

Treasure Island Development Program

Resolutions of Intent:

Infrastructure and Revitalization Financing District and Community Facilities District Formation

August 29, 2016



Actions for CPC Consideration

Recommendation to Approve IRFD Resolutions of Intention

- Resolution of Intention to Establish an Infrastructure and Revitalization Financing District
- Resolution Authorizing Preparation of an Infrastructure Financing Plan
- Resolution of Intention to Issue Bonds Related to IRFD

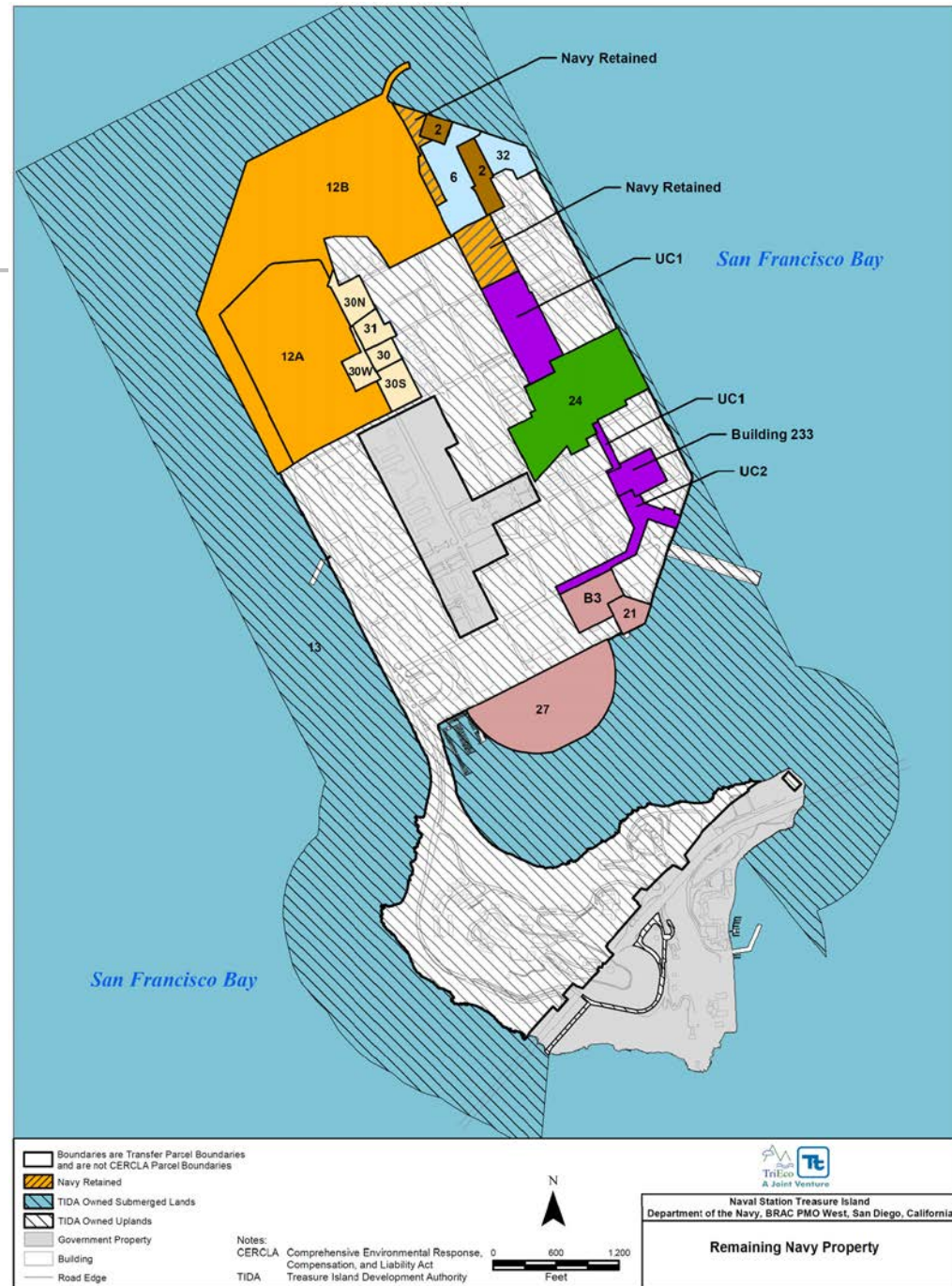
Recommendation to Approve CFD Resolutions of Intention

- Resolution of Intention to Establish Community Facilities District
- Resolution of Intention to Incur Bonded Indebtedness

Program Update

- Initial property transfer from the Navy in May 2015
- Five additional transfers anticipated over the next 18 months
- Final transfer at the end of 2021

Parcel	Date
Parcels B3, 21 & 27	05/31/2016
Parcels Building 233, UC 1 & UC 2	09/30/2016
Parcels 30, 30N, 30S, 30W & 31	01/31/2017
Parcels 6 & 32	07/31/2017
Parcel 24	01/30/2018
Parcel 2	12/31/2020
Parcels 12A, 12B & Navy Retained Sites	12/31/2021



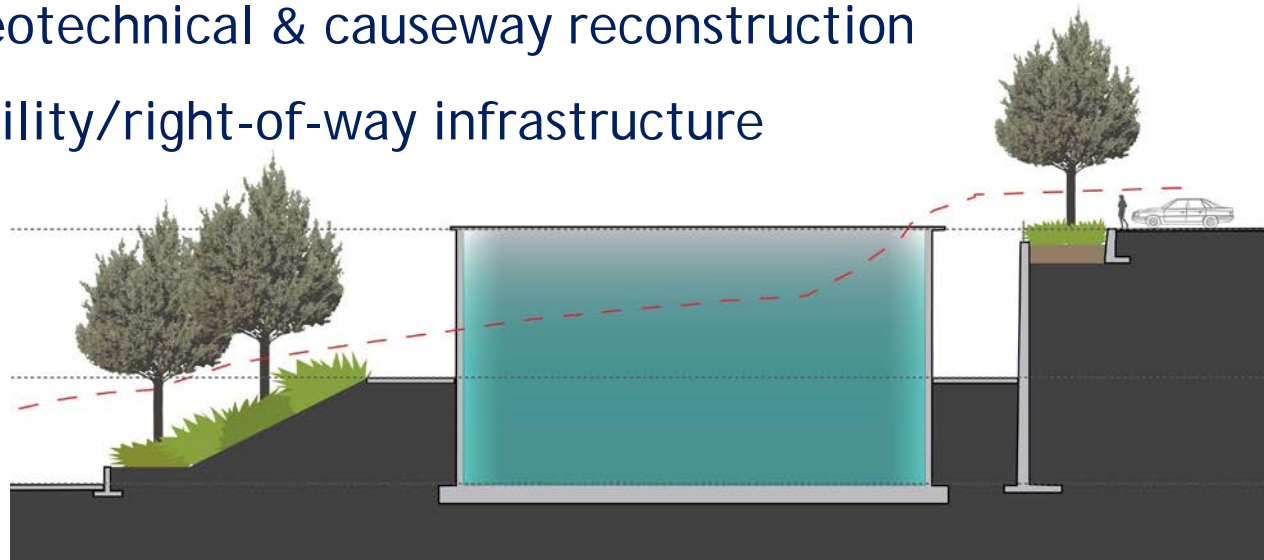
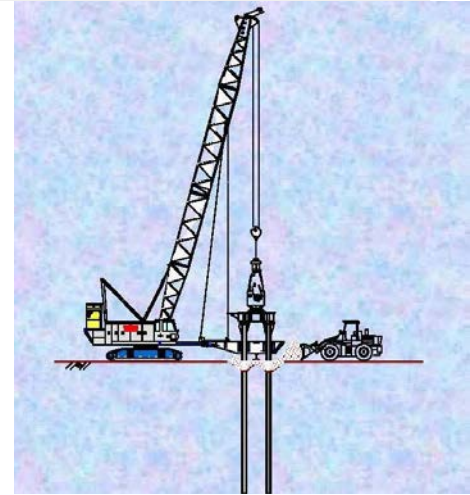
Program Update

- Development parcels in the first subphase areas transferred to TICD in February 2016
- Demolition on Yerba Buena Island complete
- Demolition on Treasure Island underway



Program Update

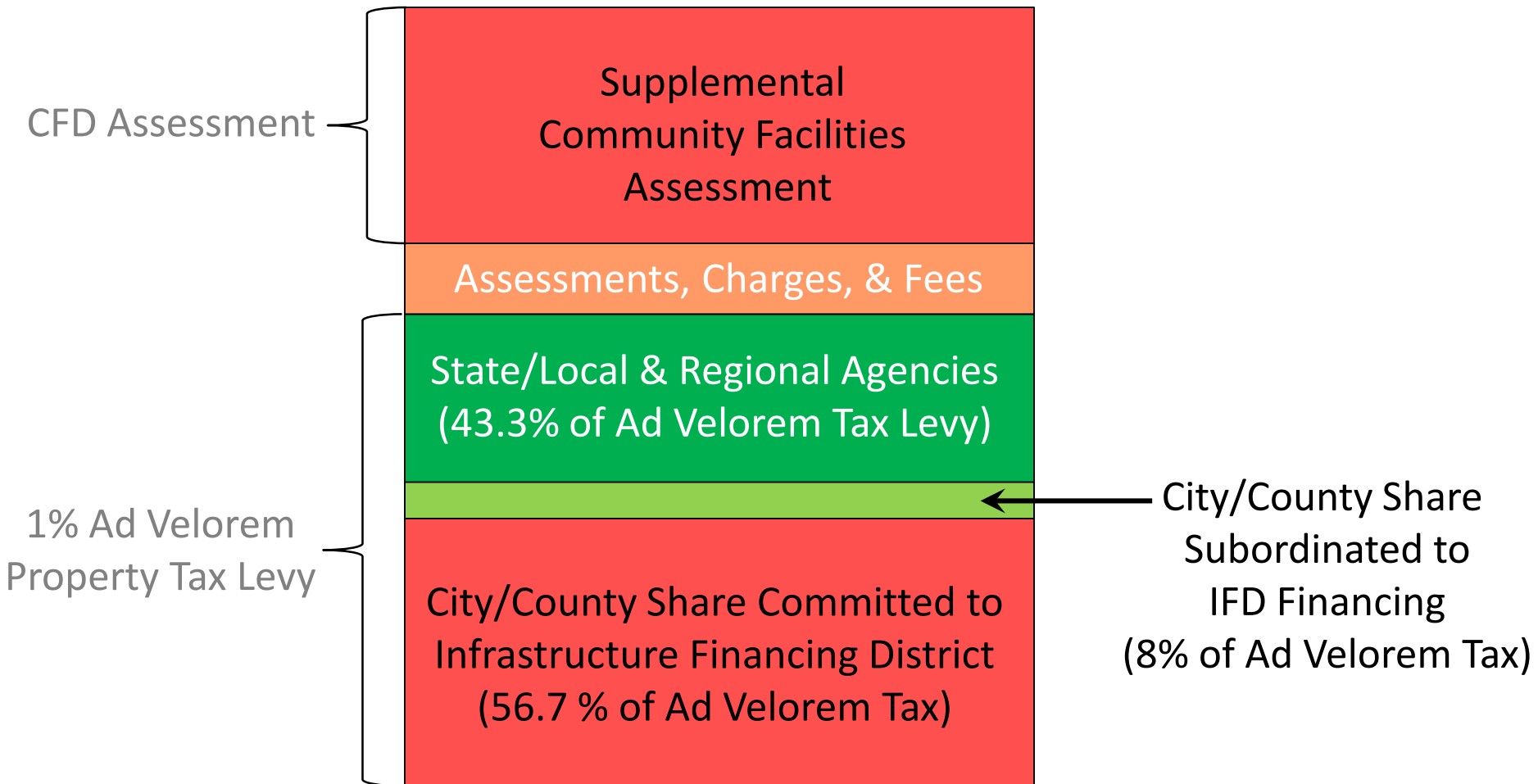
- Initial infrastructure contracts awarded, being bid, or undergoing permit review
 - Water reservoir design/build
 - Tree relocation/preservation
 - Yerba Buena Island utility/right-of-way infrastructure
 - Treasure Island geotechnical & causeway reconstruction
 - Treasure Island utility/right-of-way infrastructure



DDA and Financing Plan

- TICD to finance and construct public and private improvements
- City to provide public financing for reimbursement of eligible island-wide public improvements delivered by TICD
 - Forming Infrastructure Financing District(s) under State of California Government Code to pay for Qualified Project Costs
 - Forming Community Facilities District(s) under the Mello-Roos Community Facilities Act of 1982 to pay for Qualified Project Costs, On-going Park Maintenance and Additional Community Facilities
 - No recourse to the General Fund for developer reimbursements
- With development activities beginning need to establish Financing Districts to provide for reimbursements
 - Have been working with TICD, Office of Public Finance and outside consultants to prepare for formation over the past 12 months

IFD and CFD Collections



Treasure Island Development Program

Development Program



2,173 Units
(27.2% Affordable)



Up to 500 Hotel Rooms

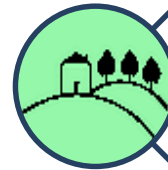


Up to 450,000sf Retail &
Historic Reuse



Up to 100,000sf Office

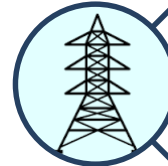
Public Benefits



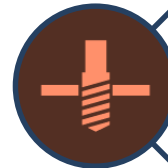
300 acres of open space
(capital and O&M)



Transit equipment, facilities and
operating subsidy



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



Geotechnical improvements

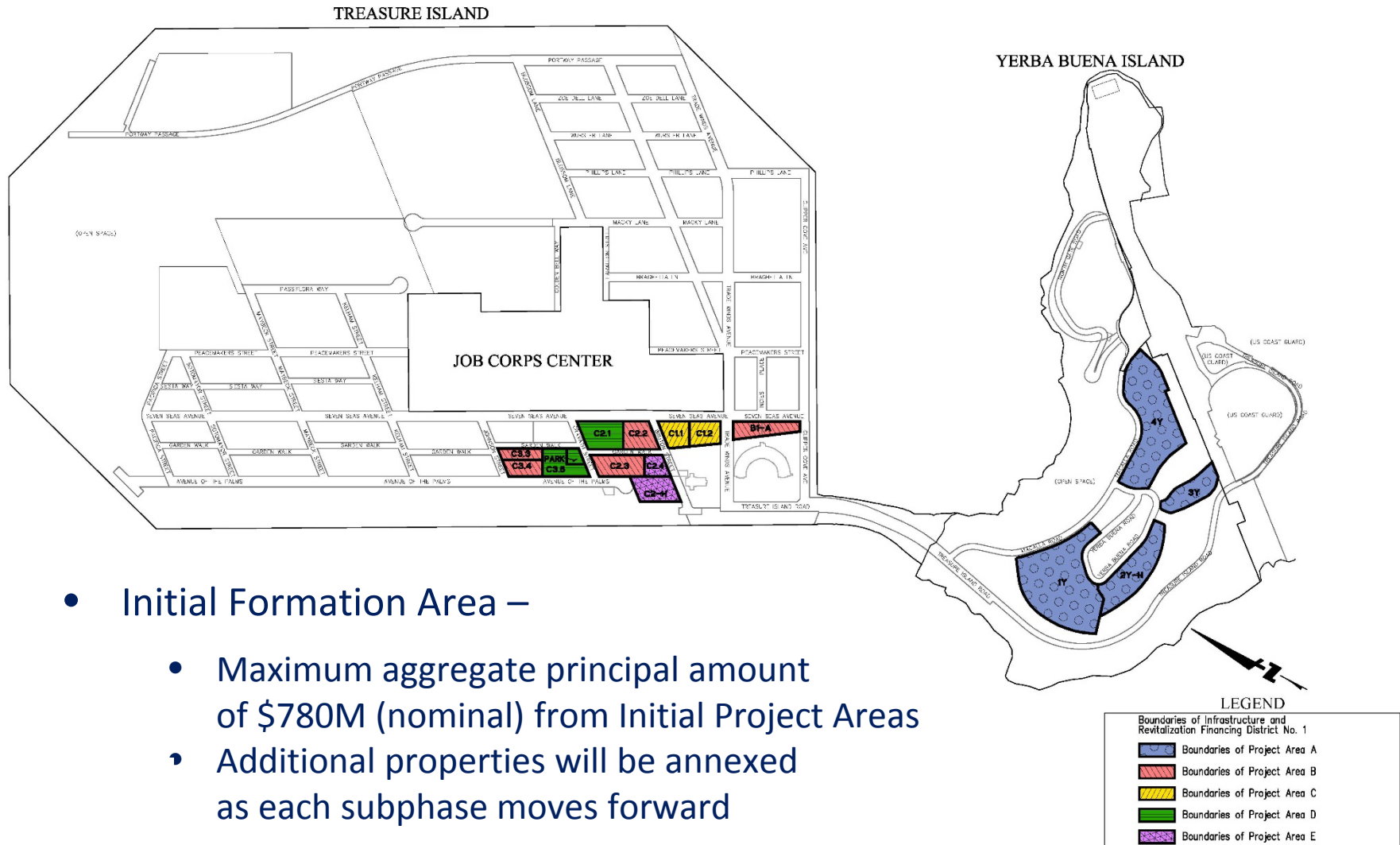


Sea level rise adaptations
(present & future)

Infrastructure and Revitalization Financing District

- Property Tax Increment Financing
 - Financing Plan commits 56.69% out of 64.69% in property tax collected by CCSF to project financing
 - Additional 8% subordinated to project financing
- Formed over a specific geographic area
- May finance infrastructure with community-wide significance and a useful life of fifteen years or more
- May finance affordable housing, but may not finance services
- Fiscal Analysis shows that General Fund revenues arising from development will exceed project driven General Fund expenses

Infrastructure and Revitalization Financing District



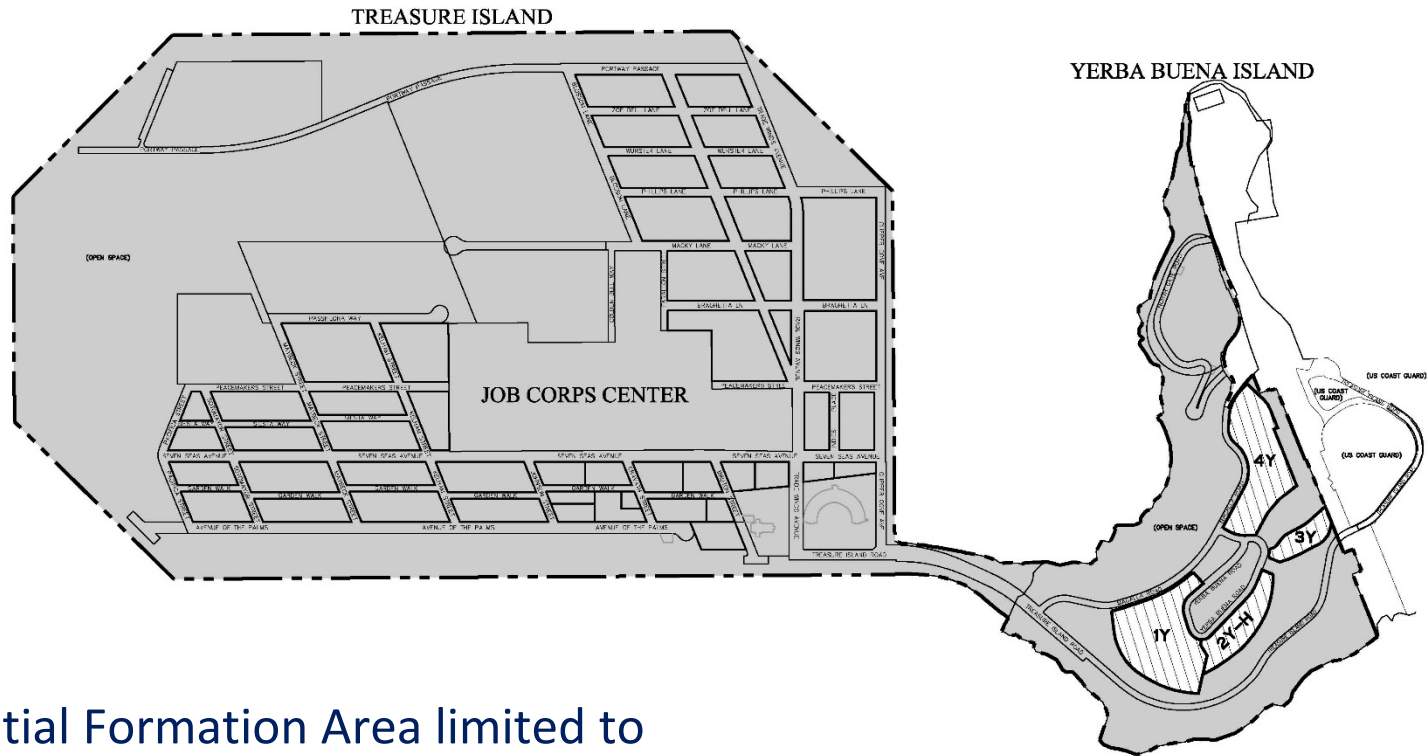
Community Facilities District

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

Community Facilities District



- Initially a Facilities (capital) CFD
 - First 42 years committed to developer reimbursement of infrastructure/public benefits (plus on-going O&M expenses)
 - Establish capital reserve of \$250 million (2016\$) for sea level rise adaptations
- Transition from Capital CFD to Maintenance CFD after 99 years, if not earlier
- Term of Maintenance CFDs are not limited by law
 - Proposed term of 999 years

Community Facilities District



- Initial Formation Area limited to YBI Development Parcels
 - Additional properties will be annexed as subphases moves forward

LEGEND

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

Formation Timeline

Q2
2016

Finalize
boundary maps,
infrastructure
financing plan
(IFP), and rate
and method of
apportionment
(RMA)

Q3
2016

Submit
resolutions of
intent to BOS
for approval,
schedule
public hearings,
validate voting
pool

Q4
2016

Hold public
hearings,
formation/bond
elections held,
BOS adopts
resolutions of
formation

Q1-Q2
2017

Judicial
validation of
IRFD and
formation of
CFD

Resolutions of Intent

IFD

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CFD

- Resolution of Intention to Establish Community Facilities District
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Discussion