

# COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

## RESOLUTION NO. 06-2025

### **ESTABLISHING FOR FISCAL YEAR 2025-26 THE ANNUAL APPROPRIATIONS LIMITS FOR EACH OF THE COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**

- WHEREAS, The Mello-Roos Community Facilities Act of 1982 (the “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 levied by voters of the district; and,
- WHEREAS, The Mello-Roos Act provides, among other things, for the establishment of an appropriations limit for community facilities districts and provides for proceedings for approval of the establishment of the appropriations limit applicable only to the improvement areas; and,
- WHEREAS, Under Article XIII B 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, except as otherwise provided; and,
- WHEREAS, Article XIII B defines local government as any city, county, city and county, school district, special district, authority, or other political subdivision of or within the State. This definition covers community facilities districts; and,
- WHEREAS, In furtherance of the objectives of the California Community Redevelopment Law, Cal. Health and Safety Code, §§ 33000 et seq., the Redevelopment Agency of the City and County of San Francisco (“Former Agency”) undertook programs for the redevelopment of blighted areas in the City and County of San Francisco that included the formation of community facilities districts under the Mello-Roos Act; and,
- WHEREAS, The Former Agency established six community facilities districts: Community Facilities District No.1 (South Beach) by Agency Resolution No. 186-88 (Aug. 30, 1988); Community Facilities District No. 4 (Mission Bay North Public Improvements) by Agency Resolution No. 213-99 (Dec. 21, 1999); Community Facilities District No. 5 (Mission Bay Maintenance District) by Agency Resolution No. 217-99 (Dec. 21, 1999); Community Facilities District No. 6 (Mission Bay South Public Improvements) by Agency Resolution No. 45-2000 (March 28 2000); Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) by Agency Resolution No. 36-2005 (April 5, 2005); Community Facilities District No. 8 (Hunters Point Shipyard Phase One Maintenance) by Agency Resolution No. 94-2009 (Sep. 2, 2008).

- WHEREAS, On February 1, 2012, the State of California dissolved all redevelopment agencies including the Former Agency, by operation of law pursuant to California Health and Safety Code Section 34170 et seq. (“Redevelopment Dissolution Law”). Under the authority of Redevelopment Dissolution Law and San Francisco Ordinance No. 215-12 (October 4, 2012) (establishing the Successor Agency Commission (“Commission”) and delegating to it state authority under Redevelopment Dissolution Law), the Successor Agency to the Former Agency (commonly known as the Office of Community Investment and Infrastructure) (“Successor Agency” or “OCII”) is administering the enforceable obligations of the Former Agency, including those obligations relating to community facilities districts, such as the funding of services from special taxes. In administering community facilities districts, the Successor Agency acts under the Mello-Roos Act and not under the Community Redevelopment Law, as amended by the Redevelopment Dissolution Law; and,
- WHEREAS, In furtherance of the Former Agency’s obligations under the Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard), the Successor Agency to the Former Agency established, by Resolution No. 17-2018 (April 17, 2018), Community Facilities District No. 9 (HPS2/CP Public Facilities and Services); and,
- WHEREAS, All of the CFDs described above (the “Agency CFDs”) provide for, among other things, the levy of special taxes, a list of public improvements and/or services eligible for funding with the special taxes, and an appropriations limit, as required by applicable law, including the Mello-Roos Act, and by Local Goals and Policies for Community Facilities District (Agency Resolution No 79-2008, July 15, 2008); and,
- WHEREAS, Section 7910 of the California Government Code 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. 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 calculation of the appropriation limits of the Agency CFDs for fiscal year 2025-26 is described in Attachment 1 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”) A Guidelines Section 15378 (b) 4, because it establishes, for existing community facilities, 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 Commission to establish the appropriations limit for fiscal year 2025-26 shall be commenced within 45 days of the effective date of the resolution; now therefore, be it,

RESOLVED, That the Commission, as the legislative body of the Agency CFDs, establishes, by a recorded vote, the appropriations limits of the Agency CFDs for fiscal year 2025-26 as set forth in Attachment 1, and hereby finds that the Commission has complied with the provisions of Article XIII B and other applicable provisions of law; and be it further

RESOLVED, That this resolution shall take effect upon its adoption.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 15, 2025.

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Commission Secretary

Attachment 1: Fiscal Year 2025-26 Appropriations Limitations for OCII’s Community Facilities Districts

ATTACHMENT 1

Fiscal Year 2025-26 Appropriation Limitations for OCIP's Community Facilities Districts

Calculation and Comparison of Appropriations Subject to Limits

Successor Agency to the Redevelopment Agency of the City and County of San Francisco  
Community Facilities Districts  
Appropriations Limit Adjustment Factor and Calculations

| Appropriations Limit Change Factors /1 |                                             |                                                    |                                              | Appropriations Limit Calculations |                                             |                                             |                                               |                                               |                                               |                                                |
|----------------------------------------|---------------------------------------------|----------------------------------------------------|----------------------------------------------|-----------------------------------|---------------------------------------------|---------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|------------------------------------------------|
| Year                                   | Total County<br>Population<br>Change Factor | California Per<br>Capita Personal<br>Income Factor | Appropriations<br>Limit Adjustment<br>Factor | FY Change                         | CFD No. 1<br>As of Aug 1989<br>\$20,000,000 | CFD No. 5<br>As of Dec 1999<br>\$20,000,000 | CFD No. 6<br>As of March 2000<br>\$50,000,000 | CFD No. 7<br>As of Sept. 2008<br>\$65,000,000 | CFD No. 8<br>As of Sept. 2008<br>\$25,000,000 | CFD No. 9<br>As of April 2018<br>\$200,000,000 |
|                                        |                                             |                                                    |                                              |                                   |                                             |                                             |                                               |                                               |                                               |                                                |
| Jan 1989 to Jan 19 0                   | -0.40%                                      | 4.21%                                              | 1.0379                                       | 1990-91                           | \$20,758,632                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1990 to Jan 19 1                   | 0.41%                                       | 4.14%                                              | 1.0457                                       | 1991-92                           | \$21,706,673                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1991 to Jan 19 2                   | 0.68%                                       | -0.64%                                             | 1.0004                                       | 1992-93                           | \$21,714,411                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1992 to Jan 19 3                   | 1.69%                                       | 2.72%                                              | 1.0446                                       | 1993-94                           | \$22,681,999                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1993 to Jan 19 4                   | 1.16%                                       | 0.71%                                              | 1.0188                                       | 1994-95                           | \$23,108,020                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1994 to Jan 19 5                   | 1.38%                                       | 4.72%                                              | 1.0617                                       | 1995-96                           | \$24,532,661                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1995 to Jan 19 6                   | 0.79%                                       | 4.67%                                              | 1.0550                                       | 1996-97                           | \$25,881,195                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1996 to Jan 19 7                   | 2.84%                                       | 4.67%                                              | 1.0764                                       | 1997-98                           | \$27,859,198                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1997 to Jan 19 8                   | 2.02%                                       | 4.15%                                              | 1.0625                                       | 1998-99                           | \$29,601,465                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1998 to Jan 19 9                   | 0.94%                                       | 4.53%                                              | 1.0551                                       | 1999-00                           | \$31,233,270                                | --                                          | --                                            | --                                            | --                                            | --                                             |
| Jan 1999 to Jan 20 0                   | 1.05%                                       | 4.91%                                              | 1.0601                                       | 2000-01                           | \$33,110,876                                | \$21,202,311                                | \$53,005,778                                  | --                                            | --                                            | --                                             |
| Jan 2000 to Jan 20 1                   | 1.58%                                       | 7.82%                                              | 1.0952                                       | 2001-02                           | \$36,264,208                                | \$23,221,525                                | \$58,053,812                                  | --                                            | --                                            | --                                             |
| Jan 2001 to Jan 20 2                   | 1.02%                                       | -1.27%                                             | 0.9974                                       | 2002-03                           | \$36,168,850                                | \$23,160,463                                | \$57,901,158                                  | --                                            | --                                            | --                                             |
| Jan 2002 to Jan 20 3                   | 0.33%                                       | 2.31%                                              | 1.0265                                       | 2003-04                           | \$37,126,465                                | \$23,773,665                                | \$59,434,162                                  | --                                            | --                                            | --                                             |
| Jan 2003 to Jan 20 4                   | 0.38%                                       | 3.28%                                              | 1.0367                                       | 2004-05                           | \$38,489,921                                | \$24,646,744                                | \$61,616,860                                  | --                                            | --                                            | --                                             |
| Jan 2004 to Jan 20 5                   | 0.74%                                       | 5.26%                                              | 1.0604                                       | 2005-06                           | \$40,814,298                                | \$26,135,142                                | \$65,337,856                                  | --                                            | --                                            | --                                             |
| Jan 2005 to Jan 20 6                   | 0.72%                                       | 3.96%                                              | 1.0471                                       | 2006-07                           | \$42,736,044                                | \$27,365,719                                | \$68,414,296                                  | --                                            | --                                            | --                                             |
| Jan 2006 to Jan 20 7                   | 1.09%                                       | 4.42%                                              | 1.0556                                       | 2007-08                           | \$45,111,390                                | \$28,886,754                                | \$72,216,885                                  | --                                            | --                                            | --                                             |
| Jan 2007 to Jan 20 8                   | 1.51%                                       | 4.29%                                              | 1.0586                                       | 2008-09                           | \$47,757,073                                | \$30,580,898                                | \$76,452,245                                  | --                                            | --                                            | --                                             |
| Jan 2008 to Jan 20 9                   | 1.22%                                       | 0.62%                                              | 1.0185                                       | 2009-10                           | \$48,639,415                                | \$31,145,900                                | \$77,864,749                                  | \$66,200,917                                  | \$25,461,891                                  | --                                             |
| Jan 2009 to Jan 20 0                   | 1.12%                                       | -2.54%                                             | 0.9855                                       | 2010-11                           | \$47,934,899                                | \$30,694,768                                | \$76,736,919                                  | \$65,242,031                                  | \$25,093,089                                  | --                                             |
| Jan 2010 to Jan 20 1                   | 0.97%                                       | 2.51%                                              | 1.0350                                       | 2011-12                           | \$49,614,704                                | \$31,770,419                                | \$79,426,047                                  | \$67,528,338                                  | \$25,972,438                                  | --                                             |
| Jan 2011 to Jan 20 2                   | 0.47%                                       | 3.77%                                              | 1.0426                                       | 2012-13                           | \$51,727,159                                | \$33,123,114                                | \$82,807,785                                  | \$70,403,505                                  | \$27,078,271                                  | --                                             |
| Jan 2012 to Jan 20 3                   | 1.08%                                       | 5.12%                                              | 1.0626                                       | 2013-14                           | \$54,962,846                                | \$35,195,063                                | \$87,987,657                                  | \$74,807,452                                  | \$28,772,097                                  | --                                             |
| Jan 2013 to Jan 20 4                   | 1.29%                                       | -0.23%                                             | 1.0106                                       | 2014-15                           | \$55,543,821                                | \$35,567,086                                | \$88,917,716                                  | \$75,598,192                                  | \$29,076,228                                  | --                                             |
| Jan 2014 to Jan 20 5                   | 1.22%                                       | 3.82%                                              | 1.0509                                       | 2015-16                           | \$58,369,115                                | \$37,376,243                                | \$93,440,608                                  | \$79,443,572                                  | \$30,555,220                                  | --                                             |
| Jan 2015 to Jan 20 6                   | 1.06%                                       | 5.37%                                              | 1.0649                                       | 2016-17                           | \$62,155,474                                | \$39,800,811                                | \$99,502,027                                  | \$84,597,015                                  | \$32,537,313                                  | --                                             |
| Jan 2016 to Jan 20 7                   | 1.08%                                       | 3.69%                                              | 1.0481                                       | 2017-18                           | \$65,145,061                                | \$41,715,171                                | \$104,287,927                                 | \$88,666,006                                  | \$34,102,310                                  | --                                             |
| Jan 2017 to Jan 20 8                   | 1.14%                                       | 3.67%                                              | 1.0485                                       | 2018-19                           | \$68,305,793                                | \$43,739,123                                | \$109,347,808                                 | \$92,967,937                                  | \$35,756,899                                  | \$209,703,676                                  |
| Jan 2018 to Jan 20 9                   | 0.33%                                       | 3.85%                                              | 1.0419                                       | 2019-20                           | \$71,169,654                                | \$45,572,976                                | \$113,932,439                                 | \$96,865,809                                  | \$37,256,080                                  | \$218,495,933                                  |
| Jan 2019 to Jan 20 0                   | 0.76%                                       | 3.73%                                              | 1.0452                                       | 2020-21                           | \$74,385,346                                | \$47,632,121                                | \$119,080,304                                 | \$101,242,543                                 | \$38,939,440                                  | \$228,368,339                                  |
| Jan 2020 to Jan 20 1                   | -1.66%                                      | 5.73%                                              | 1.0397                                       | 2021-22                           | \$77,342,076                                | \$49,525,442                                | \$123,813,605                                 | \$105,266,815                                 | \$40,487,236                                  | \$237,445,711                                  |
| Jan 2021 to Jan 20 2                   | -0.79%                                      | 7.55%                                              | 1.0670                                       | 2022-23                           | \$82,524,270                                | \$52,843,822                                | \$132,109,556                                 | \$112,320,065                                 | \$43,200,025                                  | \$253,355,417                                  |
| Jan 2022 to Jan 20 3                   | -0.64%                                      | 4.44%                                              | 1.0377                                       | 2023-24                           | \$85,636,742                                | \$54,836,872                                | \$137,092,179                                 | \$116,556,310                                 | \$44,829,350                                  | \$262,910,929                                  |
| Jan 2023 to Jan 20 4                   | 0.11%                                       | 3.62%                                              | 1.0373                                       | 2024-25                           | \$88,834,402                                | \$56,884,471                                | \$142,211,176                                 | \$120,908,502                                 | \$46,503,270                                  | \$272,727,976                                  |

/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.