Exempt Square Footage in the building(s) on the Taxable Parcel pursuant to Section B above.

*Step 2.* Multiply the applicable Base Shoreline Special Tax from Table 3 by the actual and/or expected Market-Rate Residential Square Footage and Office Square Footage included in Leasehold Interests in the Taxable Parcel. Prior to the First Bond Sale, the Maximum Shoreline Special Tax for Leasehold Interests in the Taxable Parcel shall be the sum of the amounts calculated for Market-Rate Residential Square Footage and Office Square Footage, and Step 3 below shall not apply.

After the First Bond Sale, the Administrator shall apply Step 3 to determine the Maximum Shoreline Special Tax for Leasehold Interests in the Taxable Parcel.

*Step 3.* Compare the Estimated Base Shoreline Special Tax Revenues from Step 2 to the Expected Maximum Shoreline Special Tax Revenues, and, apply one of the following, as applicable:

If the Estimated Base Shoreline Special Tax Revenues are: (i) greater than or equal to the Expected Maximum Shoreline Special Tax Revenues or (ii) less than the Expected Maximum Shoreline Special Tax Revenues, but the Maximum Shoreline Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Shoreline Special Tax Revenues, are still sufficient to provide Required Coverage, then the Maximum Shoreline Special Tax for Leasehold Interests in the Taxable Parcel shall be determined by multiplying the applicable Base Shoreline Special Taxes by the actual and/or expected Market-Rate Residential Square Footage and Office Square Footage within each building on the Taxable Parcel. The Administrator shall update Attachment 3 to reflect the change in the Expected Maximum Shoreline Special Tax Revenues.

If the Estimated Base Shoreline Special Tax Revenues are less than the Expected Maximum Shoreline Special Tax Revenues, and the Maximum Shoreline Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Shoreline Special Tax Revenues, are insufficient to provide Required Coverage, then the Administrator and Review Authority shall coordinate with the Developer and Vertical Developer, and the Review Authority shall determine which of the following shall occur:

(i) the Base Shoreline Special Taxes that were applied to Market-Rate Residential Square Footage and/or Office Square Footage in Step 2 shall be increased proportionately until the amount that can be levied on Leasehold Interests in the Taxable Parcel, combined with the Expected Maximum Shoreline Special Tax Revenues from all other Taxable Parcels in the STD, is sufficient to maintain Required Coverage, or

(ii) if Estimated Base Shoreline Special Tax Revenues are less than the Expected Maximum Shoreline Special Tax Revenues due to Excess Exempt Square Footage, then the Base Shoreline Special Tax for Excess Exempt Square Footage shall be levied against all Excess Exempt Square Footage included in Leasehold Interests in the Taxable Parcel.

If, pursuant to (i) above, the Base Shoreline Special Taxes are proportionately increased to maintain Required Coverage, the Administrator shall use the adjusted per-square-foot rates to calculate the Maximum Shoreline Special Tax for each building on the Taxable Parcel. The Administrator shall revise Attachment 3 to reflect any changes to the Expected Land Uses (including the addition of Excess Exempt Square Footage) and the Expected Maximum Shoreline Special Tax Revenues.

If, in any Fiscal Year, the Maximum Shoreline Special Tax is determined for Leasehold Interests in any Parcel of Developed Property for which a Permit had not yet been issued, and if, when a Permit is issued for a building(s) on the Parcel, the Market-Rate Residential Square Footage and/or Office Square Footage of such building(s) is different than that used to determine the Maximum Shoreline Special Tax, then the Administrator shall once again apply Steps 1 through 3 in this Section C.2c to recalculate the Maximum Shoreline Special Tax for Leasehold Interests in the Parcel based on the Market-Rate Residential Square Footage and/or Office Square Footage that was determined when the Permit was issued.

The Administrator shall do a final check of the Market-Rate Residential Square Footage and Office Square Footage within each building when a Certificate of Occupancy is issued. Once again, if the Market-Rate Residential Square Footage and/or Office Square Footage is different than the Market-Rate Residential Square Footage and/or

Office Square Footage that was used to determine the Maximum Shoreline Special Tax after the Permit was issued, then the Administrator shall apply Steps 1 through 3 in this Section C.2c to recalculate the Maximum Shoreline Special Tax for Leasehold Interests in the Parcel.

**2d. Contingent Services Special Tax**

In the first Fiscal Year after the Fiscal Year in which the Trigger Event occurs, and in each Fiscal Year thereafter, this Section C.2d shall be applied to determine the Contingent Services Special Tax for each Taxable Parcel in the STD.

When a Taxable Parcel in Tax Zone 1 or Tax Zone 2 becomes Developed Property, the Administrator shall use the Base Contingent Services Special Taxes shown in Table 4 below and apply the steps set forth in this Section 2d to determine the Maximum Contingent Services Special Tax for Leasehold Interests in the Taxable Parcel. For property that annexes into the CFD, different maximum rates may be established by creating a separate Tax Zone for such annexed property. Alternatively, property may be annexed into Tax Zones that were established prior to the annexation, and such property shall be subject to the Maximum Special Taxes applicable to that Tax Zone.

<p align="center"><b>Table 4</b> <b>Base Contingent Services Special Tax</b></p>		
<p><b>Square Footage Category</b></p>	<p><b>Base Contingent Services Special Tax Tax Zone 1 (FY 2019-20) *</b></p>	<p><b>Base Contingent Services Special Tax Tax Zone 2 (FY 2019-20) *</b></p>



Market-Rate Residential Square Footage	\$1.40 per Market-Rate Residential Square Foot	\$1.40 per Market-Rate Residential Square Foot
Office Square Footage	\$1.40 per Office Square Foot	\$1.40 per Office Square Foot
Excess Exempt Square Footage	\$1.40 per Excess Exempt Square Foot	\$1.40 per Excess Exempt Square Foot

**\* The Base Contingent Services Special Tax for each Tax Zone shown above shall be escalated as set forth in Section D.2.**

*Step 1.* Identify the Market-Rate Residential Square Footage, Office Square Footage, and/or Excess Exempt Square Footage in the building(s) on the Taxable Parcel pursuant to Section B above.

*Step 2.* Multiply the applicable Base Contingent Services Special Tax from Table 4 by the actual and/or expected Market-Rate Residential Square Footage, Office Square Footage, and Excess Exempt Square Footage included in Leasehold Interests in the Taxable Parcel. The Maximum Contingent Services Special Tax for Leasehold Interests in the Taxable Parcel shall be the sum of the amounts calculated for Market-Rate Residential Square Footage, Office Square Footage, and Excess Exempt Square Footage.

If additional structures are anticipated to be built on the Taxable Parcel as shown in the Development Approval Documents, the Administrator shall, regardless of the definitions set forth herein, categorize each building for which a Permit has been issued as Developed Property, and any remaining buildings for which Permits have not yet been issued shall not be subject to a Contingent Services Special Tax until a Permit is issued for such remaining buildings. To determine the Contingent Services Special Tax for any

such Taxable Parcel, the Administrator shall take the sum of the Contingent Services Special Taxes determined for each building.

**D. CHANGES TO THE MAXIMUM SPECIAL TAXES**

1. Annual Escalation of Development Special Tax, Office Special Tax, and Shoreline Special Tax

Beginning July 1, 2020 and each July 1 thereafter, each of the following amounts shall be increased by 2% of the amount in effect in the prior Fiscal Year: the Base Development Special Tax for each Tax Zone; the Base Office Special Tax for each Tax Zone; the Base Shoreline Special Tax for each Tax Zone; the Expected Maximum Development Special Tax Revenues, the Expected Maximum Office Special Tax Revenues, and the Expected Maximum Shoreline Special Tax Revenues in Attachment 3; and the Maximum Development Special Tax, the Maximum Office Special Tax, and the Maximum Shoreline Special Tax assigned to the Leasehold Interests in each Taxable Parcel.

2. Annual Escalation of Contingent Services Special Tax

Beginning July 1, 2020 and each July 1 thereafter, the Base Contingent Services Special Tax for each Tax Zone and the Maximum Contingent Services Special Tax assigned to the Leasehold Interests in each Taxable Parcel shall be adjusted by the Escalator.

3. Changes in Square Footage Category on a Parcel of Developed Property

If any Parcel that had been taxed as Developed Property in a prior Fiscal Year is rezoned or otherwise has a Land Use Change, as determined by the Review Authority, the Administrator shall, separately for each of the Special Taxes, multiply the applicable Base Special Tax by the new square footage within each Square Footage Category; if the First Bond Sale has not yet occurred, this amount shall be the Maximum Special Tax for Leasehold Interests in the Parcel. If the First Bond Sale has taken place, the Administrator shall apply the remainder of this Section D.3.

If the Maximum Special Tax that would apply to Leasehold Interests in the Parcel after the Land Use Change is greater than the Maximum Special Tax that applied to Leasehold Interests in the Parcel prior to the Land Use Change, the Administrator shall increase the Maximum Special Tax for the Parcel to the amount calculated for each new Square Footage Category. If the Maximum Special Tax after the Land Use Change is less than the Maximum Special Tax that applied prior to the Land Use Change, there will be no change to the Maximum Special Tax for Leasehold Interests in the Parcel. Under no circumstances shall the Maximum Special Tax on Leasehold Interests in any Parcel of Developed Property be reduced, regardless of changes in Square Footage Category or square footage on the Parcel, including reductions in square footage that may occur due to demolition, fire, water damage, or acts of God.

#### 4. Changes to Planning Parcels and Expected Land Uses

If, at any time prior to the First Bond Sale, the Developer or a Vertical Developer makes changes to the boundaries of the Planning Parcels or the Expected Land Uses within one or more Planning Parcels, as determined by the Review Authority, the Administrator shall update the Expected Land Uses and Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues,

and Expected Maximum Shoreline Special Tax Revenues, which will be reflected on an updated Attachment 3. In addition, the Administrator will request updated Attachments 1 and 2 from the Developer. Updated attachments shall be maintained by the Administrator for purposes of applying this RMA, and such updates shall not require recordation of an amended RMA.

If, after the First Bond Sale, the Developer or a Vertical Developer proposes to make changes to the boundaries of the Planning Parcels or the Expected Land Uses within one or more Planning Parcels, the Administrator shall meet with the Port, Developer, and any affected Vertical Developers to review the proposed changes and evaluate the impact on the Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues. If the Administrator determines that such changes will not reduce Required Coverage on Bonds that have been or will be issued, the Port will decide whether to allow the proposed changes and corresponding redistribution of the Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues. If such changes are permitted, the Administrator will update Attachment 3 and request updated Attachments 1 and 2 from the Developer. Updated attachments shall be maintained by the Administrator for purposes of applying this RMA, and such updates shall not require recordation of an amended RMA. If the Administrator determines that the proposed changes will reduce Required Coverage on Bonds that have been issued, the Port will not permit the changes.

5. Reduction in Maximum Development Special Taxes Prior to First Bond Sale

Prior to the First Bond Sale, if the City, Port and Developer determine that assumptions that were factored into estimates of Tax Increment at STD Formation have changed, and the estimated Tax Increment is expected to be lower than the original estimates, the Port and Developer may agree to a proportional or disproportional reduction in the Base Development Special Tax as set forth in Section 4.5(e) of the Financing Plan. If the parties agree to such a reduction, the Port will direct the Administrator to use the reduced Base Development Special Tax for purposes of levying the taxes pursuant to this RMA, and an amended Notice of Special Tax Lien reflecting the reduction will be recorded against all Taxable Parcels within the STD. The reduction shall be made without a vote of the qualified STD electors.

#### **E. ANNEXATIONS**

If, in any Fiscal Year, a property owner within the Future Annexation Area wants to annex property into the STD, the Administrator shall apply the following steps as part of the annexation proceedings:

*Step 1.* Working with Port staff, the Administrator shall determine the Expected Land Uses for the area to be annexed and the Tax Zone into which the property will be placed.

*Step 2.* The Administrator shall prepare or have prepared updated Attachments 1, 2, and 3 to reflect the annexed property and identify the revised Expected Land Uses, Expected Maximum Development Special Tax Revenues, Expected Maximum Office Special Tax Revenues, and Expected Maximum Shoreline Special Tax Revenues. After the annexation is complete, the application of this RMA shall be based on the adjusted Expected Land Uses and Maximum Development

Special Tax Revenues, Maximum Office Special Tax Revenues, and Maximum Shoreline Special Tax Revenues, as applicable, including the newly annexed property.

*Step 3.* The Administrator shall ensure that a Notice of Special Tax Lien is recorded against all Parcels that are annexed to the STD.

## **F. METHOD OF LEVY OF THE SPECIAL TAXES**

### **1. Development Special Tax**

Each Fiscal Year, the Administrator shall determine the Development Special Tax Requirement for the Fiscal Year, and the Development Special Tax shall be levied according to the steps outlined below:

*Step 1.* The Administrator shall determine the Development Special Tax to be levied on Leasehold Interests in each Taxable Parcel of Developed Property, as follows:

*Step 1a.* Calculate the Maximum Development Special Tax for each Leasehold Interest in each Parcel of Developed Property.

*Step 1b.* In consultation with the City, determine which Parcels of Developed Property are Assessed Parcels.

*Step 1c.* For all Parcels of Developed Property that are not Assessed Parcels, levy the Maximum Development Special Tax on Leasehold Interests in such Parcels.

Any Remainder Special Taxes collected shall be applied pursuant to the Financing Plan.

*Step 1d.* For all Assessed Parcels:

*Step 1dA.* Determine the amount of the Parcel Increment.

*Step 1dB.* If the total amount of Parcel Increment available is equal to or greater than the total aggregate Maximum Development Special Taxes for all Assessed Parcels, then the levy on each Assessed Parcel shall be zero (\$0).

*Step 1dC.* If the total amount of Parcel Increment available is less than the aggregate Maximum Development Special Taxes for all Assessed Parcels, the Administrator shall apply the appropriate sub-step below:

*Substep 1dC(i).* If, after coordination with the City and Port, the Administrator is provided with a breakdown of Parcel Increment on a Parcel-by-Parcel basis in time for submission of the Special Tax levy, the Administrator shall determine the net tax levy on Leasehold Interests in each Assessed Parcel (the "Net Assessed Parcel Tax Levy") by taking the following steps in the following order of priority: (i) subtract from the Maximum Development Special Tax for each Assessed Parcel the amount of Parcel Increment generated from the applicable Assessed Parcel, and (ii) for each Assessed Parcel whose tax levy was not reduced to \$0 pursuant to item (i) in this paragraph, apply any remaining Parcel Increment that was not applied pursuant to item (i) in this paragraph to each such Assessed Parcel on a pro rata basis (based on the Assessed Parcel's net remaining tax levy as a percentage of the aggregate net remaining tax levy for all Assessed Parcels for which Parcel Increment was insufficient to pay the full amount of

the Assessed Parcel's Maximum Development Special Tax). The Administrator shall levy on Leasehold Interests in each Assessed Parcel the Net Assessed Parcel Tax Levy for such Assessed Parcel. Any Remainder Special Taxes collected shall be applied pursuant to the Financing Plan.

*Substep 1dC(ii).* If, after coordination with the City and Port, the Administrator determines that a breakdown of Parcel Increment on a Parcel-by-Parcel basis cannot be provided in time for submission of the Special Tax levy, the Administrator shall determine the net tax levy on the Leasehold Interest in each Assessed Parcel (the "Net Assessed Parcel Tax Levy") by subtracting from the Maximum Development Special Tax for each Assessed Parcel a pro rata share of the Parcel Increment, with such pro rata share determined based on each Assessed Parcel's Maximum Development Special Tax as a percentage of the aggregate Maximum Development Special Tax for all Assessed Parcels in the STD. The Administrator shall levy on the Leasehold Interest in each Assessed Parcel the Net Assessed Parcel Tax Levy for such Assessed Parcel. Any Remainder Special Taxes collected shall be applied pursuant to the Financing Plan.

The Review Authority shall make the final determination regarding available Parcel Increment, the Maximum Development Special Tax that applies to a Parcel based on the Leasehold Interests in the Parcel, and the application of Parcel Increment pursuant to Substeps 1dC(i). and 1dC(ii) above.

*Step 2.* After the First Bond Sale, if additional revenue is needed after Step 1 in order to meet the Development Special Tax Requirement after Capitalized Interest has been applied to reduce the Development Special Tax Requirement, the Development Special Tax shall be levied Proportionately on Leasehold Interests in each



Taxable Parcel of Undeveloped Property, in an amount up to 100% of the Maximum Development Special Tax for Leasehold Interests in each Taxable Parcel of Undeveloped Property for such Fiscal Year.

## **2. Office Special Tax**

Each Fiscal Year, the Administrator shall determine the Office Special Tax Requirement for the Fiscal Year, and the Office Special Tax shall be levied according to the steps outlined below:

*Step 1.* Levy the Maximum Office Special Tax on Leasehold Interests in each Taxable Parcel of Developed Property. Any Remainder Special Taxes collected shall be applied pursuant to the Financing Plan.

*Step 2.* After the First Bond Sale, if additional revenue is needed after Step 1 in order to meet the Office Special Tax Requirement after Capitalized Interest has been applied to reduce the Office Special Tax Requirement, the Office Special Tax shall be levied Proportionately on Leasehold Interests in each Taxable Parcel of Undeveloped Property, in an amount up to 100% of the Maximum Office Special Tax for Leasehold Interests in each Taxable Parcel of Undeveloped Property for such Fiscal Year.

## **3. Shoreline Special Tax**

Each Fiscal Year, the Administrator shall determine the Shoreline Special Tax Requirement for the Fiscal Year, and the Shoreline Special Tax shall be levied according to the steps outlined below:

*Step 1.* Levy the Maximum Shoreline Special Tax on Leasehold Interests in each Taxable Parcel of Developed Property. Any Remainder Special Taxes collected shall be applied pursuant to the Financing Plan.

*Step 2.* After the First Bond Sale, if additional revenue is needed after Step 1 in order to meet the Shoreline Special Tax Requirement after Capitalized Interest has been applied to reduce the Shoreline Special Tax Requirement, the Shoreline Special Tax shall be levied Proportionately on Leasehold Interests in each Taxable Parcel of Undeveloped Property, in an amount up to 100% of the Maximum Shoreline Special Tax for Leasehold Interests in each Taxable Parcel of Undeveloped Property for such Fiscal Year.

#### **4. Contingent Services Special Tax**

Each Fiscal Year after the Fiscal Year in which the Trigger Event occurs, the Administrator shall coordinate with the City and the Port to determine the Services Special Tax Requirement for the Fiscal Year. The Contingent Services Special Tax shall then be levied Proportionately on Leasehold Interests in each Taxable Parcel of Developed Property, in an amount up to 100% of the Maximum Contingent Services Special Tax for Leasehold Interests in each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement. The Contingent Services Special Tax may not be levied on Undeveloped Property.

### **G. COLLECTION OF SPECIAL TAXES**

Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes on the regular tax roll, provided, however, that the City may directly bill Special Taxes, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods as authorized by the CFD Law. The Board of Supervisors has ordered any Special Taxes to be levied on Leasehold Interests to be levied on the secured roll. The Special Tax bill for any Taxable Parcel subject to a Leasehold Interest will be sent to the same party that receives the possessory interest tax bill associated with the Leasehold Interest unless it is sent directly to the Taxpayer.

In calculating the Development Special Tax Requirement, Office Special Tax Requirement, or Shoreline Special Tax Requirement, under no circumstances may the Development Special Tax, Office Special Tax, or Shoreline Special Tax that is levied on a Leasehold Interest in a Taxable Parcel in a Fiscal Year be increased by more than ten percent (10%) of the respective Maximum Development Special Tax, Maximum Office Special Tax, or Maximum Shoreline Special Tax for that Parcel (or such lesser amount required by the CFD Law) as a consequence of delinquency or default in payment of Special Taxes levied on Leasehold Interests in another Parcel(s) in the STD (the "Delinquency Levy").

The Delinquency Levy, if any, is determined when calculating the Development Special Tax Requirement. Accordingly, when determining the levy of Development Special Taxes on Leasehold Interests in Assessed Parcels pursuant to Step 1 of Section F.1, the Delinquency Levy, if any, has already been applied and, therefore, the Administrator shall not levy any additional Delinquency Levy on an Assessed Parcel that has its Development Special Tax levy reduced or eliminated by Parcel Increment.

The Development Special Tax shall be levied and collected on Leasehold Interests in each Taxable Parcel until the earlier of: (i) the Fiscal Year in which the Port determines that all Authorized Expenditures that will be funded by the STD have been funded and all Development Special Tax Bonds have been fully repaid; (ii) the Fiscal Year after the Fiscal Year in which Tax Increment is no longer collected within the Sub-Project Area within which the Taxable Parcel is located and all Development Special Tax Bonds have been fully repaid, as determined by the Administrator with direction from the Deputy Director; and (iii) Fiscal Year 2093-94.

The Office Special Tax and the Shoreline Special Tax shall be levied on and collected from Leasehold Interests in each Taxable Parcel for 120 Fiscal Years.

Beginning in the first Fiscal Year after the Fiscal Year in which the Trigger Event occurs, the Contingent Services Special Tax shall be levied and collected in perpetuity.

## **H. EXEMPTIONS**

Notwithstanding any other provision of this RMA, no Special Taxes will be levied on fee simple interests in the STD, including Tax-Exempt Port Parcels.

## **I. INTERPRETATION OF SPECIAL TAX FORMULA**

The City may interpret, clarify, and revise this RMA to correct any inconsistency, vagueness, or ambiguity, by resolution or ordinance, as long as such interpretation, clarification, or revision does not materially affect the levy and collection of the Special Taxes and any security for any Bonds.

## **J. SPECIAL TAX APPEALS**

Any Taxpayer who wishes to challenge the accuracy of computation of the Special Taxes in any Fiscal Year may file an application with the Administrator. The Administrator, in consultation with the City Attorney, shall promptly review the Taxpayer's application. If the Administrator concludes that the computation of the Special Taxes was not correct, the Administrator shall correct the Special Tax levy and, if applicable in any case, a refund shall be granted. If the Administrator concludes that the computation of the Special Taxes was correct, then such determination shall be final and conclusive, and the Taxpayer shall have no appeal to the Board from the decision of the Administrator.

The filing of an application or an appeal shall not relieve the Taxpayer of the obligation to pay the Special Taxes when due.

Nothing in this Section J shall be interpreted to allow a Taxpayer to bring a claim that would otherwise be barred by applicable statutes of limitation set forth in the CFD Law or elsewhere in applicable law.

**ATTACHMENT 1  
CITY AND COUNTY OF SAN FRANCISCO  
SPECIAL TAX DISTRICT NO. 2020-1  
(MISSION ROCK FACILITIES AND SERVICES)**

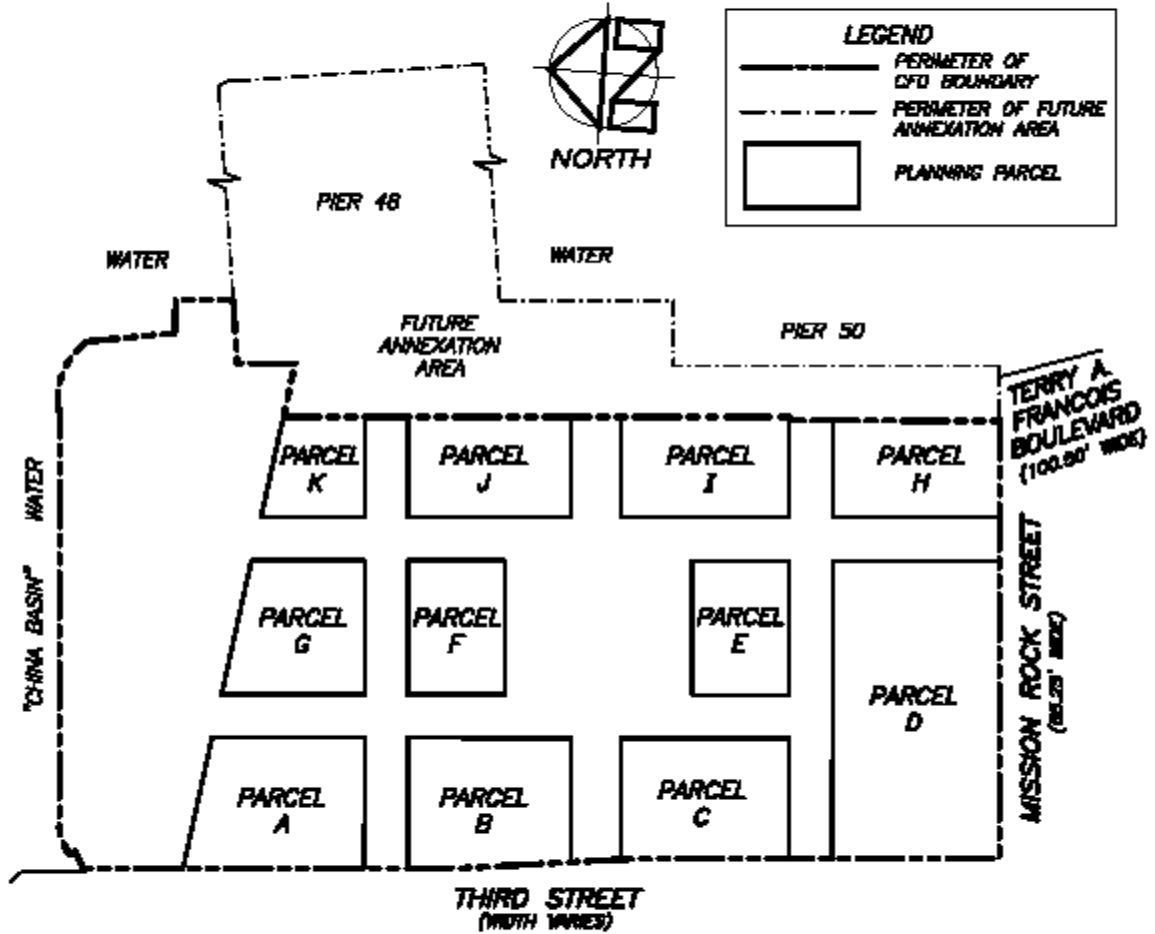
**IDENTIFICATION OF PLANNING PARCELS**

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# ATTACHMENT 1

City and County of San Francisco  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)

## IDENTIFICATION OF PLANNING PARCELS



MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107  
0-9889E \_E:\10211-073 2019.dwg  
JANUARY 31, 2020

**ATTACHMENT 2**

**CITY AND COUNTY OF SAN FRANCISCO  
SPECIAL TAX DISTRICT NO. 2020-1  
(MISSION ROCK FACILITIES AND SERVICES)**

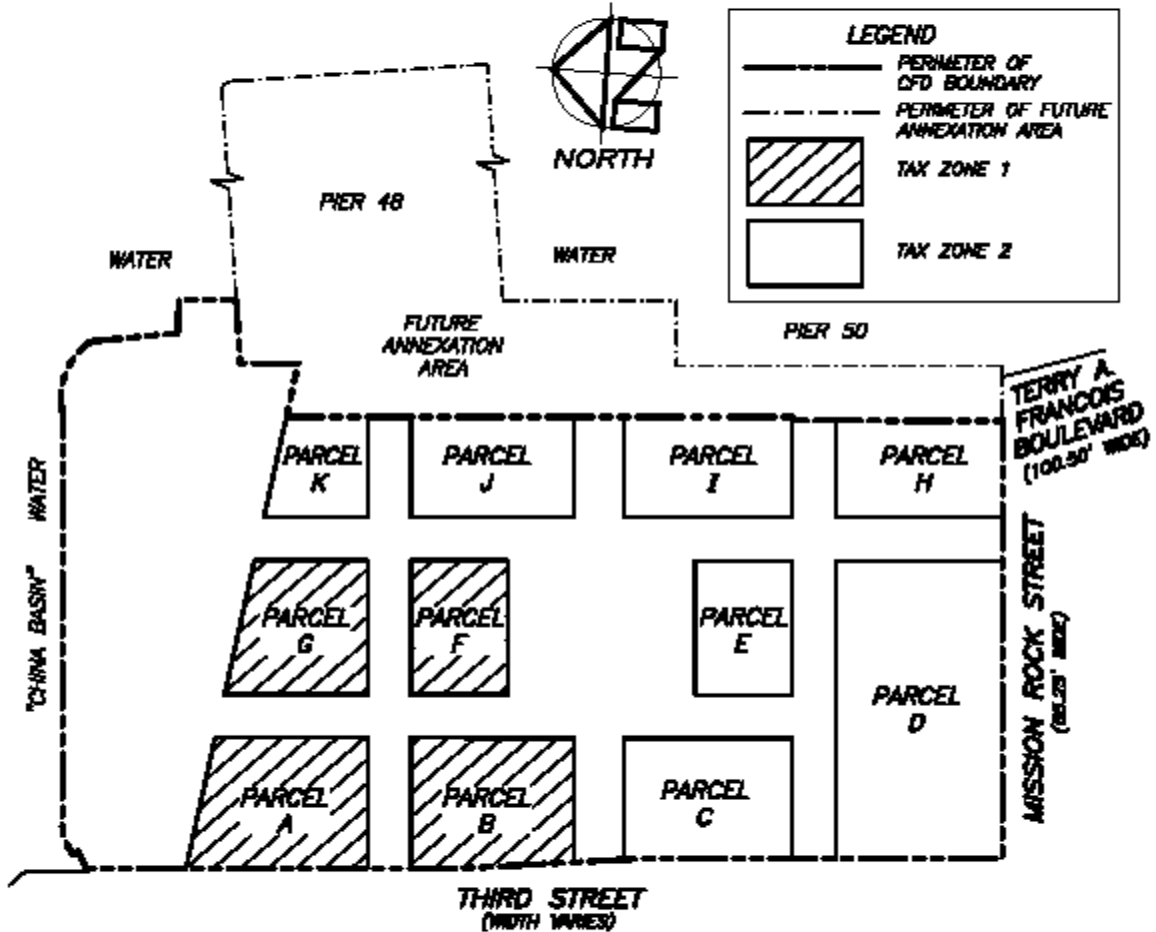
**IDENTIFICATION OF TAX ZONES**



## ATTACHMENT 2

### City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services)

#### IDENTIFICATION OF TAX ZONES



MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107  
0-9889E\_EXHIBIT-CFD\_BNDY.dwg  
JANUARY 31, 2020

**ATTACHMENT 3**  
**City and County of San Francisco**  
**Special Tax District No. 2020-1**  
**(Mission Rock Facilities and Services)**

**Expected Land Uses, Expected Maximum Development Special Tax Revenues,  
Expected Maximum Office Special Tax Revenues, and  
Expected Maximum Shoreline Special Tax Revenues**

<b>Planning Parcel</b>	<b>Expected Land Uses</b>	<b>Expected Square Footage</b>	<b>Expected Maximum Development Special Tax Revenues (FY 2019-20)*</b>	<b>Expected Maximum Office Special Tax Revenues (FY 2019-20)*</b>	<b>Expected Maximum Shoreline Special Tax Revenues (FY 2019-20)*</b>
<b><i>Tax Zone 1</i></b>					
Parcel A	Market Rate Residential Square Footage	146,000	\$1,252,680	\$0	\$0
	Office Square Footage	48,447	\$314,906	\$93,018	\$88,174
Parcel B	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	255,008	\$1,657,552	\$489,615	\$464,115
Parcel G	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	283,323	\$1,841,600	\$543,980	\$515,648

<b>Planning Parcel</b>	<b>Expected Land Uses</b>	<b>Expected Square Footage</b>	<b>Expected Maximum Development Special Tax Revenues (FY 2019-20)*</b>	<b>Expected Maximum Office Special Tax Revenues (FY 2019-20)*</b>	<b>Expected Maximum Shoreline Special Tax Revenues (FY 2019-20)*</b>
Parcel F	Market Rate Residential Square Footage	113,000	\$969,540	\$0	\$0
	Office Square Footage	0	\$0	\$0	\$0
<b>Tax Zone 2</b>					
Parcel C	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	355,000	\$2,307,500	\$571,550	\$646,100
Parcel D	Market Rate Residential Square Footage	76,800	\$658,944	\$0	\$0
	Office Square Footage	0	\$0	\$0	\$0
Parcel E	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	141,000	\$916,500	\$227,010	\$256,620
Parcel H	Market Rate				

Planning Parcel	Expected Land Uses	Expected Square Footage	Expected Maximum Development Special Tax Revenues (FY 2019-20)*	Expected Maximum Office Special Tax Revenues (FY 2019-20)*	Expected Maximum Shoreline Special Tax Revenues (FY 2019-20)*
	Residential Square Footage	96,000	\$823,680	\$0	\$0
	Office Square Footage	49,999	\$324,994	\$80,498	\$90,998
Parcel I	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	152,000	\$988,000	\$244,720	\$276,640
Parcel J	Market Rate Residential Square Footage	0	\$0	\$0	\$0
	Office Square Footage	152,000	\$988,000	\$244,720	\$276,640
Parcel K	Market Rate Residential Square Footage	62,400	\$535,392	\$0	\$0
	Office Square Footage	49,999	\$324,994	\$80,498	\$90,998
<b>TOTAL EXPECTED REVENUES (FY2019-20)</b>			<b>\$13,904,280</b>	<b>\$2,575,611</b>	<b>\$2,705,932</b>

**\*Beginning July, 2020 and each July 1 thereafter, the Base Development Special Tax, the Base Office Special Tax, and the Base Shoreline Special Tax shall be escalated as set forth in Section D.1.**

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Sophia Kittler  
RE: Ordinance Levying Special Taxes – Mission Rock STD No. 2020-1  
DATE: Tuesday, March 3, 2020

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2020 MAR -3 PM 4:19  
BY *SK*

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**Ordinance levying special taxes within City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services).**

Should you have any questions, please contact Sophia Kittler at 415-554-6153.