

1 [Resolution of Formation - Special Tax District No. 2019-1 (Pier 70 Condominiums)]

2
3 **Resolution of formation of the City and County of San Francisco Special Tax District**
4 **No. 2019-1 (Pier 70 Condominiums) and a future annexation area; determining other**
5 **matters in connection therewith, as defined herein; and making findings under the**
6 **California Environmental Quality Act.**

7
8 WHEREAS, California Statutes of 1968, Chapter 1333 (“Burton Act”) and San
9 Francisco Charter, Section 4.114, and Appendix B, beginning at Section B3.581, empower the
10 City and County of San Francisco (“City”), acting through the San Francisco Port Commission
11 (“Port” or “Port Commission”), with the power and duty to use, conduct, operate, maintain,
12 manage, regulate, and control the lands within Port jurisdiction; and

13 WHEREAS, FC Pier 70, LLC, a Delaware limited liability company (“Master
14 Developer”) and the City, acting by and through the Port, are parties to a Disposition and
15 Development Agreement (as amended from time to time, “DDA”), including a Financing Plan
16 (as amended from time to time, “Financing Plan”), that governs the disposition and
17 development of approximately 28 acres of land in the waterfront area of the City known as
18 Pier 70 (“Project Site”); and

19 WHEREAS, In the general election held on November 4, 2014, an initiative entitled, the
20 “Union Iron Works Historic District Housing, Waterfront Parks, Jobs and Preservation
21 Initiative” (“Proposition F”), was approved by the voters in the City; and

22 WHEREAS, The DDA contemplates a project (“Project”) under which the Port would
23 initially lease the Project Site to the Master Developer for infrastructure development, and,
24 ultimately, lease and sell parcels in the Project Site to vertical developers, for development of
25 a mixed-use project described in the DDA; and

1 WHEREAS, The City anticipates that, in addition to the infrastructure and private
2 development described above, future improvements will be necessary to ensure that the
3 shoreline, public facilities, and public access improvements will be protected should sea level
4 rise in the vicinity of the Project Site, and the Board of Supervisors of the City (“Board”)
5 desires to provide a mechanism to pay for the costs of such improvements; and

6 WHEREAS, At its hearing on August 24, 2017, and prior to recommending proposed
7 Planning Code amendments for approval, by Motion No. 19976, the Planning Commission
8 certified a Final Environmental Impact Report (“FEIR”) for the Project (Case
9 No. 2014-001272ENV) pursuant to the California Environmental Quality Act (“CEQA”)
10 (California Public Resources Code, Section 21000 et seq.), the CEQA Guidelines (14 Cal.
11 Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code; copy of said
12 Motion is on file with the Clerk of the Board in File No. 170930, and is incorporated herein by
13 reference; and

14 WHEREAS, In recommending the proposed Planning Code amendments for approval
15 by this Board at its hearing on August 24, 2017, by Motion No. 19977, the Planning
16 Commission also adopted findings under CEQA, including a statement of overriding
17 consideration, and a Mitigation Monitoring and Reporting Program (“MMRP”); a copy of said
18 Motion and MMRP are on file with the Clerk of the Board in File No. 170930, and is
19 incorporated herein by reference; and

20 WHEREAS, Under Chapter 43, Article X of the San Francisco Administrative Code (as
21 it may be amended from time to time, “Code”), which Code incorporates by reference the
22 Mello-Roos Community Facilities Act of 1982, as amended (“Mello-Roos Act”), this Board is
23 authorized to establish a special tax district and to act as the legislative body for a special tax
24 district; and

1 WHEREAS, On November 19, 2019, this Board adopted Resolution No. 500-19
2 entitled "Resolution declaring the intention of the Board to establish City and County of San
3 Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums) and a Future Annexation
4 Area; ordering and setting a time and place for a public hearing of the Board, sitting as a
5 Committee of the Whole, on January 14, 2020; determining other matters in connection
6 therewith, as defined herein; and making findings under the California Environmental Quality
7 Act" ("Resolution of Intention"), which Resolution of Intention was signed by the Mayor on
8 November 27, 2019, stating its intention to form (i) "City and County of San Francisco Special
9 Tax District No. 2019-1 (Pier 70 Condominiums)" ("Special Tax District") and (ii) a "City and
10 County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums) (Future
11 Annexation Area)" ("Future Annexation Area"), pursuant to the Code; and

12 WHEREAS, The Resolution of Intention incorporates a map of the proposed
13 boundaries of the Special Tax District and the Future Annexation Area; and

14 WHEREAS, The Resolution of Intention states the facilities, services and incidental
15 expenses to be financed by the Special Tax District (as set forth in the list attached hereto as
16 Exhibit A); and

17 WHEREAS, The City anticipates that future improvements will be necessary to ensure
18 that the shoreline, public facilities, and public access improvements will be protected should
19 sea level rise at the perimeter of the Project Site, and the Special Tax District would provide a
20 mechanism to finance such improvements; and

21 WHEREAS, The Resolution of Intention states the rate and method of apportionment of
22 the special taxes to be levied within the Special Tax District ("Rate and Method") to pay for the
23 costs of the authorized services, the authorized incidental expenses and the authorized
24 facilities, including the principal and interest on bonds and other debt (as defined in the Mello-
25 Roos Act) proposed to be issued with respect to the Special Tax District; and

1 WHEREAS, The Resolution of Intention is on file with the Clerk of the Board and the
2 provisions thereof are incorporated herein by this reference as if fully set forth herein; and

3 WHEREAS, As of the date hereof, there are no Assessor's Parcels (as defined in the
4 Rate and Method) within the proposed boundaries of the Special Tax District that are owned
5 by a public entity, including the United States, the State of California and/or the City, or any
6 departments or political subdivisions thereof ("public entity"), that are intended to be exempt
7 from the levy of Special Taxes except the Tax-Exempt Port Parcels (as defined in the Rate
8 and Method); the Board states its intention in the Resolution of Intention for Assessor's
9 Parcels within the proposed boundaries of the Special Tax District (other than the Tax-Exempt
10 Port Parcels) that are purchased by a public entity after formation of the Special Tax District to
11 be Taxable Parcels (as defined in the Rate and Method), and, if a public entity purchases a
12 Taxable Parcel in the Special Tax District after formation of the Special Tax District, for the
13 obligation to pay Special Taxes on such Taxable Parcel to be governed by Section 53317.3
14 and 53317.5 of the Mello-Roos Act; and

15 WHEREAS, The levy of the Special Taxes in the Special Tax District shall be subject to
16 the approval of the qualified electors of the Special Tax District at a special election, and the
17 proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners
18 in the Special Tax District, with each landowner having one vote for each acre or portion of an
19 acre such landowner owns in the Special Tax District not exempt from the Special Taxes; and

20 WHEREAS, The Director, Department of Elections has reported that there were no
21 registered voters in the boundaries of the proposed Special Tax District as of
22 December 5, 2019; and

23 WHEREAS, This Board has received and accepted pursuant to the Resolution of
24 Intention a Public Agency Statement and Consent executed by the Port Commission in which
25 it declares that the City is a "landowner" (as defined in the Mello-Roos Act) in the Special Tax

1 District and qualified elector for the Special Tax District because the property owned by the
2 City within the proposed boundaries of the Special Tax District either will be (a) transferred by
3 conveyance of the fee interest to private ownership for the construction of improvements, in
4 which case the City agrees that such property will be subject to the special tax on the same
5 basis as private property within the Special Tax District and affirmatively waives any defense
6 based on the fact of public ownership to any action to foreclose on such property in the event
7 of nonpayment of the special tax or (b) leased to a nonexempt person or entity and, pursuant
8 to Section 53340.1 of the Mello-Roos Act, the special tax will be levied on the leasehold
9 interest and payable by the owner of the leasehold interest, a copy of which Public Agency
10 Statement and Consent is on file with the Clerk of the Board in File No. 191076 and is
11 incorporated herein by reference; and

12 WHEREAS, This Board has received and accepted pursuant to the Resolution of
13 Intention a Consent and Waiver Relating to Formation of a Special Tax District executed by
14 the Executive Director of the Port Commission, as authorized representative of 64 PKN
15 Owner, LLC, the other landowner in the boundaries of the proposed Special Tax District, a
16 copy of which Consent and Waiver Relating to Formation of a Special Tax District is on file
17 with the Clerk of the Board in File No. 191076 and is incorporated herein by reference; and

18 WHEREAS, The Clerk of the Board published notice of a public hearing relative to the
19 proposed formation of the Special Tax District and the Future Annexation Area pursuant to
20 Section 53322 of the Mello-Roos Act and Section 53339.4 of the Mello-Roos Act, respectively;
21 and

22 WHEREAS, This Board has held a noticed public hearing as required by the Code and
23 the Resolution of Intention relative to the proposed formation of the Special Tax District and
24 the Future Annexation Area; and

25 WHEREAS, At the hearing all interested persons desiring to be heard on all matters

1 pertaining to the formation of the Special Tax District and the Future Annexation Area, the
2 facilities, services and incidental expenses to be provided therein and the levy of said special
3 taxes were heard and a full and fair hearing was held; and

4 WHEREAS, At the hearing evidence was presented to this Board on said matters
5 before it, including a report caused to be prepared by the Director of the Office of Public
6 Finance ("Report") as to the facilities, services and incidental expenses to be provided through
7 the Special Tax District and the costs thereof, a copy of which is on file with the Clerk of the
8 Board in File No. 191162, and this Board at the conclusion of said hearing is fully advised in
9 the matters related to the Special Tax District; and

10 WHEREAS, Written protests with respect to the formation of the Special Tax District,
11 the furnishing of specified types of facilities, services or incidental expenses or the rate and
12 method of apportionment of the special taxes have not been filed with the Clerk of the Board
13 by fifty percent (50%) or more of the registered voters residing within the territory of the
14 Special Tax District or six registered voters, whichever is more, or property owners of one-half
15 (1/2) or more of the area of land within the Special Tax District and not exempt from the
16 proposed special taxes; and

17 WHEREAS, Written protests have not been filed with the Clerk of the Board against the
18 proposed annexation of the Future Annexation Area to the Special Tax District by (i) 50% of
19 more of the registered voters, or six registered voters, whichever is more, residing in the
20 proposed boundaries of the Special Tax District, or (ii) 50% or more of the registered voters,
21 or six registered voters, whichever is more, residing in the Future Annexation Area, (iii)
22 owners of one-half or more of the area of land in the proposed Special Tax District and not
23 exempt from the proposed special tax or (iv) owners of one-half or more of the area of land in
24 the Future Annexation Area and not exempt from the proposed special tax; now, therefore, be
25 it

1 RESOLVED, That the foregoing recitals are true and correct; and, be it

2 FURTHER RESOLVED, That the proposed special taxes to be levied within the
3 Special Tax District and the designation of the Future Annexation Area has not been
4 precluded by majority protest pursuant to Mello-Roos Act Section 53324; and, be it

5 FURTHER RESOLVED, That all prior proceedings taken by this Board in connection
6 with the establishment of the Special Tax District and the Future Annexation Area and the levy
7 of the special tax have been duly considered and are hereby found and determined to be valid
8 and in conformity with the Code; and, be it

9 FURTHER RESOLVED, That the Special Tax District designated "City and County of
10 San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums)" and the future
11 annexation area designated "City and County of San Francisco Special Tax District
12 No. 2019-1 (Pier 70 Condominiums) (Future Annexation Area)" are hereby established
13 pursuant to the Code; and, be it

14 FURTHER RESOLVED, That the boundaries of the Special Tax District and the Future
15 Annexation Area as set forth in the map heretofore recorded in the Assessor-Recorder's
16 Office on December 12, 2019 at 5:00 p.m. as Document No. 2019-K876615-00 in Book 1
17 Page 170 of the Book of Maps of Assessment and Special Tax Districts are hereby approved,
18 are incorporated herein by reference and shall be the boundaries of the Special Tax District
19 and the Future Annexation Area, and the Board hereby ratifies the boundary map for the
20 Special Tax District; and, be it

21 FURTHER RESOLVED, That, from time to time, parcels within the Future Annexation
22 Area shall be annexed to the Special Tax District only with the unanimous approval (each, a
23 "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that such
24 parcel(s) are annexed; pursuant to Section 43.10.14 of the Code, a Unanimous Approval
25 executed by the owner of a parcel constitutes the vote of the qualified elector in favor of the

1 matters addressed in the Unanimous Approval for purposes of the California Constitution,
2 including, but not limited to, Articles XIII A and XIII C; and, be it

3 FURTHER RESOLVED, That the Board hereby determines that any property for which
4 the owner or owners execute a Unanimous Approval in accordance with applicable law shall
5 be added to the Special Tax District without any further hearings or proceedings and the Clerk
6 of the Board is hereby directed to record an amendment to the notice of special tax lien for the
7 Special Tax District pursuant to Streets & Highways Code, Section 3117.5, as a result of
8 which the obligation to pay the Special Tax shall become a lien upon the annexed property;
9 provided, however, the designation of property as Future Annexation Area and the ability to
10 annex property to the Special Tax District based on a Unanimous Approval shall not limit, in
11 any way, the annexation of property in the Future Annexation Area to the Special Tax District
12 pursuant to other provisions of applicable law; and, be it

13 FURTHER RESOLVED, That the Director of the Controller's Office of Public Finance
14 ("Director") is hereby directed, from time to time in her discretion, to cause to be recorded one
15 or more consolidated maps of the Special Tax District reflecting all prior modifications,
16 amendments, and annexations pursuant to Section 3113.5 of the Streets & Highways Code;
17 and, be it

18 FURTHER RESOLVED, That in order to advance the public purposes of the City, the
19 type of facilities proposed to be financed by the Special Tax District (as originally designated
20 and as may be expanded by annexation) and pursuant to the Code shall consist of those
21 items listed as facilities in Exhibit A hereto and by this reference incorporated herein
22 ("Facilities"); and, be it

23 FURTHER RESOLVED, That in order to advance the public purposes of the City, the
24 type of public services proposed to be financed by the Special Tax District (as originally
25 designated and as may be expanded by annexation) pursuant to the Code shall consist of

1 those items shown in Exhibit A hereto and by this reference incorporated herein ("Services");
2 and, be it

3 FURTHER RESOLVED, That in order to advance the public purposes of the City, the
4 Special Taxes and proceeds of bonds and other debt issued by the Special Tax District may
5 be used to finance the incidental expenses shown in Exhibit A hereto and by this reference
6 incorporated herein ("incidental expenses"); and, be it

7 FURTHER RESOLVED, That except to the extent that funds are otherwise available to
8 the Special Tax District to pay for the Services, incidental expenses and Facilities and/or the
9 principal and interest as it becomes due on bonds or other debt of the Special Tax District
10 issued to finance the Facilities or incidental expenses, certain special taxes ("Special Tax")
11 sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all
12 non-exempt real property in the Special Tax District, is intended to be levied annually within
13 the Special Tax District, and collected in the same manner as ordinary *ad valorem* property
14 taxes or in such other manner as may be prescribed by this Board; and, be it

15 FURTHER RESOLVED, That the proposed rate and method of apportionment of the
16 Special Taxes among the parcels of real property within the Special Tax District, in sufficient
17 detail to allow each landowner within the proposed Special Tax District to estimate the
18 maximum amount such owner will have to pay, are set forth in the Rate and Method, which is
19 included in Exhibit B attached hereto and hereby incorporated herein; and, be it

20 FURTHER RESOLVED, That the territory in the Future Annexation Area will be
21 annexed into the Special Tax District and the Special Taxes will be levied on such territory
22 only with the Unanimous Approval of the owner or owners of each parcel or parcels at the
23 time that parcel or those parcels are annexed into the Special Tax District. Except to the
24 extent that funds are otherwise available to the Special Tax District to pay for the Services,
25 incidental expenses or Facilities and/or the principal and interest as it becomes due on bonds

1 or other debt of the Special Tax District issued to finance the Facilities or incidental expenses,
2 the Special Taxes sufficient to pay the costs thereof, secured by the recordation of a
3 continuing lien against all non-exempt real property in the portion of the Future Annexation
4 Area that is annexed to the Special Tax District, is intended to be levied annually within the
5 portion of the Future Annexation Area that is annexed to the Special Tax District, and
6 collected in the same manner as ordinary *ad valorem* property taxes or in such other manner
7 as may be prescribed by this Board; and, be it

8 FURTHER RESOLVED, That as required by Mello-Roos Act, Section 53339.3(d), the
9 Special Tax proposed to pay for the Facilities to be supplied within the portion of the Future
10 Annexation Area that is annexed to the Special Tax District that are financed with bonds that
11 have already been issued and that are secured by previously-existing areas of the Special
12 Tax District will be equal to the Special Taxes levied to pay for the same Facilities in
13 previously-existing areas of the Special Tax District, except that (i) a higher Special Tax may
14 be levied within the portion of the Future Annexation Area that is annexed to the Special Tax
15 District to pay for the same Facilities to compensate for the interest and principal previously
16 paid from Special Taxes in the original area of the Special Tax District, less any depreciation
17 allocable to the financed Facilities and (ii) a higher Special Tax may be levied in the portion of
18 the Future Annexation Area that is annexed to the Special Tax District to pay for new or
19 additional Facilities, with or without bond financing; and, be it

20 FURTHER RESOLVED, That as required by the Mello-Roos Act, this Board further
21 determined in the Resolution of Intention that the Special Tax proposed to pay for Services to
22 be supplied within the portion of the Future Annexation Area that is annexed to the Special
23 Tax District shall be equal to any Special Tax levied to pay for the same Services in the
24 existing Special Tax District, except that a higher or lower tax may be levied within the portion
25 of the Future Annexation Area that is annexed to the Special Tax District to the extent that the

1 actual cost of providing the Services in the portion of the Future Annexation Area that is
2 annexed to the Special Tax District is higher or lower than the cost of providing those Services
3 in the existing Special Tax District. In so finding, this Board does not intend to limit its ability to
4 levy a Special Tax within the portion of the Future Annexation Area that is annexed to the
5 Special Tax District to provide new or additional services beyond those supplied within the
6 existing Special Tax District or its ability to implement changes to the extent permitted by law;
7 and, be it

8 FURTHER RESOLVED, That the Special Taxes to be levied in the Special Tax District
9 shall not be levied in the Special Tax District to finance Facilities after the fiscal year
10 established for that purpose in the Rate and Method, except that a Special Tax that was
11 lawfully levied in or before the final tax year and that remains delinquent may be collected in
12 subsequent years; and, be it

13 FURTHER RESOLVED, That under no circumstances shall the Special Taxes levied
14 against any parcel in the Special Tax District to finance Facilities (“Facilities Special Tax”) in
15 any fiscal year be increased in that fiscal year as a consequence of delinquency or default by
16 the owner or lessee of any other parcel or parcels within the Special Tax District by an amount
17 that exceeds 10 percent of the maximum Facilities Special Tax applicable to such parcel for
18 that fiscal year; for avoidance of doubt, the term Facilities Special Tax as used in this
19 paragraph includes the “Facilities Special Tax” and the “Arts Building Special Tax” as such
20 terms are defined in the Rate and Method, and applies equally to residential and non-
21 residential property; and, be it

22 FURTHER RESOLVED, That it is hereby found and determined that the Facilities,
23 Services and incidental expenses are necessary to meet increased demands placed upon
24 local agencies as the result of development occurring in the Special Tax District; and, be it
25

1 FURTHER RESOLVED, That the Director of the Office of Public Finance, 1 Dr. Carlton
2 B. Goodlett Place, San Francisco, CA 94102, 415-554-5956, is the officer of the City who will
3 be responsible for preparing annually a current roll of special tax levy obligations by
4 assessor's parcel number and who will be responsible for estimating future special tax levies
5 pursuant to the Code; and, be it

6 FURTHER RESOLVED, That upon recordation of a notice of special tax lien pursuant
7 to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure
8 each levy of the special tax shall attach to all nonexempt real property in the Special Tax
9 District and this lien shall continue in force and effect until the special tax obligation is prepaid
10 and permanently satisfied and the lien canceled in accordance with law or until collection of
11 the tax by the City ceases; and, be it

12 FURTHER RESOLVED, That in accordance with the Mello-Roos Act, the annual
13 appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California
14 Constitution, of the Special Tax District is hereby preliminarily established at \$1,697,600,000
15 and said appropriations limit shall be submitted to the voters of the Special Tax District as
16 hereafter provided. The proposition establishing said annual appropriations limit shall become
17 effective if approved by the qualified electors voting thereon and shall be adjusted in
18 accordance with the applicable provisions of the Code; and, be it

19 FURTHER RESOLVED, That pursuant to the provisions of the Code, the proposition of
20 the levy of the special tax and the proposition of the establishment of the appropriations limit
21 specified above shall be submitted to the qualified electors of the Special Tax District at an
22 election. The time, place and conditions of the election shall be as specified by a separate
23 resolution of this Board; and, be it

24 FURTHER RESOLVED, That Mello-Roos Act, Section 53314.9, provides that, either
25 before or after formation of the Special Tax District, the City may accept advances of funds

1 and may provide, by resolution, for the use of those funds, including but not limited to pay any
2 cost incurred by the local agency in creating the Special Tax District, and may agree to
3 reimburse the advances under all of the following conditions: (A) the proposal to repay the
4 advances is included both in the resolution of intention and the resolution of formation to
5 establish the Special Tax District; and (B) any proposed special tax is approved by the
6 qualified electors of the Special Tax District and, if the qualified electors of the Special Tax
7 District do not approve the proposed special tax, the City shall return any funds which have
8 not been committed for any authorized purpose by the time of the election and, in furtherance
9 of Mello-Roos Act Section 53314.9, the Board hereby declares its intent to enter into an
10 agreement providing for the advance and reimbursement of funds between the Port and the
11 Master Developer; and, be it

12 FURTHER RESOLVED, That Mello-Roos Act, Section 53314.9, provides that, either
13 before or after formation of the Special Tax District, the City may accept work in-kind from any
14 source, including, but not limited to, private persons or private entities, may provide, by
15 resolution, for the use of that work in-kind for any authorized purpose and this Board may
16 enter into an agreement, by resolution, with the person or entity advancing the work in-kind, to
17 reimburse the person or entity for the value, or cost, whichever is less, of the work in-kind, as
18 determined by this Board, with or without interest, under the conditions specified in the Mello-
19 Roos Act; any work in-kind must be performed or constructed as if the work had been
20 performed or constructed under the direction and supervision, or under the authority of, the
21 City and, in furtherance of Mello-Roos Act, Section 53314.9, the Board previously authorized
22 the Port to enter into an acquisition and reimbursement agreement with the Master Developer
23 and other entities responsible for developing the Project pursuant to Resolution No. 401-17,
24 adopted by this Board on October 31, 2017 (which resolution was signed by the Mayor on
25 November 9, 2017); and, be it

1 FURTHER RESOLVED, That this Board reserves to itself the right and authority set
2 forth in Mello-Roos Act, Section 53344.1, subject to any limitations set forth in any bond
3 resolution or trust indenture related to the issuance of bonds; and, be it

4 FURTHER RESOLVED, That this Board hereby waives any provisions of the Amended
5 and Restated Local Goals and Policies for Community Facilities Districts and Special Tax
6 Districts ("Goals and Policies") adopted by this Board by Resolution No. 414-13 to the extent
7 the Goals and Policies are inconsistent with the provisions hereof or the DDA; and, be it

8 FURTHER RESOLVED, That the Board hereby approves and ratifies the appointment
9 of the Port as the CFD Agent (as defined in the DDA) for the Special Tax District and
10 approves and ratifies all actions taken prior to the date hereof by the Port in its capacity as
11 CFD Agent, including, but not limited to, ratification or execution of one or more promissory
12 notes to evidence the repayment of one or more advances of land proceeds and other
13 sources of Port funding to pay the costs of the Facilities and incidental expenses (the
14 "Repayment Obligation") and execution of one more pledge agreements with an infrastructure
15 financing district to receive property tax revenues to repay the Repayment Obligation; and, be
16 it

17 FURTHER RESOLVED, That in accordance with the actions contemplated herein, this
18 Board has reviewed the FEIR, concurs with its conclusions, affirms the Planning
19 Commission's certification of the FEIR, and finds that the actions contemplated herein are
20 within the scope of the Project described and analyzed in the FEIR; and, be it

21 FURTHER RESOLVED, That this Board hereby adopts and incorporates by reference
22 as though fully set forth herein the Planning Commission's CEQA approval findings in the
23 MMRP, including the statement of overriding considerations, and adopts and incorporates by
24 reference as though fully set forth herein the Project's MMRP; and, be it
25

1 FURTHER RESOLVED, That if any section, subsection, sentence, clause, phrase, or
2 word of this Resolution, or any application thereof to any person or circumstance, is held to be
3 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
4 shall not affect the validity of the remaining portions or applications of this Resolution, this
5 Board hereby declaring that it would have passed this Resolution and each and every section,
6 subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional
7 without regard to whether any other portion of this Resolution or application thereof would be
8 subsequently declared invalid or unconstitutional; and, be it

9 FURTHER RESOLVED, That the Mayor, the Controller, the Director, Department of
10 Elections, Director of the Office of Public Finance, the Clerk of the Board and any and all other
11 officers of the City are hereby authorized, for and in the name of and on behalf of the City, to
12 do any and all things and take any and all actions, including execution and delivery of any and
13 all documents, assignments, certificates, requisitions, agreements, notices, consents,
14 instruments of conveyance, warrants and documents, which they, or any of them, may deem
15 necessary or advisable in order to effectuate the purposes of this Resolution; provided
16 however that any such actions be solely intended to further the purposes of this Resolution,
17 and are subject in all respects to the terms of the Resolution; and, be it

18 FURTHER RESOLVED, That all actions authorized and directed by this Resolution,
19 consistent with any documents presented herein, and heretofore taken are hereby ratified,
20 approved and confirmed by this Board; and, be it

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23 ///

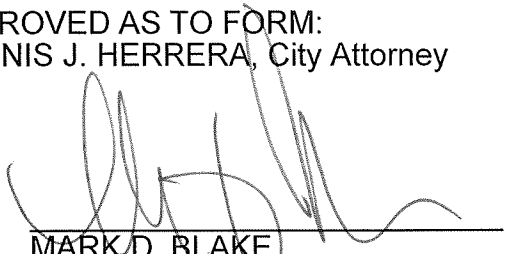
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FURTHER RESOLVED, That this Resolution shall take effect upon its adoption.

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

By:



MARK D. BLAKE
Deputy City Attorney

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1 **EXHIBIT A**

2 CITY AND COUNTY OF SAN FRANCISCO

3 Special Tax District No. 2019-1
4 (Pier 70 Condominiums)

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

7
8 City and County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums)
9 (as originally configured and as expanded through annexation of property in the future, the
10 “STD”), is authorized to finance the Facilities, Services and Incidental Costs described in this
11 Exhibit A. Capitalized terms used in this Exhibit A but not defined herein have the meaning
12 given them in (1) the Appendix to Transaction Documents for the Pier 70 28-Acre Site Project,
13 attached as an appendix to the Disposition and Development Agreement (“DDA”), dated as of
14 May 2, 2018, by and between the Port and the Developer, including all exhibits and
15 attachments, as may be amended from time to time and (2) those definitions included in the
16 Vertical Disposition and Development Agreement for Parcel K North, dated February 8, 2019
17 (“VDDA”). When used in this Exhibit A, “including” has the meaning given to it in the DDA.
18

19 **AUTHORIZED FACILITIES**

20
21 The STD is authorized to finance the purchase, construction, reconstruction, expansion,
22 improvement, or rehabilitation of all or any portion of the facilities authorized to be financed by
23 the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X) and the Mello-
24 Roos Community Facilities Act of 1982 (Cal. Gov’t Code Section 53311 et seq.), including:
25

- 1 1. Land Acquisition – includes, but is not limited to, acquisition of land for public
2 improvements or for other requirements under the DDA and VDDA.
3
- 4 2. Demolition and Abatement – includes, but is not limited to, Site Preparation costs,
5 including abatement of hazardous materials, removal of below-grade, at-grade, and
6 above-grade facilities, and recycling or disposal of waste, including demolition and
7 abatement within future vertical sites that is necessary for Horizontal Improvements.
8
- 9 3. Auxiliary Water Supply System - includes, but is not limited to, main pipe, laterals,
10 valves, fire hydrants, cathodic protection, tie-ins, and any other components required
11 for onsite and offsite high pressure water supply network intended for fire suppression.
12
- 13 4. Low Pressure Water - includes, but is not limited to, main pipe, laterals, water meters,
14 water meter boxes, back flow preventers, gate valves, air valves, blow-offs, fire
15 hydrants, cathodic protection, tie-ins, and any other components required for onsite
16 and offsite low pressure water supply network intended for domestic use.
17
- 18 5. Non-Potable Water - includes, but is not limited to, main pipe, laterals, water meters,
19 water meter boxes, back flow preventers, gate valves, air valves, blow-offs, cathodic
20 protection, tie-ins, blackwater treatment facility (whether publicly or privately owned),
21 and any other components required for non-potable water supply network intended to
22 provide treated wastewater for use in, among other things, irrigation of parks,
23 landscaping, and non-potable uses within buildings.
24
25

1 6. Combined Sanitary Sewer and Stormwater Management– includes, but is not limited
2 to, retrofit of existing combined sewer facilities, new gravity main pipe, force main pipe
3 and associated valves, laterals, manholes, catch basins, traps, air vents, pump
4 stations, outfalls, lift stations, connections to existing systems, stormwater treatment
5 BMPs such as detention vaults, and any other components required for a network
6 intended to convey storm water and sanitary sewage, including components, such as
7 ejector pumps, associated with vertical buildings to meet design criteria for the
8 Horizontal Improvements.

9
10 7. Joint Trench & Dry Utilities – includes, but is not limited to, installation of primary and
11 secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, gas
12 main, and anodes for dry utilities including electrical, gas, telephone, cable, internet,
13 and information systems.

14
15 8. Earthwork and Retaining Walls – includes, but is not limited to, Site Preparation
16 activities including importation of clean fill materials, clearing and grubbing, slope
17 stabilization, ground improvement, installation of geogrid, surcharging, wick drains,
18 excavation, rock fragmentation, grading, placement of fill, compaction, retaining walls,
19 subdrainage, erosion control, temporary fencing, and post-construction stabilization
20 such as hydroseeding. Also, includes, but is not limited to, excavation of future vertical
21 development sites if the excavated soils is used on site for purposes of raising
22 Horizontal Improvements.

23
24 9. Roadways – includes, but is not limited to, Public ROWs, road subgrade preparation,
25 aggregate base, concrete roadway base, asphalt wearing surface, concrete curb,

1 concrete gutter, medians, colored asphalt and concrete, pavers, speed bumps,
2 sawcutting, grinding, conform paving, resurfacing, any other components required for
3 onsite and offsite roadways, transit stops, bus facilities, permanent pavement marking
4 and striping, traffic control signage, traffic light signals, offsite traffic improvements, and
5 any other components or appurtenant features as required in the approved
6 Improvement Plan details and specifications. through the permitting process.

7
8 10. Streetscape – includes, but is not limited to, subgrade preparation, aggregate base,
9 sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole
10 foundations, signage, emergency services infrastructure, landscaping (including trees
11 and silva cells and/or structural soil), irrigation, street furniture, waste receptacles, bike
12 racks, shared bike parking facilities (whether publicly or privately owned), newspaper
13 stands, any other components or appurtenant features as required in the approved
14 Improvement Plan details and specifications through the permitting process, and
15 interpretative signage and facilities.

16
17 11. Parks and Public Space – includes, but is not limited to, fine grading, storm drainage
18 and treatment, sanitary sewer, low pressure water, park lighting, community wifi,
19 security infrastructure, low-voltage electrical, various hardscaping, irrigation,
20 landscaping, various concrete structures, site furnishings, public art, viewing platforms,
21 retrofit of shoreline structures and slopes (including demolition, excavation, installation
22 of revetment, structural repair, and any other components, e.g., Shoreline
23 Improvements), and any other associated work in publicly accessible spaces such as
24 parks, open spaces, plazas, and mid-block passages, including publicly-accessible
25 parks, plazas, mid-block passages and open space that is located on private property,

1 but identified as public open space, mid-block passages, streets or streetscapes in the
2 DDA or Design for Development.

3
4 12. Historic Rehabilitation Required for Horizontal Improvements – includes, but is not
5 limited to, eligible cost for relocation, structural retrofit, repair, and rehabilitation of
6 historic buildings associated with horizontal public improvements, such as Building 12
7 lifting, Building 21 relocation, Building 108 reuse for blackwater treatment, and Building
8 15 structural frame.

9
10 13. Hazardous Soil Removal – includes, but is not limited to, removal and disposal of
11 contaminated soil which cannot be reused on site in accordance with the Pier 70 Risk
12 Management Plan, Pier 70 Master Plan Area, dated July 25, 2013, and associated with
13 Horizontal Improvements.

14
15 14. Shoreline Adaptation Studies – includes, but is not limited to, analysis and planning to
16 characterize the preferred Shoreline Protection Project and alternatives, including pre-
17 entitlement planning and design work, environmental review, negotiation, and
18 Regulatory Approvals related to the Shoreline Protection Facilities, conducted in
19 accordance with Pier 70 Financing Plan Section 4.7(f) (Determining Pier 70 Shoreline
20 Protection Facilities).

21
22 15. Shoreline Protection Facilities includes, but is not limited to, future waterfront
23 Improvements at the San Francisco shoreline to protect the area from perils associated
24 with seismic events and climate change, including sea level rise and floods, and other
25 public improvements approved by the Port Commission and the Board of Supervisors.

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16. Noonan Replacement Space, a space to accommodate the Noonan Space Lease in a new or rehabilitated building that meets the requirements of DDA § 7.13 (Noonan Replacement Space) for which the Port has issued a Temporary Certificate of Occupancy and Noonan moving costs related to relocating Noonan Tenants from the existing Noonan Building to the Noonan Replacement Space.

17. Arts Building, a new building on Parcel E4 with space dedicated and restricted to arts/light industrial uses in accordance with DDA § 7.12 (Arts Building) and the Arts Program, as well as community space that can be funded under the Financing Plan.

18. Historic Building Feasibility Gap as specified in Financing Plan Section 11.1 (Subsidy for Historic Buildings 12 and 21).

19. Deferred Infrastructure.

20. Entitlement costs, including Entitlement Costs and costs to obtain approvals necessary to proceed with development, incurred after the Reference Date to develop improvements 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.), 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

1 campaign or ballot measure or any other expenses prohibited by law. Entitlement costs
2 may include interim costs as approved from time to time by the Board of Supervisors.
3

4 21. Associated Public Benefits.
5

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

16 23. Any other costs authorized to be financed by the STD under the DDA and VDDA.
17

18 24. Soft Costs required to support the construction of the Horizontal Improvements and
19 implementation of the DDA and VDDA, including developer management costs,
20 construction management Fees, and asset management costs.
21

22 25. Developer Mitigation Measures, including the formation of the Transportation
23 Management Association and dust, vibration and asbestos monitoring.
24
25

1 26. Miscellaneous Costs, such as costs associated with implementing the DDA and VDDA,
2 including any additional costs that the Parties have agreed shall be incurred by the
3 Developer for the Project, such as master planning for each phase, audits, appraisals,
4 workforce development costs (such as a liaison), cash payments and community
5 outreach initiatives.

6
7 Any facility authorized to be financed by the STD may be financed through the construction
8 and acquisition of the facility or through the payment of fees for such facility.

9
10 The facilities authorized to be financed may be located within or outside the boundaries of the
11 STD.

12
13 The facilities to be financed shall include all Hard Costs and Soft Costs associated with the
14 facilities, including the costs of the acquisition of land and rights-of-way, the costs of design,
15 engineering and planning, the costs of any environmental or traffic studies, surveys or other
16 reports, costs related to landscaping and irrigation, soils and other environmental testing and
17 observation, permits, plan check, and inspection fees, insurance, legal and related overhead
18 costs, bonding, trailer rental, utility bills, site security, coordination and supervision and any
19 other costs or appurtenances related to any of the foregoing as further defined in one or more
20 acquisition agreements with the developer of the property in the STD.

21
22 The facilities to be financed shall also include all incidental expenses, defined as follows:

- 23
24 1. The cost of planning and designing facilities to be financed by the STD, including the
25 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 Master 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)

1 and the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code Section 53311 et
2 seq.), for the FC Project Area, and areas outside the FC Project Area, not including the 20th
3 Street CFD, including:

- 4
5 • Maintenance, capital repair, replacement and operation (including public events) of
6 Public Spaces, including facilities for public enjoyment, such as public parks, public
7 recreational facilities, public access, open space, and other public amenities, some of
8 which may be rooftop facilities or located on private property but identified as public
9 open space in the DDA or Design for Development.
- 10
11 • Maintenance, capital repair, replacement and operation of Public Right-of-Ways
12 (ROWs), including public streets, sidewalks, shared public ways, mid-block passages,
13 bicycle lanes, and other paths of travel, associated landscaping and furnishings,
14 retaining walls within the ROWs, and related amenities in the FC Project Area,
15 including any portion of the Building 15 structure over 22nd Street, some of which may
16 be located on private property but identified as public open space in the DDA or Design
17 for Development.
- 18
19 • Maintenance, capital repair, replacement and operation of Shoreline Improvements in
20 and adjacent to the FC Project Area that were completed per the DDA, such as
21 shoreline restoration, including installation of stone columns, pilings, secant walls, and
22 other structures to stabilize the seawall or shoreline, removal of bay fill, creation of
23 waterfront public access to or environmental remediation of the San Francisco
24 waterfront.
- 25

- 1 • Maintenance, capital repair, replacement and operation of landscaping and irrigation
2 systems and other equipment, material, and supplies directly related to maintaining and
3 replacing landscaped areas and water features in Public Spaces and Public ROWs.
4
- 5 • Maintenance, capital repair, replacement and operation as needed of Public Spaces,
6 including street cleaning and paving.
7
- 8 • Maintenance, capital repair, replacement and operation of lighting, rest rooms, trash
9 receptacles, park benches, planting containers, picnic tables, bollards, bicycle racks
10 and corrals, and other furniture and fixtures and signage in Public Spaces and Public
11 ROWs.
12
- 13 • Maintenance, capital repair, replacement and operation of utilities in Public Spaces and
14 Public ROWs.
15
- 16 • General liability insurance for any Public ROWs or structures in Public ROWs that
17 Public Works does not submit to the Board of Supervisors for City acceptance for City
18 General Fund liability purposes and other commercially reasonable insurance
19 coverages.
20
- 21 • Port, City, or third party personnel, administrative, and overhead costs related to
22 maintenance or to contracting for and managing third-party maintenance, including rent
23 for storage space needed to support the maintenance activities.
24
- 25 • Any other costs authorized to be financed by the STD under the DDA and VDDA.

1 Special taxes may be collected and set-aside in designated funds and collected over
2 several years (i.e., reserves), and used to fund services authorized to be financed by
3 the STD. The term “operation” includes providing security and hosting special events.
4

5 **INCIDENTAL COSTS**

6
7 Special taxes collected in the STD will also fund, in whole or in part, the incidental
8 costs associated with the facilities and services authorized to be financed. Incidental
9 costs include, but are not limited to:

- 10
11 1. Administrative expenses and fees including costs incurred to form the STD, to
12 annex territory to the STD, to annually administer the STD, to levy and collect
13 special taxes for the STD, and any other costs incurred in standard
14 administration of the STD by the City or their authorized consultants;
- 15
16 2. Any amounts needed to cure actual or estimated delinquencies in special taxes
17 for the current or previous fiscal years;
- 18
19 3. Bond related expenses, including underwriters discount, reserve fund,
20 capitalized interest, bond, disclosure, and underwriter counsel fees and all other
21 incidental expenses; and
- 22
23 4. Reimbursement of costs related to the formation of the STD advanced by the
24 City and any landowner(s) in the STD, or any party related to any of the
25 foregoing, as well as reimbursement of any costs advanced by the City or any

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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.

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EXHIBIT B

CITY AND COUNTY OF SAN FRANCISCO
Community Facilities District No. 2019-1
(Pier 70 Condominiums)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Taxable Parcel in the City and County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums) shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Parcels, as described below. 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.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**28-Acre Site**” is defined in the Appendix.

“**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

1 owner inquiries regarding the Special Taxes, costs associated with appeals or requests for
2 interpretation associated with the Special Taxes and this RMA, costs associated with
3 annexation of property into the STD, amounts needed to pay rebate to the federal government
4 with respect to the Bonds, costs associated with complying with any continuing disclosure
5 requirements for the City and any other major property owner (whether or not deemed to be an
6 obligated person), costs associated with foreclosure and collection of delinquent Special Taxes,
7 and all other costs and expenses of the City in any way related to the establishment or
8 administration of the STD.

9
10 **“Administrator”** means the Director of the Office of Public Finance or his/her designee who
11 shall be responsible for administering the Special Taxes according to this RMA.

12
13 **“Affordable Housing Project”** means a residential or primarily residential project, as
14 determined by the Review Authority, within which 100% of the residential units have a deed
15 restriction recorded on title of the property that (i) limits the rental rates on the units or (ii) in any
16 other way is intended to restrict the current or future value of the unit, as determined by the
17 Review Authority.

18
19 **“Airspace Parcel”** means a Taxable Parcel with an assigned Assessor’s Parcel number that
20 constitutes vertical space of an underlying land parcel.

21
22 **“Apartment Building”** means a residential or mixed-use building within which all of the
23 residential units are offered for rent to the general public and are not available for sale to or
24 ownership by individual homebuyers.

1 **“Appendix”** means the Appendix to Transaction Documents for the Pier 70 28-Acre Site
2 Project.

3
4 **“Arts Building Special Tax Bonds”** means any Bonds secured by the Arts Building Special
5 Taxes that are issued to pay Arts Building Costs.

6
7 **“Arts Building Costs”** means up to \$20 million in costs (or such other amount identified in the
8 Financing Plan) associated with the Arts Building, the Noonan Replacement Space and
9 community facilities allocated under the Financing Plan, and authorized to be financed by the
10 Arts Building Special Tax and Arts Building Special Tax Bonds by the Financing Plan and by
11 the formation proceedings for the STD and the Leased Properties STD No. 2019-2.

12
13 **“Arts Building Special Tax”** means a special tax levied in Tax Zone 2 in any Fiscal Year to
14 pay the Arts Building Special Tax Requirement.

15
16 **“Arts Building Special Tax Requirement”** means the amount necessary in any Fiscal Year
17 to pay: (i) pay principal and interest on Arts Building Special Tax Bonds that are due in the
18 calendar year that begins in such Fiscal Year; (ii) pay periodic costs on Arts Building Special
19 Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate
20 payments; (iii) replenish reserve funds created for Arts Building Special Tax Bonds under the
21 applicable Indenture to the extent such replenishment has not been included in the computation
22 of the Arts Building Special Tax Requirement in a previous Fiscal Year; (iv) cure any
23 delinquencies in the payment of principal or interest on Arts Building Special Tax Bonds which
24 have occurred in the prior Fiscal Year; (v) pay Administrative Expenses; (vi) pay other
25 obligations described in the Financing Plan; and (vii) pay directly for Arts Building Costs. The

1 amount calculated to pay items (i) through (vii) above may be reduced in any Fiscal Year by:
2 (a) interest earnings on or surplus balances in funds and accounts for the Arts Building Special
3 Tax Bonds to the extent that such earnings or balances are available to apply against such
4 costs pursuant to the applicable Indenture; (b) in the sole and absolute discretion of the Port,
5 proceeds received by the STD from the collection of penalties associated with delinquent Arts
6 Building Special Taxes; and (c) any other revenues available to pay such costs, as determined
7 by the Administrator, the City, and the Port.

8
9 **“Assessor’s Parcel”** or **“Parcel”** means a lot or parcel, including an Airspace Parcel, shown
10 on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

11
12 **“Assessor’s Parcel Map”** means an official map of the County Assessor designating Parcels
13 by Assessor’s Parcel number.

14
15 **“Association”** means a homeowners or property owners association, including any master
16 or sub-association, that provides services to, and collects dues, fees, or charges from,
17 property within the STD.

18
19
20 **“Association Square Footage”** means square footage within a building that is (i) on property
21 in the STD that is owned in fee or by easement by, or leased to, an Association, not
22 including any such property that is located directly under a residential structure, and (ii) used
23 for purposes of the Association and not leased or otherwise used for purposes that are not
24 part of the operation of the Association.

1 **“Authorized Expenditures”** means, separately with respect to the Facilities Special Tax, Arts
2 Building Special Tax, and Services Special Tax, those costs, facilities or public services
3 authorized to be funded by the applicable Special Taxes as set forth in the Financing Plan and
4 the documents adopted by the Board at STD Formation, as may be amended from time to time.

5
6 **“Base Arts Building Special Tax”** means, for any Square Footage Category in Tax Zone 2,
7 the per-square foot Arts Building Special Tax identified in Table 2 in Section C below.

8
9 **“Base Facilities Special Tax”** means, for any Square Footage Category, the per-square foot
10 Facilities Special Tax for Square Footage within such Square Footage Category, as identified
11 in Table 1 in Section C below.

12
13 **“Base Services Special Tax”** means, for any Square Footage Category, the per-square foot
14 Services Special Tax for Square Footage within such Square Footage Category, as identified
15 in Table 3 in Section C below.

16
17 **“Base Special Tax”** means:

18
19 *For Tax Zone 1:* collectively, the Base Facilities Special Tax and the Base Services
20 Special Tax, and

21
22 *For Tax Zone 2:* collectively, the Base Facilities Special Tax, the Base Arts Building
23 Special Tax, and the Base Services Special Tax.

1 **“Board”** means the Board of Supervisors of the City, acting as the legislative body of STD No.
2 2019-1.

3
4 **“Bond Sale”** means, for the Facilities Special Tax, issuance of any Facilities Special Tax Bonds
5 and, for the Arts Building Special Tax, issuance of any Arts Building Special Tax Bonds.

6
7 **“Bonds”** means bonds or other debt (as defined in the CFD Law), whether in one or more
8 series, that are issued or assumed by or for the STD to finance Authorized Expenditures
9 including any Arts Building Special Tax Bonds and Facilities Special Tax Bonds. The term
10 **“Bonds”** includes any promissory note executed by or on behalf of the STD for the benefit of the
11 Port.

12
13 **“Building Permit”** means a permit that is issued by the Port or the City that allows for
14 vertical construction of a building or buildings, including any addendum to a site permit, but
15 excluding a separate permit issued for construction of building foundations.

16
17 **“Capitalized Interest”** means funds in any capitalized interest account available to pay debt
18 service on Bonds.

19
20 **“Certificate of Occupancy”** means the first certificate, including any temporary certificate of
21 occupancy, issued by the Port or the City to confirm that a building or a portion of a building has
22 met all of the building codes and can be occupied for residential or non-residential use. For
23 purposes of this RMA, “Certificate of Occupancy” shall not include any certificate of occupancy
24 that was issued prior to January 1, 2018 for a building within the STD; however, any subsequent
25 certificates of occupancy that are issued for new construction or expansion of a building shall

1 be deemed a Certificate of Occupancy and the Special Taxes shall apply to the associated
2 Square Footage.

3
4 “**CFD Law**” means the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X),
5 which incorporates the Mello-Roos Community Facilities Act of 1982 (Cal. Gov’t Code §§
6 53311-53368).

7
8 “**City**” means the City and County of San Francisco, California.

9
10 “**County**” means the City and County of San Francisco, California.

11
12 “**DDA**” means the Disposition and Development Agreement between the Port and the
13 Developer, including all exhibits and attachments, as may be amended from time to time.

14
15 “**Deputy Director**” means the Deputy Director of Finance and Administration for the Port or
16 other such official that acts as the chief financial officer for the Port.

17
18 “**Developed Property**” means, in any Fiscal Year, the following:

19
20 **For Tax Zone 1:**

21
22 *For levy of the Facilities Special Tax:* all Taxable Parcels for which the 36-month
23 anniversary of the VDDA Execution Date has occurred in a preceding Fiscal Year,
24 regardless of whether a Building Permit has been issued.

1 *For levy of the Services Special Tax:* all Taxable Parcels for which a Certificate of
2 Occupancy was issued on or prior to June 30 of the preceding Fiscal Year, but not prior
3 to January 1, 2018.

4
5 **For Tax Zone 2:**

6
7 *For levy of the Facilities Special Tax and Arts Building Special Tax:* all Taxable Parcels
8 for which the 36-month anniversary of the VDDA Execution Date has occurred in a
9 preceding Fiscal Year, regardless of whether a Building Permit has been issued. For any
10 Taxable Parcel on which a structure is built and occupied without execution of a VDDA,
11 such Taxable Parcel shall be categorized as Developed Property in the Fiscal Year in
12 which a Certificate of Occupancy was issued on or prior to June 30 of the preceding
13 Fiscal Year.

14
15 *For levy of the Services Special Tax:* all Taxable Parcels for which a Certificate of
16 Occupancy was issued on or prior to June 30 of the preceding Fiscal Year, but not prior
17 to January 1, 2018.

18
19 **“Developer”** means FC Pier 70, LLC, or any successor or assign, as tenant under the Master
20 Lease.

21
22 **“Developer Private Agreement”** means all of the following: (i) the Developer has agreed
23 pursuant to Section 4.12(b)(2)(A) of the Financing Plan to pay the Facilities Special Tax on
24 Undeveloped Property of Vertical Developers; (ii) the Developer has entered into such a written
25 agreement with each Vertical Developer; and (iii) the San Francisco Port Commission has

1 agreed to the levy of a Facilities Special Tax on Undeveloped Property based on such
2 agreements.

3
4 **“Developer Public Agreement”** means all of the following: (i) the Developer has entered into
5 an agreement with the Port pursuant to Section 4.12(b)(2)(B) of the Financing Plan to pay the
6 Facilities Special Tax on Port-Owned Development Parcels; and (ii) the San Francisco Port
7 Commission has agreed to the levy of Facilities Special Taxes on the Port-Owned Development
8 Parcels.

9
10 **“Development Approval Documents”** means, collectively, the DDA, any Vertical DDAs, any
11 Final Maps, Review Authority approvals, condominium plans, or other such approved or
12 recorded document or plan that identifies the type of structure(s), acreage, or Square Footage
13 approved for development on Taxable Parcels.

14
15 **“Escalator”** means the lesser of the following: (i) the annual percentage increase, if any, in the
16 Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland-Hayward
17 region (base years 1982-1984=100) published by the Bureau of Labor Statistics of the United
18 States Department of Labor, or, if such index is no longer published, a similar escalator that is
19 determined by the Port and City to be appropriate, and (ii) five percent (5%).

20
21 **“Estimated Base Arts Building Special Tax Revenues”** means, at any point in time, the
22 amount calculated by the Administrator by multiplying the Base Arts Building Special Tax by
23 Square Footage within each Square Footage Category proposed for development in Tax Zone
24 2 and, if applicable, in completed buildings on a Taxable Parcel in Tax Zone 2.

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

5
6 **“Exempt Association Square Footage”** means, prior to the First Bond Sale, any Association
7 Square Footage in or expected in a building on any Parcel of Developed Property. After the
8 First Bond Sale, “Exempt Association Square Footage” for any building on a Parcel of
9 Developed Property shall be the sum of the following, as determined by the Review Authority:

- 10
11 1. Square footage in or expected in the building that, at the time the Parcel became
12 Developed Property, was determined by the Review Authority to be reserved for
13 Association Square Footage; and
14
15 2. Square footage in or expected in the building that (i) exceeds the original Exempt
16 Association Square Footage determined when the Parcel became Developed Property,
17 and (ii) if exempted from Special Taxes, would not reduce coverage on outstanding
18 Bonds below the Required Coverage.

19
20 The Administrator and the Review Authority will maintain a record of the amount and location
21 of Exempt Association Square Footage within each building in the STD. If, in any Fiscal Year,
22 the Administrator determines that square footage that had been designated as Exempt
23 Association Square Footage no longer meets the definition set forth above, such square footage
24 shall be assigned by the Review Authority to the appropriate Square Footage Category and
25 taxed accordingly pursuant to this RMA.

1
2 **“Exempt Non-Residential Square Footage”** means any ground level retail uses within a
3 building that is otherwise comprised of Residential Square Footage, as reflected on the Building
4 Permit or Vertical DDA and as determined in the sole discretion of the Administrator and the
5 Port. If, in any Fiscal Year, the Administrator identifies Non-Residential Square Footage on a
6 ground level Parcel that had been taxed in the prior Fiscal Year based on Residential Square
7 Footage that had been constructed, or expected to be constructed, on the Parcel, the
8 Administrator will apply Section D.3 to determine if the Non-Residential Square Footage will be
9 Exempt Non-Residential Square Footage or Taxable Non-Residential Square Footage.

10
11 **“Expected Land Uses”** means the total Square Footage in each Square Footage Category
12 expected on each Planning Parcel in the STD. The Expected Land Uses at STD Formation are
13 identified in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

14
15 **“Expected Maximum Arts Building Special Tax Revenues”** means the aggregate Arts
16 Building Special Tax that can be levied based on application of the Base Arts Building Special
17 Tax to the Expected Land Uses in Tax Zone 2. The Expected Maximum Arts Building Special
18 Tax Revenues for each Planning Parcel in Tax Zone 2 at the time of STD Formation are shown
19 in Attachment 3 and may be revised pursuant to Sections B, C, D, and E below.

20
21 **“Expected Maximum Facilities Special Tax Revenues”** means the aggregate Facilities
22 Special Tax that can be levied based on application of the Base Facilities Special Tax to the
23 Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues for each
24 Planning Parcel at STD Formation are shown in Attachment 3 and may be revised pursuant to
25 Sections B, C, D, and E below.

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“Expected Taxable Property” means, in any Fiscal Year, any Parcel within the STD that: (i) pursuant to the Development Approval Documents, was expected to be a Taxable Parcel; (ii) is not a Port-Owned Development Parcel; (iii) based on the Expected Land Uses, was assigned Expected Maximum Facilities Special Tax Revenues or Expected Maximum Arts Building Special Tax Revenues; and (iv) subsequently falls within one or more of the categories that would otherwise be exempt from Special Taxes pursuant to Section H below.

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

“Facilities Special Tax Bonds” means any Bonds secured by Facilities Special Taxes.

“Facilities Special Tax Requirement” means the amount necessary in any Fiscal Year to pay: (i) pay principal and interest on Facilities Special Tax Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on Facilities Special Tax Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments; (iii) replenish reserve funds created for Facilities Special Tax Bonds under the applicable Indenture to the extent such replenishment has not been included in the computation of the Facilities Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Facilities 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 Facilities 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

1 earnings on or surplus balances in funds and accounts for the Facilities Special Tax Bonds to
2 the extent that such earnings or balances are available to apply against such costs pursuant to
3 the applicable Indenture; (b) in the sole and absolute discretion of the Port, proceeds received
4 by the STD from the collection of penalties associated with delinquent Facilities Special Taxes;
5 and (c) any other revenues available to pay such costs, as determined by the Administrator, the
6 City, and the Port.

7
8 **“Final Map”** means a final map, or portion thereof, recorded by the County pursuant to the
9 Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates
10 individual lots on which Building Permits for new construction may be issued without further
11 subdivision.

12
13 **“Financing Plan”** means the Financing Plan attached as Exhibit C1 to, and incorporated into,
14 the DDA, as such plan may be amended or supplemented from time to time in accordance with
15 the terms of the DDA.

16
17 **“First Bond Sale”** means, for the Facilities Special Tax, a Bond Sale of the first series of
18 Facilities Special Tax Bonds, and, for the Arts Building Special Tax, a Bond Sale of the first
19 series of Arts Building Special Tax Bonds.

20
21 **“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

22
23 **“For-Sale Residential Square Footage”** means the Square Footage within one or more For-
24 Sale Residential Units.

1 **“For-Sale Residential Unit”** means an individual Residential Unit that is not a Rental Unit.

2
3 **“Future Annexation Area”** means that geographic area that, at STD Formation, was
4 considered potential annexation area for the STD and which was, therefore, identified as “future
5 annexation area” on the recorded STD boundary map. Such designation does not mean that
6 any or all of the Future Annexation Area will annex into the STD, but should owners of property
7 designated as Future Annexation Area choose to annex, the annexation may be processed
8 pursuant to the annexation procedures in the CFD Law for territory included in a future
9 annexation area, as well as the procedures established by the Board.

10
11 **“Indenture”** means any indenture, fiscal agent agreement, resolution, or other instrument
12 pursuant to which Bonds are issued, as modified, amended, or supplemented from time to time,
13 and any instrument replacing or supplementing the same.

14
15 **“Land Use Change”** means a change to the Expected Land Uses after STD Formation.

16
17 **“Leased Properties STD No. 2019-2”** means the City and County of San Francisco Special
18 Tax District No. 2019-2 (Pier 70 Leased Properties).

19
20 **“Master Lease”** means a lease for all or part of the 28-Acre Site that, with licenses for other
21 portions of Pier 70, allows the Developer to take possession of the FC Project Area (as defined
22 in the Appendix) and construct horizontal improvements approved under the DDA.

1 **“Maximum Arts Building Special Tax”** means the greatest amount of Arts Building Special
2 Tax that can be levied on a Taxable Parcel in Tax Zone 2 in any Fiscal Year determined in
3 accordance with Sections C, D, and E below.

4
5 **“Maximum Arts Building Special Tax Revenues”** means, at any point in time, the aggregate
6 Maximum Arts Building Special Tax that can be levied on all Taxable Parcels in Tax Zone 2.

7
8 **“Maximum Facilities Special Tax”** means the greatest amount of Facilities Special Tax that
9 can be levied on a Taxable Parcel in any Fiscal Year determined in accordance with Sections
10 C, D, and E below.

11
12 **“Maximum Facilities Special Tax Revenues”** means, at any point in time, the aggregate
13 Maximum Facilities Special Tax that can be levied on all Taxable Parcels.

14
15 **“Maximum Services Special Tax”** means the greatest amount of Services Special Tax that
16 can be levied on a Taxable Parcel in any Fiscal Year determined in accordance with Sections
17 C, D, and E below.

18
19 **“Maximum Services Special Tax Revenues”** means, at any point in time, the aggregate
20 Maximum Services Special Tax that can be levied on all Taxable Parcels.

21
22 **“Maximum Special Tax”** means, for any Taxable Parcel in Tax Zone 1 in any Fiscal Year, the
23 sum of the Maximum Facilities Special Tax and Maximum Services Special Tax. For any
24 Taxable Parcel in Tax Zone 2, “Maximum Special Tax” means in any Fiscal Year, the sum of
25

1 the Maximum Facilities Special Tax, Maximum Arts Building Special Tax, and Maximum
2 Services Special Tax.

3
4 **“Maximum Special Tax Revenues”** means, collectively, the Maximum Facilities Special Tax
5 Revenues, the Maximum Arts Building Special Tax Revenues, and the Maximum Services
6 Special Tax Revenues.

7
8 **“Non-Residential Square Footage”** means Square Footage that is or is expected to be space
9 within any structure or portion thereof intended or primarily suitable for, or accessory to,
10 occupancy by retail, office, commercial, or any other Square Footage in a building that does not
11 meet the definition of Residential Square Footage or Exempt Association Square Footage. The
12 Administrator, in conjunction with the Review Authority, shall make the final determination as to
13 the amount of Non-Residential Square Footage on any Taxable Parcel within the STD, and
14 such determination shall be conclusive and binding. Incidental retail or commercial uses in an
15 Affordable Housing Project that is not Expected Taxable Property shall be Exempt Non-
16 Residential Square Footage. Non-Residential Square Foot means a single square-foot unit of
17 Non-Residential Square Footage.

18
19 **“Planning Code”** means the Planning Code of the City and County of San Francisco, as it may
20 be amended from time to time.

21
22 **“Planning Parcel”** means a geographic area within the STD that, for planning and entitlement
23 purposes, has been designated as a separate Parcel with an alpha, numeric, or alpha-numeric
24 identifier to be used for reference until an Assessor’s Parcel is created and an Assessor’s Parcel
25

1 number is assigned. The Planning Parcels at STD Formation are identified in Attachment 1
2 hereto and may be revised pursuant to Sections D and E below.

3
4 **“Port”** means the Port of San Francisco.

5
6 **“Port-Owned Development Parcel”** means any Parcel of Undeveloped Property in the STD
7 that is anticipated to be developed by a Vertical Developer but which is, at the time of calculation
8 of a Special Tax levy, owned by the Port.

9
10 **“Proportionately”** means, for Developed Property, that the ratio of the actual Services
11 Special Tax levied in any Fiscal Year to the Maximum Services Special Tax authorized to be
12 levied in that Fiscal Year is equal for all Parcels of Developed Property in the same zone. For
13 Undeveloped Property, “Proportionately” means that the ratio of the actual Facilities Special
14 Tax levied to the Maximum Facilities Special Tax is equal for all Parcels of Undeveloped
15 Property in the same zone. For Expected Taxable Property, “Proportionately” means that the
16 ratio of the actual Facilities Special Tax and Arts Building Special Tax levied to the Maximum
17 Facilities Special Tax and Maximum Arts Building Special Tax is equal for all Parcels of
18 Expected Taxable Property in the same zone.

19
20 **“Public Property”** means any property within the boundaries of the STD that is owned by or
21 leased to the federal government, State of California, City, or public agency other than the Port.
22 Parcels of Public Property shall be taxed as Developed Property or Undeveloped Property, as
23 determined by the Administrator pursuant to the definitions set forth in this RMA.

1 **“Remainder Special Taxes”** means, as calculated between September 1st and December 31st
2 of any Fiscal Year, any Facilities Special Tax and Arts Building Special Tax revenues that were
3 collected in the prior Fiscal Year and were not needed to: (i) pay debt service on the applicable
4 Facilities Special Tax Bonds or Arts Building Special Tax Bonds that was due in the calendar
5 year that begins in the Fiscal Year in which the Remainder Special Taxes were levied; (ii) pay
6 periodic costs on the applicable Facilities Special Tax Bonds or Arts Building Special Tax
7 Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments
8 on such Facilities Special Tax Bonds or Arts Building Special Tax Bonds; (iii) replenish reserve
9 funds created for the applicable Facilities Special Tax Bonds or Arts Building Special Tax Bonds
10 under the Indenture; (iv) cure any delinquencies in the payment of principal or interest on the
11 applicable Facilities Special Tax Bonds or Arts Building Special Tax Bonds which have occurred
12 in the prior Fiscal Year; (v) pay other obligations described in the Financing Plan; or (vi) pay
13 Administrative Expenses that have been incurred, or are expected to be incurred, by the City
14 and Port prior to the receipt of additional Facilities Special Tax and Arts Building Special Tax
15 proceeds.

16
17 **“Rental Residential Square Footage”** means Square Footage that is or is expected to be
18 used for one or more of the following uses: (i) Rental Units; (ii) any type of group or student
19 housing that provides lodging for a week or more and may or may not have individual cooking
20 facilities, including but not limited to boarding houses, dormitories, housing operated by medical
21 institutions, and single room occupancy units; or (iii) a residential care facility that is not staffed
22 by licensed medical professionals. The Review Authority shall make the determination as to
23 the amount of Rental Residential Square Footage on a Taxable Parcel in the STD.

24
25 **“Rental Unit”** means a Residential Unit within an Apartment Building.

1
2 **“Required Coverage”** means (i) for Arts Building Special Tax Bonds, the amount by
3 which the Maximum Arts Building Special Tax Revenues must exceed the Arts Building
4 Special Tax Bond debt service and priority Administrative Expenses (if any), as set forth in
5 the applicable Indenture, Certificate of Special Tax Consultant, or other STD Formation
6 Proceedings or Bond document that identifies the minimum required debt service coverage;
7 and (ii) for Facilities Special Tax Bonds, the amount by which the Maximum Facilities Special
8 Tax Revenues must exceed the Facilities Special Tax Bond debt service and priority
9 Administrative Expenses (if any), as set forth in the applicable Indenture, Certificate of
10 Special Tax Consultant, or other STD Formation Proceedings or Bond document that
11 identifies the minimum required debt service coverage.

12
13 **“Residential Square Footage”** means, collectively, For-Sale Residential Square Footage and
14 Rental Residential Square Footage. Residential Square Foot means a single square-foot unit
15 of Residential Square Footage.

16
17 **“Residential Unit”** means a room or suite of two or more rooms that is designed for residential
18 occupancy for 32 consecutive days or more, including provisions for sleeping, eating and
19 sanitation. “Residential Unit” includes, but is not limited to, an individual townhome,
20 condominium, flat, apartment, or loft unit, and individual units within a senior or assisted living
21 facility.

22
23 **“Review Authority”** means the Deputy Director of Real Estate & Development for the Port or
24 an alternate designee from the Port or the City who is responsible for approvals and
25 entitlements of a development project.

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

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

“**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 Services Special Taxes in the prior Fiscal Year; and (iii) pay Administrative Expenses.

“**Special Taxes**” means:

For Tax Zone 1: the Facilities Special Tax and Services Special Tax.

For Tax Zone 2: the Facilities Special Tax, Arts Building Special Tax, and Services Special Tax.

“**Square Footage**” means: (i) for Rental Residential Square Footage and Non-Residential Square Footage, the net rentable, net leasable, and net saleable square footage on a Taxable Parcel, as determined by the Review Authority in conjunction with the Vertical Developer; (ii) for For-Sale Residential Square Footage, the square footage of each individual Residential Unit, as reflected on a condominium plan, site plan, or Building Permit, provided by the Vertical Developer or the Port, or expected pursuant to Development Approval Documents, and (iii) for Association Square Footage, the net rentable, net leasable, and net saleable square footage in

1 a building on a Taxable Parcel owned by or leased to an Association. If a Building Permit is
2 issued that will increase the Square Footage on any Parcel, the Administrator shall, in the first
3 Fiscal Year after the final Building Permit inspection has been conducted in association with
4 such expansion, work with the Review Authority to recalculate (i) the Square Footage on the
5 Taxable Parcel, and (ii) the Maximum Special Taxes for the Parcel based on the increased
6 Square Footage. The final determination of Square Footage for each Square Footage Category
7 on each Taxable Parcel shall be made by the Review Authority.

8
9 **“Square Footage Category”** means, individually, Non-Residential Square Footage or
10 Residential Square Footage.

11
12 **“STD”** or **“STD No. 2019-1”** means the City and County of San Francisco Special Tax District
13 No. 2019-1 (Pier 70 Condominiums).

14
15 **“STD Formation”** means the date on which the Board approved documents to form the
16 STD.

17
18 **“STD Formation Proceedings”** means the proceedings to form the STD, including all
19 resolutions, reports, and notices.

20
21 **“Tax-Exempt Port Parcels”** means Port-owned parcels that are or are intended to be used as
22 streets, walkways, alleys, rights of way, parks, or open space.

1 **“Tax Zone”** means a separate and distinct geographic area in the STD within which one or
2 more Special Taxes are applied at a rate or in a manner that is different than in other areas
3 within the STD. The two Tax Zones at STD Formation are identified in Attachment 2 hereto.
4

5 **“Taxable Association Square Footage”** means any Association Square Footage in a building
6 that does not meet the definition of Exempt Association Square Footage. Taxable Association
7 Square Footage shall be assigned by the Review Authority to the appropriate Square Footage
8 Category and taxed accordingly pursuant to this RMA.
9

10 **“Taxable Non-Residential Square Footage”** means any Non-Residential Square Footage in
11 a building that does not meet the definition of Exempt Non-Residential Square Footage.
12

13 **“Taxable Parcel”** means any Parcel within the STD that is not exempt from Special Taxes
14 pursuant to law or Section H below.
15

16 **“Transition Event”** shall be deemed to have occurred when the Administrator determines that:
17 (i) all Arts Building Special Tax Bonds secured by the levy and collection of Arts Building Special
18 Taxes in Tax Zone 2 have been fully repaid or there are sufficient revenues available to fully
19 repay the Arts Building Special Tax Bonds in funds and accounts that, pursuant to the applicable
20 Indenture, will require such revenues to be applied to repay the Arts Building Special Tax
21 Bonds; (ii) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed to
22 the City; and (iii) the proportional share of Arts Building Costs allocated to Tax Zone 2 have
23 been paid, as determined by the Port.
24
25

1 **“Transition Year”** means the first Fiscal Year in which the Administrator determines that the
2 Transition Event occurred in the prior Fiscal Year.

3
4 **“Undeveloped Property”** means, in any Fiscal Year, all Taxable Parcels that are not
5 Developed Property, or Expected Taxable Property.

6
7 **“VDDA Execution Date”** means the date on which a Vertical DDA was executed between the
8 Port and a Vertical Developer.

9
10 **“Vertical DDA”** means, for a Taxable Parcel, an executed Vertical Disposition and
11 Development Agreement between the Port and a Vertical Developer.

12
13 **“Vertical Developer”** means a developer that has entered into a Vertical DDA for construction
14 of vertical improvements on a Taxable Parcel.

15
16
17 **B. DATA FOR STD ADMINISTRATION**

18
19 On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor’s
20 Parcel numbers for all Taxable Parcels. The Administrator shall also determine: (i) whether
21 each Taxable Parcel is Developed Property, Undeveloped Property (including Port-Owned
22 Development Parcels), or Expected Taxable Property; (ii) the Planning Parcel and Tax Zone
23 within which each Assessor’s Parcel is located; (iii) for Developed Property, the For-Sale
24 Residential Square Footage, Rental Residential Square Footage, Exempt Non-Residential
25 Square Footage, Taxable Non-Residential Square Footage, Exempt Association Square

1 Footage, and Taxable Association Square Footage on each Parcel; (iv) the appropriate Square
2 Footage Category into which any Taxable Association Square Footage should be assigned,
3 and (v) the Facilities Special Tax Requirement, Arts Building Special Tax Requirement, and
4 Services Special Tax Requirement for the Fiscal Year.

5
6 The Administrator shall also: (i) coordinate with the Deputy Director to determine whether the
7 Transition Event occurred in the prior Fiscal Year; (ii) coordinate with the Treasurer-Tax
8 Collector's Office to determine if there have been any Special Tax delinquencies or repayment
9 of Special Tax delinquencies in prior Fiscal Years; (iii) in consultation with the Review Authority,
10 review the Development Approval Documents and communicate with the Developer and
11 Vertical Developers regarding proposed Land Use Changes; and (iv) upon each annexation,
12 Land Use Change, and notification of executed Vertical DDAs, update Attachment 3 to reflect
13 the then-current Expected Land Uses, Expected Maximum Facilities Special Tax Revenues and
14 Expected Maximum Arts Building Special Tax Revenues. The Developer, Port, and Vertical
15 Developer shall notify the Administrator each time a Vertical DDA is executed in order for the
16 Administrator to keep track of VDDA Execution Dates for each Vertical DDA.

17
18 In any Fiscal Year, if it is determined that (i) a parcel map or condominium plan was recorded
19 after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not
20 incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the
21 map or plan was recorded, the Assessor does not yet recognize the newly-created Parcels, and
22 (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the
23 Administrator shall calculate the Special Taxes for the property affected by recordation of the
24 map or plan by determining the Special Taxes that applies separately to each newly-created
25

1 Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided
2 by recordation of the parcel map or condominium plan.

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4
5 **C. MAXIMUM SPECIAL TAXES**

6
7 In calculating Maximum Special Taxes pursuant to this Section C, in any Fiscal Year in which
8 the boundaries of the Planning Parcels are not identical to the boundaries of the then-current
9 Assessor's Parcels, the Administrator shall review the Expected Land Uses for each Planning
10 Parcel and assign the Maximum Special Taxes to the then-current Assessor's Parcels. The
11 Maximum Special Tax Revenues after such allocation shall not be less than the Maximum
12 Special Tax Revenues prior to the allocation.

13
14 **1. *Undeveloped Property***

15
16 **1a. *Facilities Special Tax***

17
18 The Maximum Facilities Special Tax for Undeveloped Property in all Tax Zones shall be
19 the Expected Maximum Facilities Special Tax Revenues shown in Attachment 3 of this
20 RMA, as it may be amended as set forth herein.

1 **1b. Arts Building Special Tax and Services Special Tax**

2
3 No Arts Building Special Tax or Services Special Tax shall be levied on Parcels of
4 Undeveloped Property in any Tax Zone within the STD.

5
6 **2. Developed Property**

7
8 **2a. Facilities Special Tax**

9
10 When a Taxable Parcel (or multiple Taxable Parcels within a building) becomes
11 Developed Property, the Administrator shall use the Base Facilities Special Taxes
12 shown in Table 1 below and apply the steps set forth in this Section 2a to determine
13 the Maximum Facilities Special Tax for the Parcel(s):

14
15 *Step 1.* The Administrator shall review the Building Permit, Certificate of
16 Occupancy, Vertical DDA, condominium plan, architectural drawings,
17 Development Approval Documents, information provided by the Developer,
18 or Vertical Developer, and any other documents or data that estimate or
19 identify the Residential Square Footage or Non-Residential Square Footage
20 anticipated on the Taxable Parcel(s).

21
22 *Step 2.* Using the information from Step 1:

- 23
24 ▪ Based on the Tax Zone in which the Taxable Parcel(s) is located, multiply
25 the applicable Base Facilities Special Tax from Table 1 for Residential

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Square Footage by the total Residential Square Footage expected within each building on the Taxable Parcel(s).

- Based on the Tax Zone in which the Taxable Parcel(s) is located, multiply the applicable Base Facilities Special Tax from Table 1 for Taxable Non-Residential Square Footage by the total Taxable Non-Residential Square Footage expected within each building on the Taxable Parcel(s).

- If, based on the Expected Land Uses, the Administrator determines that there is Expected Taxable Property within any building, multiply the applicable Base Facilities Special Tax from Table 1 based on what had been anticipated on the Expected Taxable Property by the Square Footage of the Expected Land Uses for that Expected Taxable Property.

Prior to the First Bond Sale, the Maximum Facilities Special Tax for the Taxable Parcel(s) shall be the sum of the amounts calculated above, and Steps 3 and 4 below shall not apply.

After the First Bond Sale, the Administrator shall apply Steps 3 and 4 to determine the Maximum Facilities Special Tax for the Taxable Parcel(s).

Step 3. Sum the amounts calculated in Step 2 to determine the Estimated Base Facilities Special Tax Revenues for the Taxable Parcel(s).

1 Step 4. Compare the Estimated Base Facilities Special Tax Revenues from Step 3
2 to the Expected Maximum Facilities Special Tax Revenues, and apply one
3 of the following, as applicable:

- 4
- 5 ▪ *If the Estimated Base Facilities Special Tax Revenues are: (i) greater than
6 or equal to the Expected Maximum Facilities Special Tax Revenues or (ii)
7 less than the Expected Maximum Facilities Special Tax Revenues, but the
8 Maximum Facilities Special Tax Revenues, assuming the same land uses
9 that went into the calculation of the Estimated Base Facilities Special Tax
10 Revenues, are still sufficient to provide Required Coverage, then the
11 Maximum Facilities Special Tax for the Taxable Parcel(s) shall be
12 determined by multiplying the applicable Base Facilities Special Taxes by
13 the Square Footage of each Square Footage Category expected within
14 the building(s) on the Taxable Parcel(s). The Administrator shall update
15 Attachment 3 to reflect the adjusted Expected Maximum Facilities Special
16 Tax Revenues and the new Maximum Facilities Special Tax Revenues.*

 - 17
 - 18 ▪ *If the Estimated Base Facilities Special Tax Revenues are less than the
19 Expected Maximum Facilities Special Tax Revenues, and the Maximum
20 Facilities Special Tax Revenues, assuming the same land uses that went
21 into the calculation of the Estimated Base Facilities Special Tax
22 Revenues, are insufficient to provide Required Coverage, then the Base
23 Facilities Special Taxes that were applied in Step 4 shall be increased
24 proportionately until the amount that can be levied on the Taxable
25 Parcel(s), combined with the Expected Maximum Facilities Special Tax*

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Revenues from other Planning Parcels in the STD, is sufficient to maintain Required Coverage; provided, however, such increase cannot exceed, in the aggregate, the amount by which Expected Maximum Facilities Special Tax Revenues from the Taxable Parcel exceeds the Estimated Base Facilities Special Tax Revenues from the Taxable Parcel(s).

After proportionately increasing the Base Facilities Special Taxes to an amount that will maintain Required Coverage, the Administrator shall use the adjusted per-square foot rates to calculate the Maximum Facilities Special Tax for each Taxable Parcel for which the increased Base Facilities Special Tax was determined to be necessary pursuant to this Step 4. The Administrator shall also revise Attachment 3 to reflect the new Expected Maximum Facilities Special Tax Revenues.

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Table 1 Base Facilities Special Tax		
Square Footage Category	Base Facilities Special Tax in Tax Zone 1 (FY 2019-20) *	Base Facilities Special Tax in Tax Zone 2 (FY 2019-20) *
Residential Square Footage	\$5.22 per Residential Square Foot	\$4.89 per Residential Square Foot
Taxable Non-Residential Square Footage	\$5.22 per Non-Residential Square Foot	\$4.89 per Non-Residential Square Foot

*** The Base Facilities Special Taxes shown above shall be escalated as set forth in Section D.1.**

Unless and until individual Assessor's Parcels are created for Non-Residential Square Footage and Residential Square Footage within a building, the Administrator shall sum the Facilities Special Tax that, pursuant to Section F below, would be levied on all land uses on a Taxable Parcel and levy this aggregate Facilities Special Tax amount on the Taxable Parcel.

If, in any Fiscal Year, the Maximum Facilities Special Tax is determined for any Parcels of Developed Property for which a Building Permit had not yet been issued and, if, when a Building Permit is issued on the Parcel, the Residential Square Footage or Non-Residential Square Footage is different than the Residential Square Footage or Non-Residential Square Footage that was used to determine the Maximum Facilities Special Tax, then the Administrator shall once again apply Steps 1 through 4 in this Section C.2a to recalculate the Maximum Facilities Special Tax for the Parcel based on the Residential Square Footage or Non-Residential Square Footage that was

1 determined when the Building Permit was issued. The Administrator shall do a final
2 check of the Residential Square Footage and Non-Residential Square Footage for the
3 Parcel when a Certificate of Occupancy is issued. Once again, if the Residential
4 Square Footage or Non-Residential Square Footage is different than the Residential
5 Square Footage or Non-Residential Square Footage that was used to determine the
6 Maximum Facilities Special Tax after the Building Permit was issued, then the
7 Administrator shall apply Steps 1 through 4 in this Section C.2a to recalculate the
8 Maximum Facilities Special Tax for the Parcel.

9
10 **2b. Arts Building Special Tax**

11
12 Prior to the Transition Year, when a Taxable Parcel (or multiple Taxable Parcels within
13 a building) in Tax Zone 2 becomes Developed Property, the Administrator shall use the
14 Base Arts Building Special Taxes shown in Table 2 below and apply the steps set forth
15 in this Section 2b to determine the Maximum Arts Building Special Tax for the Taxable
16 Parcel(s). No Arts Building Special Tax shall be levied on Parcels in Tax Zone 1.

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Table 2 Base Arts Building Special Tax in Tax Zone 2		
Square Footage Category	Base Arts Building Special Tax in Tax Zone 2 Before the Transition Year (FY 2019-20) *	Base Arts Building Special Tax in Tax Zone 2 in and After the Transition Year (FY 2019-20) *
Residential Square Footage	\$0.66 per Residential Square Foot	\$0.00 per Residential Square Foot
Taxable Non-Residential Square Footage	\$0.66 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*** The Base Arts Building Special Taxes shown above shall be escalated as set forth in Section D.1.**

Step 1. The Administrator shall review the Building Permit, Certificate of Occupancy, Vertical DDA, condominium plan, architectural drawings, Development Approval Documents, information provided by the Port, Developer or Vertical Developer, and any other documents or data that estimate or identify the Square Footage within each Square Footage Category to determine Residential Square Footage or Non-Residential Square Footage anticipated within each building on the Taxable Parcel(s).

Step 2. Using the information from Step 1:

- For Tax Zone 2 only, multiply the applicable Base Arts Building Special Tax from Table 2 for Residential Square Footage by the total Residential Square Footage expected within each building on the Taxable Parcel(s).

- 1 ▪ For Tax Zone 2 only, multiply the applicable Base Arts Building Special
2 Tax from Table 2 for Taxable Non-Residential Square Footage by the total
3 Taxable Non-Residential Square Footage expected on the Taxable
4 Parcel(s).

- 5
- 6 ▪ If, based on the Expected Land Uses, the Administrator determines that
7 there is Expected Taxable Property within the building(s) in Tax Zone 2,
8 multiply the applicable Base Arts Building Special Tax from Table 2 based
9 on what had been anticipated on the Expected Taxable Property by the
10 Square Footage of the Expected Land Uses within each building.

11

12 Prior to the First Bond Sale, the Maximum Arts Building Special Tax for the
13 Taxable Parcel(s) shall be the sum of the amounts calculated above, and
14 Steps 3 and 4 below shall not apply.

15

16 After the First Bond Sale, the Administrator shall apply Steps 3 and 4 to
17 determine the Maximum Arts Building Special Tax for the Taxable
18 Parcel(s).

19

20 *Step 3.* Sum the amounts calculated in Step 2 to determine the Estimated Base
21 Arts Building Special Tax Revenues for the Taxable Parcel(s).

22

23 *Step 4.* Compare the Estimated Base Arts Building Special Tax Revenues from
24 Step 3 to the Expected Maximum Arts Building Special Tax Revenues, and
25 apply one of the following, as applicable:

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▪ *If the Estimated Base Arts Building Special Tax Revenues are: (i) greater than or equal to the Expected Maximum Arts Building Special Tax Revenues or (ii) less than the Expected Maximum Arts Building Special Tax Revenues, but the Maximum Arts Building Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Arts Building Special Tax Revenues, are still sufficient to provide Required Coverage, then the Maximum Arts Building Special Tax for each Taxable Parcel shall be determined by multiplying the applicable Base Arts Building Special Taxes by the Square Footage of each Square Footage Category expected within the building(s) on the Taxable Parcel(s). The Administrator shall update Attachment 3 to reflect the adjusted Expected Maximum Arts Building Special Tax Revenues and the new Maximum Arts Building Special Tax Revenues.*

▪ *If the Estimated Base Arts Building Special Tax Revenues are less than the Expected Maximum Arts Building Special Tax Revenues, and the Maximum Arts Building Special Tax Revenues, assuming the same land uses that went into the calculation of the Estimated Base Arts Building Special Tax Revenues, are insufficient to provide Required Coverage, then the Base Arts Building Special Taxes that were applied in Step 4 shall be increased proportionately until the amount that can be levied on the Taxable Parcel(s), combined with the Expected Maximum Arts Building Special Tax Revenues from other Planning Parcels in the STD, is sufficient to maintain Required Coverage; provided, however, such*

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increase cannot exceed, in the aggregate, the amount by which Expected Maximum Arts Building Special Tax Revenues from the Taxable Parcel exceeds the Estimated Base Arts Building Special Tax Revenues from the Taxable Parcel(s).

After proportionately increasing the Base Arts Building Special Taxes to an amount that will maintain Required Coverage, the Administrator shall use the adjusted per-square foot rates to calculate the Maximum Arts Building Special Tax for each Taxable Parcel for which the increased Base Arts Building Special Tax was determined to be necessary pursuant to this Step 4. The Administrator shall also revise Attachment 3 to reflect the new Expected Maximum Arts Building Special Tax Revenues.

Unless and until individual Assessor's Parcels are created for Non-Residential Square Footage and Residential Square Footage within a building, the Administrator shall sum the Arts Building Special Tax that, pursuant to Section F below, would be levied on all land uses on a Parcel and levy this aggregate Arts Building Special Tax amount on the Parcel.

If, in any Fiscal Year, the Maximum Arts Building Special Tax is determined for any Parcels of Developed Property for which a Building Permit had not yet been issued and, if, when a Building Permit is issued on the Parcel, the Residential Square Footage or Non-Residential Square Footage is different than the Residential Square Footage or Non-Residential Square Footage that was used to determine the Maximum Arts

1 Building Special Tax, then the Administrator shall once again apply Steps 1 through 4
2 in this Section C.2b to recalculate the Maximum Arts Building Special Tax for the
3 Parcel(s) based on the Residential Square Footage or Non-Residential Square
4 Footage that was determined when the Building Permit was issued. The Administrator
5 shall do a final check of the Residential Square Footage and Non-Residential Square
6 Footage within the building when a Certificate of Occupancy is issued. Once again, if
7 the Residential Square Footage or Non-Residential Square Footage is different than
8 the Residential Square Footage or Non-Residential Square Footage that was used to
9 determine the Maximum Arts Building Special Tax after the Building Permit was issued,
10 then the Administrator shall apply Steps 1 through 4 in this Section C.2b to recalculate
11 the Maximum Arts Building Special Tax for the Parcel.

12
13 If one or more Building Permits have been issued for development of structures on a
14 Taxable Parcel, and additional structures are anticipated to be built on the Taxable
15 Parcel as shown in the Development Approval Documents, the Administrator shall,
16 regardless of the definitions set forth herein, categorize the buildings for which Building
17 Permits have been issued as Developed Property and, if the 36-month anniversary of
18 the VDDA Execution Date has not occurred in a previous Fiscal Year, any remaining
19 buildings for which Building Permits have not yet been issued shall not be subject to the
20 Arts Building Special Tax until either: (i) a Building Permit is issued for such remaining
21 buildings, or (ii) the Fiscal Year in which the 36-month anniversary of the VDDA
22 Execution Date. To determine the Arts Building Special Tax for any such Parcel, the
23 Administrator shall take the sum of the Arts Building Special Taxes determined for each
24 building.

2c. Services Special Tax

Upon issuance of the first Certificate of Occupancy for a building on a Taxable Parcel, the Administrator shall reference Table 3 and apply the steps below to determine the Maximum Services Special Tax for the Parcel:

Table 3 Base Services Special Tax			
Square Footage Category	Base Services Special Tax in Tax Zone 1 (FY 2019-20)*	Base Services Special Tax in Tax Zone 2 Before the Transition Year (FY 2019-20) *	Base Services Special Tax in Tax Zone 2 In and After the Transition Year (FY 2019-20) *
Residential Square Footage	\$1.68 per Residential Square Foot	\$1.34 per Residential Square Foot	\$2.02 per Residential Square Foot
Taxable Non-Residential Square Footage	\$1.68 per Non-Residential Square Foot	\$1.34 per Non-Residential Square Foot	\$2.02 per Non-Residential Square Foot

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

Step 1. Review the Certificate of Occupancy, Building Permit, Vertical DDA, condominium plan, Development Approval Documents, architectural drawings, information provided by the Port, Developer or Vertical Developer, and coordinate with the Review Authority to determine the Residential

1 Square Footage and Non-Residential Square Footage anticipated within
2 each building.

3
4 *Step 2.* Using the information from Step 1:

- 5
- 6 ■ After consideration of the Tax Zone for the building and the Transition
7 Year, multiply the applicable Base Services Special Tax from Table 3 for
8 Residential Square Footage by the total Residential Square Footage
9 within each building.

 - 10
11 ■ Based on the Tax Zone in which the building is located and the Transition
12 Year, multiply the applicable Base Services Special Tax from Table 3 for
13 Taxable Non-Residential Square Footage by the total Taxable Non-
14 Residential Square Footage expected in the building.
- 15

16 The Maximum Services Special Tax for the Parcel shall be the sum of the amounts
17 calculated pursuant to this Step 2.

18
19 If additional structures are anticipated to be built on the Parcel as shown in the
20 Development Approval Documents, the Administrator shall, regardless of the definitions
21 set forth herein, categorize each building for which a Certificate of Occupancy has been
22 issued as Developed Property, and any remaining buildings for which Certificates of
23 Occupancy have not yet been issued shall not be subject to a Services Special Tax until
24 a Certificate of Occupancy is issued for such remaining buildings. To determine the
25

1 Services Special Tax for any such Parcel, the Administrator shall take the sum of the
2 Services Special Taxes determined for each building.

3
4 **3. *Expected Taxable Property***

5
6 Depending on the Tax Zone in which a Parcel of Expected Taxable Property is located, the
7 Maximum Facilities Special Tax and, if applicable, Maximum Arts Building Special Tax assigned
8 to the Parcel shall be the Expected Maximum Facilities Special Tax Revenues and, if applicable,
9 Expected Maximum Arts Building Special Tax Revenues that were assigned to the Parcel (as
10 determined by the Administrator) based on the Expected Land Uses prior to the Administrator
11 determining that such Parcel had become Expected Taxable Property. In the Transition Year
12 and each Fiscal Year thereafter, no Arts Building Special Tax shall be levied on Expected
13 Taxable Property.

14
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16 **D. CHANGES TO THE MAXIMUM SPECIAL TAXES**

17
18 **1. *Annual Escalation of Facilities Special Tax and Arts Building Special Tax***

19
20 Beginning July 1, 2020 and each July 1 thereafter, each of the following amounts shall
21 be increased by 2% of the amount in effect in the prior Fiscal Year: the Base Facilities Special
22 Tax for each Tax Zone in Table 1; the Base Arts Building Special Tax for Tax Zone 2 in Table
23 2; the Expected Maximum Facilities Special Tax Revenues in Attachment 3, the Expected
24 Maximum Arts Building Special Tax Revenues in Attachment 3, and the Maximum Facilities
25 Special Tax and Maximum Arts Building Special Tax assigned to each Taxable Parcel.

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2. Annual Escalation of Services Special Tax

Beginning July 1, 2020 and each July 1 thereafter, the Base Services Special Tax for each Tax Zone in Table 3 and the Maximum Services Special Tax assigned to 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, the Administrator shall, separately for each of the Special Taxes, multiply the applicable Base Special Tax by the total Residential Square Footage and Taxable Non-Residential Square Footage on the Parcel after the Land Use Change; if the First Bond Sale has not yet occurred, the combined amount of the applicable Special Taxes shall be the Maximum Special Tax for 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 the Parcel after the Land Use Change is greater than the Maximum Special Tax that applied to the Parcel prior to the Land Use Change, the Administrator shall increase the Maximum Special Tax for the Parcel to the amount calculated based on the Land Use Change. 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 shall be no change to the Maximum Special Tax for the Parcel. Under no circumstances shall the Maximum Special Tax on any Parcel of Developed Property be reduced, regardless of changes

1 in Square Footage Category or Square Footage on the Parcel, including reductions in Square
2 Footage that may occur due to demolition, fire, water damage, or acts of God.

3
4 **4. Changes to Planning Parcels and Expected Land Uses**

5
6 If, at any time prior to the First Bond Sale, the Developer or a Vertical Developer makes changes
7 to the boundaries of the Planning Parcels or the Expected Land Uses within one or more
8 Planning Parcels, the Administrator shall update the Expected Land Uses and Expected
9 Maximum Facilities Special Tax Revenues and Expected Maximum Arts Building Special Tax
10 Revenues, which will be reflected on an updated Attachment 3. In addition, the Administrator
11 will request updated Attachments 1 and 2 from the Developer.

12
13 If, after the First Bond Sale, the Developer or a Vertical Developer proposes to make changes
14 to the boundaries of the Planning Parcels or the Expected Land Uses within one or more
15 Planning Parcels, the Administrator shall meet with the Port, Developer, and any affected
16 Vertical Developers to review the proposed changes and evaluate the impact on the Expected
17 Maximum Facilities Special Tax Revenues and Expected Maximum Arts Building Special Tax
18 Revenues. If the Administrator determines that such changes will not reduce Required
19 Coverage on Bonds that have been issued, the Port will decide whether to allow the proposed
20 changes and corresponding redistribution of the Maximum Facilities Special Tax Revenues and
21 Maximum Arts Building Special Tax Revenues. If such changes are permitted, the
22 Administrator will update Attachment 3 and request updated Attachments 1 and 2 from the
23 Developer. If the Administrator determines that the proposed changes will reduce Required
24 Coverage on Bonds that have been issued, the Port will not permit the changes.

1 **5. *Reduction in Maximum Facilities Special Taxes Prior to First Bond Sale***

2
3 Prior to the First Bond Sale, as set forth in the Financing Plan, the Port, Developer, and any
4 affected Vertical Developer in Tax Zone 1 may agree to a proportional or disproportional
5 reduction in the Base Facilities Special Tax. If the parties agree to such a reduction, the Port
6 will direct the Administrator to use the reduced Base Facilities Special Tax for purposes of
7 levying the taxes pursuant to this RMA, and such reduction shall be codified by recordation of
8 an amended Notice of Special Tax Lien against all Taxable Parcels within the STD. The
9 reduction shall be made without a vote of the qualified STD electors.

10
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12 **E. ANNEXATIONS**

13
14 If, in any Fiscal Year, a property owner within the Future Annexation Area wants to annex
15 property into Zone 2 of the STD, the Administrator shall apply the following steps as part of the
16 annexation proceedings:

17
18 *Step 1.* Working with Port staff, the Administrator shall determine the Expected Land
19 Uses for the area to be annexed.

20
21 *Step 2.* The Administrator shall prepare or have prepared updated Attachments 1, 2,
22 and 3 to reflect the annexed property and identify the revised Expected Land
23 Uses, Expected Maximum Facilities Special Tax Revenues and Expected
24 Maximum Arts Building Special Tax Revenues. After the annexation is
25 complete, the application of this RMA shall be based on the adjusted Expected

1 Land Uses and Maximum Facilities Special Tax Revenues and Maximum Arts
2 Building Special Tax Revenues, as applicable, including the newly annexed
3 property.

4
5 *Step 3.* The Administrator shall ensure that a Notice of Special Tax Lien is recorded
6 against all Parcels that are annexed to the STD.

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

10
11 **1. *Facilities Special Tax***

12
13 Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement for
14 the Fiscal Year, and the Facilities Special Tax shall be levied according to the steps outlined
15 below:

16
17 **a. In Any Fiscal Year in Which There is No Developer Private Agreement or**
18 **Developer Public Agreement in Place**

19
20 *Step 1.* In all Fiscal Years, the Maximum Facilities Special Tax shall be levied on all
21 Parcels of Developed Property regardless of debt service on Bonds (if any),
22 and any Remainder Special Taxes collected shall be applied as set forth in
23 the Indenture and the Financing Plan.

1 *Step 2.* After the First Bond Sale, if additional revenue is needed after Step 1 in order
2 to meet the Facilities Special Tax Requirement after Capitalized Interest has
3 been applied to reduce the Facilities Special Tax Requirement, the Facilities
4 Special Tax shall be levied Proportionately on each Parcel of Expected
5 Taxable Property, up to 100% of the Maximum Facilities Special Tax for each
6 Parcel of Expected Taxable Property.

7
8 **b. In Any Fiscal Year in Which There is Either or Both a Developer Private**
9 **Agreement and/or a Developer Public Agreement in Place**

10
11 *Step 1.* In all Fiscal Years, the Maximum Facilities Special Tax shall be levied on all
12 Parcels of Developed Property regardless of debt service on Bonds (if any),
13 and any Remainder Special Taxes collected shall be applied as set forth in
14 the Indenture and the Financing Plan.

15
16 *Step 2.* After the First Bond Sale, but only if a Developer Private Agreement is in place,
17 if additional revenue is needed after Step 1 in order to meet the Facilities
18 Special Tax Requirement after Capitalized Interest has been applied to reduce
19 the Facilities Special Tax Requirement, the Facilities Special Tax shall be
20 levied Proportionately on each Parcel of Undeveloped Property that is not a
21 Port-Owned Development Parcel, up to 100% of the Maximum Facilities
22 Special Tax for each Parcel of Undeveloped Property that is not a Port-Owned
23 Development Parcel for such Fiscal Year.

1 *Step 3.* After the First Bond Sale, but only if a Developer Public Agreement is in place,
2 if additional revenue is needed after Step 2 in order to meet the Facilities
3 Special Tax Requirement after Capitalized Interest has been applied to reduce
4 the Facilities Special Tax Requirement, the Facilities Special Tax shall be
5 levied Proportionately on each Port-Owned Development Parcel, up to 100%
6 of the Maximum Facilities Special Tax for each Port-Owned Development
7 Parcel for such Fiscal Year.

8
9 *Step 4:* After the First Bond Sale, if additional revenue is needed after Step 3 in order
10 to meet the Facilities Special Tax Requirement, the Facilities Special Tax shall
11 be levied Proportionately on each Parcel of Expected Taxable Property, up to
12 100% of the Maximum Facilities Special Tax for each Parcel of Expected
13 Taxable Property.

14
15 2. ***Arts Building Special Tax***

16
17 *Step 1.* Each Fiscal Year the Maximum Arts Building Special Tax shall be levied on
18 each Taxable Parcel of Developed Property. Any Remainder Special Taxes
19 collected shall be applied as set forth in the Financing Plan. The Arts Building
20 Special Tax may not be levied on Undeveloped Property.

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Step 2. After the First Bond Sale, if additional revenue is needed after Step 1 in order to meet the Arts Building Special Tax Requirement, the Arts Building Special Tax shall be levied Proportionately on each Parcel of Expected Taxable Property, up to 100% of the Maximum Arts Building Special Tax for each Parcel of Expected Taxable Property.

3. *Services Special Tax*

Each Fiscal Year, the Administrator shall coordinate with the City and the Port to determine the Services Special Tax Requirement for the Fiscal Year. The Services Special Tax shall then be levied Proportionately on each Parcel of Developed Property, up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement. The Services Special Tax may not be levied on Undeveloped Property or Expected Taxable 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 has ordered any Special Taxes to be levied on leasehold interests to be levied on the secured roll. The Special Tax bill for any Parcel subject to a leasehold

1 interest will be sent to the same party that receives the possessory interest tax bill associated
2 with the leasehold.

3
4 In calculating the Facilities Special Tax Requirement, under no circumstances may the Facilities
5 Special Tax that is levied on a Taxable Parcel in a Fiscal Year be increased by more than ten
6 percent (10%) of the Maximum Facilities Special Tax for that Parcel (or such lesser amount
7 required by the CFD Law) as a consequence of delinquency or default in payment of Facilities
8 Special Taxes levied on another Parcel(s) in the STD.

9
10 The Facilities Special Tax shall be levied and collected on a Taxable Parcel until the Fiscal Year
11 that is the 120th Fiscal Year in which the Facilities Special Tax has been levied on the Taxable
12 Parcel.

13
14 The Arts Building Special Tax shall be levied and collected until the earlier of: (i) the Transition
15 Year, and (ii) the 120th Fiscal Year in which the Arts Building Special Tax has been levied on
16 the Taxable Parcel.

17
18 The Services Special Tax shall be levied and collected in perpetuity.

19
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21 **H. EXEMPTIONS**

22
23 Notwithstanding any other provision of this RMA, no Special Taxes shall be levied on Affordable
24 Housing Projects, Tax-Exempt Port Parcels, or Exempt Association Square Footage unless
25 such uses are Expected Taxable Property.

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

2
3 The City may interpret, clarify, and revise this RMA to correct any inconsistency, vagueness, or
4 ambiguity, by resolution or ordinance, as long as such interpretation, clarification, or revision
5 does not materially affect the levy and collection of the Special Taxes and any security for any
6 Bonds.

7
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9 **J. SPECIAL TAX APPEALS**

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

19
20 The filing of an application or an appeal shall not relieve the taxpayer of the obligation to pay
21 the Special Taxes when due.

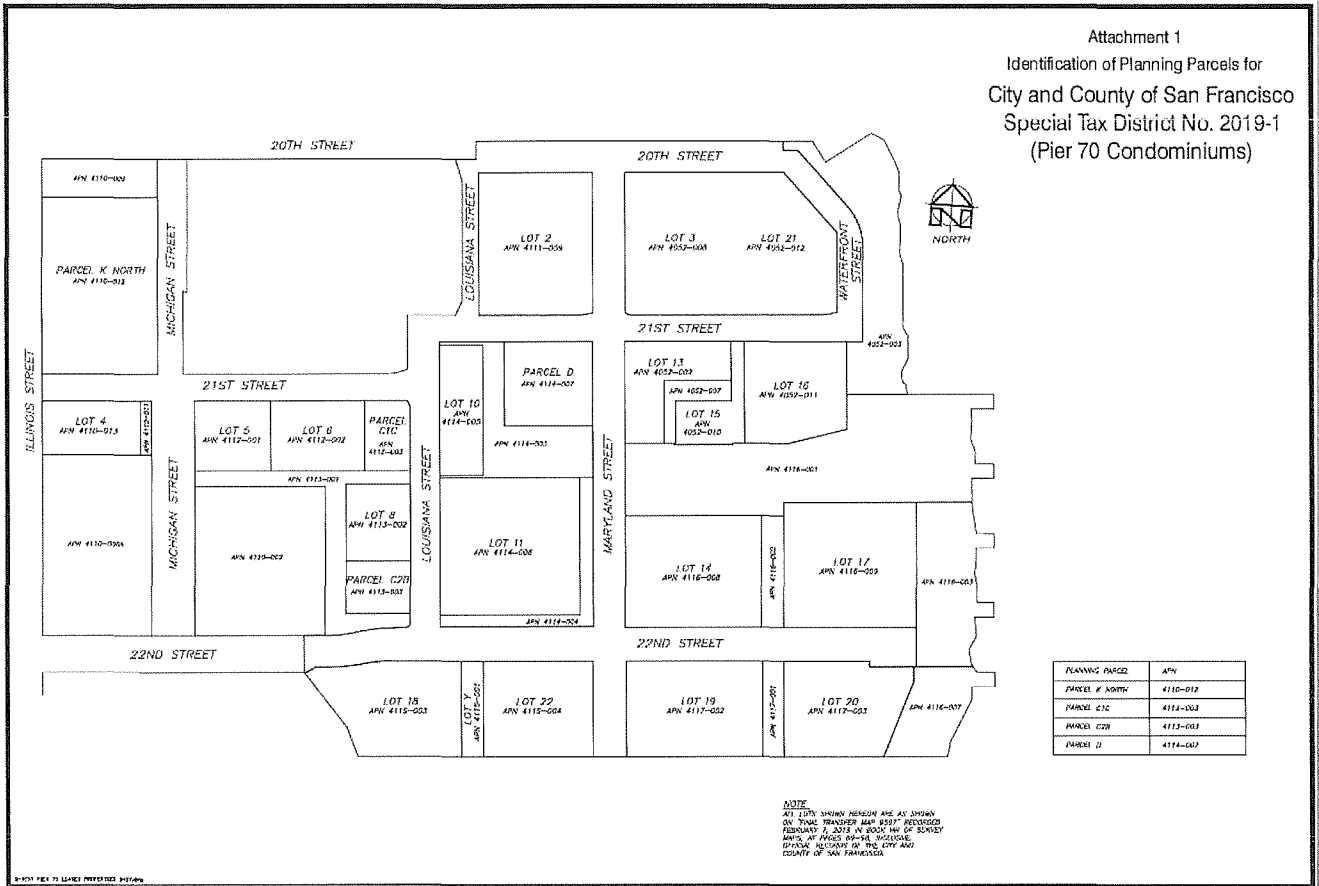
22
23 Nothing in this Section J shall be interpreted to allow a taxpayer to bring a claim that would
24 otherwise be barred by applicable statutes of limitation set forth in the CFD Law or elsewhere
25 in applicable law.

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ATTACHMENT 1

**CITY AND COUNTY OF SAN FRANCISCO
SPECIAL TAX DISTRICT No. 2019-1
(PIER 70 CONDOMINIUMS)**

IDENTIFICATION OF PLANNING PARCELS



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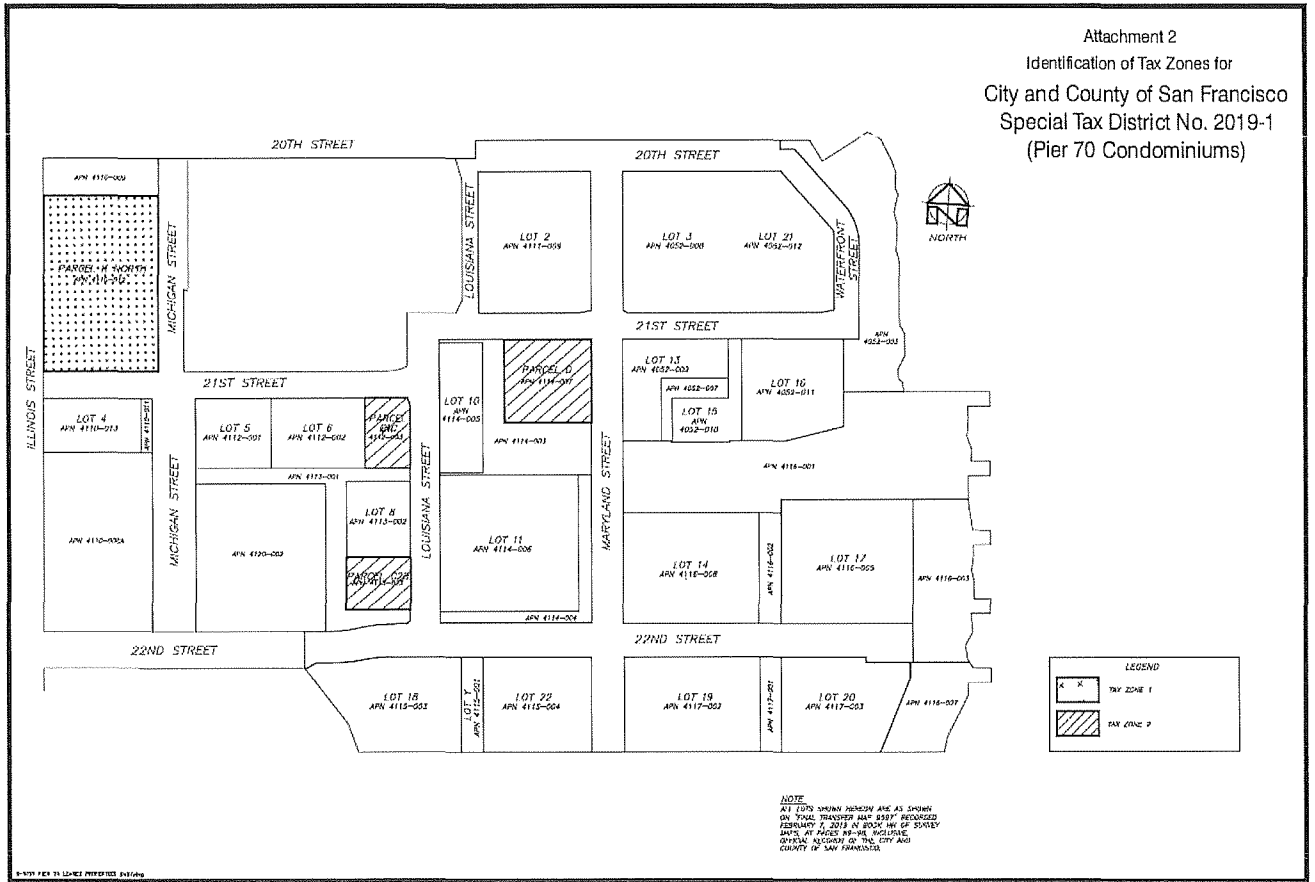
ATTACHMENT 2

CITY AND COUNTY OF SAN FRANCISCO

SPECIAL TAX DISTRICT No. 2019-1

(PIER 70 CONDOMINIUMS)

IDENTIFICATION OF TAX ZONES



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ATTACHMENT 3

CITY AND COUNTY OF SAN FRANCISCO

SPECIAL TAX DISTRICT No. 2019-1

(PIER 70 CONDOMINIUMS)

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**EXPECTED LAND USES, EXPECTED MAXIMUM FACILITIES SPECIAL TAX REVENUES,
AND EXPECTED MAXIMUM ARTS BUILDING SPECIAL TAX REVENUES**

Planning Parcel	Square Footage Category	Expected Square Footage	Expected Maximum Facilities Special Tax Revenues (FY 2019-20)*	Expected Maximum Arts Building Special Tax Revenues (FY 2019-20)
TAX ZONE 1				
Parcel K North	Residential Square Footage	209,000	\$1,090,980	N/A
TAX ZONE 2				
Parcel C1C	Residential Square Footage	50,529	\$247,087	\$33,349
Parcel C2B	Residential Square Footage	52,632	\$257,370	\$34,737
Parcel D	Residential Square Footage	107,282	\$524,609	\$70,806
TOTAL	N/A	419,443	\$2,120,046	\$138,892



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 191162

Date Passed: January 14, 2020

Resolution of formation of the City and County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums) and a future annexation area; determining other matters in connection therewith, as defined herein; and making findings under the California Environmental Quality Act.


January 14, 2020 Board of Supervisors - ADOPTED

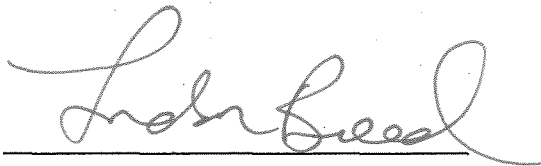
Ayes: 9 - Fewer, Mandelman, Mar, Peskin, Preston, Ronen, Stefani, Walton and Yee

Absent: 2 - Haney and Safai


File No. 191162

I hereby certify that the foregoing Resolution was ADOPTED on 1/14/2020 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board



London N. Breed
Mayor


Date Approved