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[California Constitution Appropriations Limit (Gann Limit) - Special Tax Districts and Infrastructure and Revitalization Financing Districts - FY2024-2025]

Resolution establishing the appropriations limit for Fiscal Year (FY) 2024-2025, pursuant to California Constitution, Article XIII B (Gann Limit), for Special Tax Districts and Infrastructure Revitalization and Financing Districts, and determining other matters in connection therewith, as defined herein.

WHEREAS, Under Article XIIIB of the Constitution of the State of California, the total annual appropriations subject to limitation of a local government entity may not exceed the appropriations limit of that entity for the prior year adjusted for the change in the cost of living and the change in population (commonly referred to as the "Gann Limit"), except as otherwise provided; and

WHEREAS, Article XIIIB defines local government as any city, county, city and county, school district, special district, authority, or other political subdivision of or within the State; and

WHEREAS, The Mello-Roos Community Facilities Act of 1982, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (as amended, "Mello-Roos Act") provides for the establishment of legally constituted governmental entities known as community facilities districts for the sole purpose of financing facilities and services from special taxes approved by qualified electors of the community facilities district; and

WHEREAS, The Mello-Roos Act provides, among other things, for the establishment of an appropriations limit for community facilities districts and, in connection with community facilities districts involving annexation of parcels from a future annexation area into an

improvement area of the community facilities district, provides for proceedings for approval of the establishment of the appropriations limit applicable only to improvement areas; and

WHEREAS, Under Chapter 43, Article X, of the San Francisco Administrative Code (as it may be amended from time to time, "Code"), which Code incorporates by reference the Mello-Roos Act including those provisions related to establishing an appropriations limit, the Board of Supervisors is authorized to establish a special tax district for the sole purpose of financing facilities and services from special taxes levied by voters of the special tax district; and

WHEREAS, The Board of Supervisors has conducted proceedings under and pursuant to the Mello-Roos Act to form the following community facilities districts and related improvement areas:

- (a) City and County of San Francisco Community Facilities District No. 2014-1(Transbay Transit Center) and
- (b) City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island), Improvement Area No. 1 of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island), Improvement Area No. 2 of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island), and Improvement Area No. 3 of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island); and

WHEREAS, The Board of Supervisors has conducted proceedings under and pursuant to the Code to form the following special tax districts:

(a) City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing), Improvement Area No. 1 of City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable

- Financing), and Improvement Area No. 2 of City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing),
- (b) City and County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums),
- (c) City and County of San Francisco Special Tax District No. 2019-2 (Pier 70 Leased Properties),
- (d) City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services), and
- (e) City and County of San Francisco Special Tax District No. 2022-1 (Power Station) and Improvement Area No. 1 of the City and County of San Francisco Special Tax District No. 2022-1 (Power Station); and

WHEREAS, All of the community facilities districts and special tax districts described above (collectively, "Special Tax Districts") provide for the levy of special taxes and a list of improvements and/or services eligible for funding with the special taxes, and an appropriations limit for the Special Tax Districts and any improvement areas has been established in accordance with the Mello-Roos Act; and

WHEREAS, Under Chapter 2.6 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53369 ("IRFD Law"), the Board of Supervisors is authorized to establish legally constituted governmental entities known as infrastructure and revitalization financing districts legally for the sole purpose of financing authorized facilities; and,

WHEREAS, The IRFD Law provides, among other things, for the establishment of an appropriations limit for infrastructure and revitalization financing districts; and

WHEREAS, The Board of Supervisors has conducted proceedings under and pursuant to the IRFD Law to form the following infrastructure and revitalization financing districts ("IRFDs"; together with Special Tax Districts, "Districts"):

- (a) City and County of San Francisco Infrastructure and Revitalization Financing
 District No. 1 (Treasure Island), and
- (b) City and County of San Francisco Infrastructure and Revitalization Financing
 District No. 2 (Hoedown Yard, Pier 70); and

WHEREAS, An appropriations limit for the IRFDs has been established in accordance with the IRFD Law; and

WHEREAS, California Government Code, Section 7910, provides that each year the governing body of each local government entity shall, at a regularly scheduled meeting or noticed special meeting, establish by resolution its appropriations limit and make other necessary determinations for the following fiscal year pursuant to Article XIII B of the California Constitution; and

WHEREAS, Section 7910 (a) further provides that the documentation used in the determination of the appropriations limit shall be available to the public fifteen days prior to the meeting; and

WHEREAS, The Mello-Roos Act provides for adjustment of the appropriations limit for changes in the per capita personal income in the State of California and changes in population, as defined by subdivisions (b) and (c) of Section 7901 of the California Government Code, except that the change in population may be estimated by the legislative body of the community facilities district in the absence of an estimate by the Department of Finance, and in accordance with Section 1 of Article XIII B of the California Constitution, and, for purposes of adjusting for changes in population, the population of the community facilities shall be deemed to be at least one person during each calendar year; and

WHEREAS, The IRFD Law provides for adjustment of the appropriations limit for changes in the cost of living and changes in populations, as defined by subdivisions (b) and (c) of Section 7901, except that the change in population may be estimated by the legislative body in the absence of an estimate by the Department of Finance, and in accordance with Section 1 of Article XIII B of the California Constitution, and, for purposes of adjusting for changes in population, the population of the district shall be deemed to be at least one person during each calendar year; and

WHEREAS, California Government Code, Section 7901(b), provides that a city or special district may choose to use the change in population within its jurisdiction or within the county in which it is located, and that each city and special district shall select its change in population annually by a recorded vote of the governing body of the city or special district; and

WHEREAS, The calculation of the appropriation limit of each of the Special Tax

Districts and any improvement areas and each of the IRFDs for Fiscal Year 2024-2025 is

described in Attachment 1 (Tables 1 - 8) to this Resolution, and has been made available to
the general public for fifteen days prior to the date of adoption of this Resolution; and

WHEREAS, Authorization of the annual appropriation limits is not a project under the California Environmental Quality Act ("CEQA") Guidelines, Section 15378 (b)(4), because it establishes, for the Districts, funding levels which do not involve any commitment to any specific projects which may result in a potentially significant physical impact on the environment; and

WHEREAS, Pursuant to California Government Code, Section 7910, a judicial action or proceeding to attack, review, set aside, void, or annul the action of the Board of Supervisors to establish the appropriations limit for Fiscal Year 2024-2025 shall be commenced within 45 days of the effective date of the Resolution; now, therefore, be it

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

FURTHER RESOLVED, That the Board of Supervisors, as the legislative body with respect to the Special Tax Districts and the improvement areas, by a recorded vote, hereby establishes the appropriations limit of the Special Tax Districts, including any improvement areas, for Fiscal Year 2024-2025 as set forth in Attachment 1, and hereby finds that the Board of Supervisors has complied with the provisions of Article XIIIB and other applicable provisions of law; and, be it

FURTHER RESOLVED, That the Board of Supervisors, as the legislative body with respect to the IRFDs, by a recorded vote, hereby establishes the appropriations limit of the IRFDs for Fiscal Year 2024-2025 as set forth in Attachment 1, and hereby finds that the Board of Supervisors has complied with the provisions of Article XIIIB and other applicable provisions of law; and, be it

FURTHER RESOLVED, That, pursuant to California Government Code. Section 7910, a judicial action or proceeding to attack, review, set aside, void, or annul the action of the City Council to establish the appropriations limit for Fiscal Year 2024-2025 shall be commenced within 45 days of the effective date of the Resolution; and, be it

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

FURTHER RESOLVED, That this Resolution shall take effect upon its enactment; enactment occurs when the Mayor signs the resolution, the Mayor returns the Resolution

1	unsigned or does not sign the resolution within ten days of receiving it, or the Board of
2	Supervisors overrides the Mayor's veto of the resolution; the provisions of any previous
3	resolutions in any way inconsistent with the provisions hereof in and for the issuance of the
4	Bonds as herein described are hereby repealed.
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6	Recommended:
7	Greg Wagner
8	Controller
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10	By: /s/
11	GREG WAGNER Controller
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ATTACHMENT 1 APPROPRIATION LIMIT CALCULATION TABLES

TABLE 1

City and County of San Francisco
Special Tax District No. 2009-1 (San Francisco Sustainable Financing)
Improvement Area No. 1 and Improvement Area No. 2
Appropriations Limit Adjustment Factor and Calculations

	Appropri	ations Limit Chan	ge Factors ⁽¹⁾		Improvement Area No.1 Appropriation Limit	Improvement Area No.2 Appropriation Limit	
	Total County	California Per	Appropriations		Calculation	Calculation	
	Population	Capita Personal	Limit Adjustment		As of October 2012 ⁽²⁾	As of November 2014 ⁽²⁾	
Year	Change Factor	Income Factor	Factor	FY Change	\$1,400,000	\$1,841,143.05	
Jan 2012 to Jan 2013	1.08%	5.12%	1.0626	2013-14	\$1,487,574		
Jan 2013 to Jan 2014	1.29%	-0.23%	1.0106	2014-15	\$1,503,298		
Jan 2014 to Jan 2015	1.22%	3.82%	1.0509	2015-16	\$1,579,765	\$1,934,794.71	
Jan 2015 to Jan 2016	1.06%	5.37%	1.0649	2016-17	\$1,682,243	\$2,060,303.33	
Jan 2016 to Jan 2017	1.08%	3.69%	1.0481	2017-18	\$1,763,157	\$2,159,400.87	
Jan 2017 to Jan 2018	1.14%	3.67%	1.0485	2018-19	\$1,848,702	\$2,264,171.50	
Jan 2018 to Jan 2019	0.33%	3.85%	1.0419	2019-20	\$1,926,213	\$2,359,101.53	
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$2,013,246	\$2,465,693.95	
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$2,093,270	\$2,563,702.38	
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$2,233,526	\$2,735,479.54	
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$2,317,766	\$2,838,650.45	
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$2,404,311	\$2,944,645.14	

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Date of Unanimous Approval.

³ Improvement areas may be established as properties annex into the CFD from the future annexation area for the CFD, and an appropriations limit applicable to such improvement area will be established in connection with such annexation.

TABLE 2

City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Appropriations Limit Adjustment Factor and Calculations

	Appropri	ations Limit Chan		Appropriation Limit	
	Total County	California Per	Appropriations		Calculation
	Population	Capita Personal	Limit Adjustment		As of September 2014 ⁽²⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$300,000,000
Jan 2014 to Jan 2015	1.22%	3.82%	1.0509	2015-16	\$315,259,812
Jan 2015 to Jan 2016	1.06%	5.37%	1.0649	2016-17	\$335,710,470
Jan 2016 to Jan 2017	1.08%	3.69%	1.0481	2017-18	\$351,857,647
Jan 2017 to Jan 2018	1. 14 %	3.67%	1.0485	2018-19	\$368,929,210
Jan 2018 to Jan 2019	0.33%	3.85%	1.0419	2019-20	\$384,397,323
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$401,765,732
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$417,735,446
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$445,725,204
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$462,536,104
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$479,807,119

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor. Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Resolution of Formation approval date.

TABLE 3

City and County of San Francisco Community Facilities Districts No. 2016-1 (Treasure Island) Improvement Area No. 1, Improvement Area No. 2, and Improvement Area No. 3 Appropriations Limit Adjustment Factor and Calculations

	Appropri	ations Limit Chan	ge Factors ⁽¹⁾		Improvement Area No.1 Appropriation Limit	Improvement Area No.2 Appropriation Limit	Improvement Area No.3 Appropriation Limit
	Total County	California Per	Appropriations		Calculation	Calculation	Calculation
	Population	Capita Personal	Limit Adjustment		As of January 2017 ⁽²⁾	As of April 2020 ⁽³⁾	As of December 2020 ⁽³⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$90,000,000	\$76,000,000	\$212,700,000
	4.000/	0.000/			*********		
Jan 2016 to Jan 2017	1.08%	3.69%	1.0481	2017-18	\$94,328,867		
Jan 2017 to Jan 2018	1. 14 %	3.67%	1.0485	2018-19	\$98,905,551		
Jan 2018 to Jan 2019	0.33%	3.85%	1.0419	2019-20	\$103,052,369		
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$107,708,633	\$79,433,944	
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$111,989,924	\$82,591,350	\$221,154,574
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$119,493,647	\$88,125,264	\$235,972,716
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$124,000,450	\$91, 44 8,982	\$244,872,625
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$128,630,605	\$94,863,671	\$254,016,124

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Resolution of Formation approval date.

³ Unanimous Approval for Annexation execution date.

⁴ Improvement areas may be established as properties annex into the CFD from the future annexation area for the CFD, and an appropriations limit applicable to such improvement area will be established in connection with such annexation.

TABLE 4

City and County of San Francisco Special Tax District No. 2019-1 (Pier 70 Condominiums) and No. 2019-2 (Pier 70 Leased Properties) Appropriations Limit Adjustment Factor and Calculations

			(4)		STD No. 2019-1	STD No. 2019-2
	Appropri	ations Limit Chan	ge Factors''		Appropriation Limit	Appropriation Limit
	Total County	California Per	Appropriations		Calculation	Calculation
	Population	Capita Personal	Limit Adjustment		As of January 2020 ⁽²⁾	As of January 2020 ⁽²⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$1,697,600,000	\$1,841,600,000
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$1,774,303,476	\$1,924,809,897
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$1,844,829,945	\$2,001,318,819
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$1,968,440,101	\$2,135,414,284
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$2,042,681,472	\$2,215,953,228
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$2,118,954,831	\$2,298,696,523

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance.
The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Resolution of Formation approval date.

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

	Appropri	ations Limit Chan	Appropriation Limit			
	Total County	California Per Appropriations			Calculation	
	Population	Capita Personal	Limit Adjustment		As of April 2020 ⁽²⁾	
Year	Change Factor	Income Factor	Factor	FY Change	\$3,700,000,000	
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$3,867,178,876	
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$4,020,894,673	
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$4,290,308,890	
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$4,452,121,494	
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$4,618,362,909	

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Resolution of Formation approval date.

TABLE 6

City and County of San Francisco Special Tax District No. 2022-1 (Power Station) **Appropriations Limit Adjustment Factor and Calculations**

	Appropri	ations Limit Chan		Appropriation Limit	
	Total County Population	California Per Capita Personal	Appropriations Limit Adjustment		Calculation As of March 2022 ⁽²⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$863,000,000
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$920,824,064
Jan 2022 to Jan 2023 Jan 2023 to Jan 2024	-0.64% 0.11%	4.44% 3.62%	1.0377 1.0373	2023-24 2024-25	\$955,553,717 \$991,233,920

1 The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

2 Resolution of Formation approval date.

TABLE 7

City and County of San Francisco Infrastructure and Revitalization Financing District No.1 (Treasure Island) Appropriations Limit Adjustment Factor and Calculations

	Appropri	ations Limit Chan		Appropriation Limit	
	Total County	California Per	Appropriations		Calculation
	Population	Capita Personal	Limit Adjustment	A:	s of February 2017 ⁽²⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$192,000,000
Jan 2016 to Jan 2017	1.08%	3.69%	1.0481	2017-18	\$201,234,916
Jan 2017 to Jan 2018	1.14%	3.67%	1.0485	2018-19	\$210,998,508
Jan 2018 to Jan 2019	0.33%	3.85%	1.0419	2019-20	\$219,845,053
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$229,778,418
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$238,911,838
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$254,919,780
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$264,534,293
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$274,411,956

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State
Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population
Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Ordinance forming IRFD No.1 and adopting an Infrastructure Financing Plan approval date.

TABLE 8

City and County of San Francisco Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard, Pier 70) Appropriations Limit Adjustment Factor and Calculations

	Appropri	ations Limit Chan		Appropriation Limit	
	Total County	California Per	Appropriations		Calculation
	Population	Capita Personal	Limit Adjustment		As of October 2018 ⁽²⁾
Year	Change Factor	Income Factor	Factor	FY Change	\$91,900,000
Jan 2018 to Jan 2019	0.33%	3.85%	1.0419	2019-20	\$95,753,096
Jan 2019 to Jan 2020	0.76%	3.73%	1.0452	2020-21	\$100,079,554
Jan 2020 to Jan 2021	-1.66%	5.73%	1.0397	2021-22	\$104,057,598
Jan 2021 to Jan 2022	-0.79%	7.55%	1.0670	2022-23	\$111,029,827
Jan 2022 to Jan 2023	-0.64%	4.44%	1.0377	2023-24	\$115,217,410
Jan 2023 to Jan 2024	0.11%	3.62%	1.0373	2024-25	\$119,519,607

¹ The total County Population Change Factor and California Per Capital Personal Income Factor per the California State Department of Finance. The Appropriations Limit Adjustment Factor is determined by multiplying the Population Change Factor by the Income Factor.

Sources: California Department of Finance; Goodwin Consulting Group, Inc.

² Resolution adopting an Infrastructure Financing Plan and forming IRFD No.2 approval date.



City and County of San Francisco **Tails**

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

Resolution

File Number:

250164

Date Passed: March 25, 2025

Resolution establishing the appropriations limit for Fiscal Year (FY) 2024-2025, pursuant to California Constitution, Article XIII B (Gann Limit), for Special Tax Districts and Infrastructure Revitalization and Financing Districts, and determining other matters in connection therewith, as defined herein.

March 19, 2025 Budget and Finance Committee - RECOMMENDED

March 25, 2025 Board of Supervisors - ADOPTED

Ayes: 9 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar and Sherrill

Excused: 2 - Sauter and Walton

File No. 250164

I hereby certify that the foregoing Resolution was ADOPTED on 3/25/2025 by the Board of Supervisors of the City and County of San Francisco.

> Angela Calvillo Clerk of the Board

Daniel Lurie Mayor

4.3.2025

Date Approved