



THE EASTERN NEIGHBORHOODS CFD

City Council Meeting | September 2024



**EASTERN
NEIGHBORHOODS
CFD**

Agenda

- CFD Recap
- Eastern Neighborhoods CFD
- Updated project list
- What we've heard
- Proposed rates
- Timeline
- Q&A



CFD 101

- CFD = community facilities district
- Regulated by California law
- A special tax district in which property owners tax themselves to fund critical infrastructure improvements
 - Requires a 2/3 vote in favor
- CFD ≠ property tax
- Rate, conditions, timeline and other details are determined by the city or agency proposing the CFD
- Highly flexible in what can be funded and how targeted the investments are



East of 101 Growth

2019

35,000 Employees



2024

45,000 Employees



2040

101,000 Employees
10,000 Residents
Hotels, restaurants,
and services



Planning Efforts

2018

Initial CFD Planning



2020



2022

CFD Planning Restarts



Oyster Point
MOBILITY
VISION
PLAN

2024

**Complete
Streets
Corridor Plans**

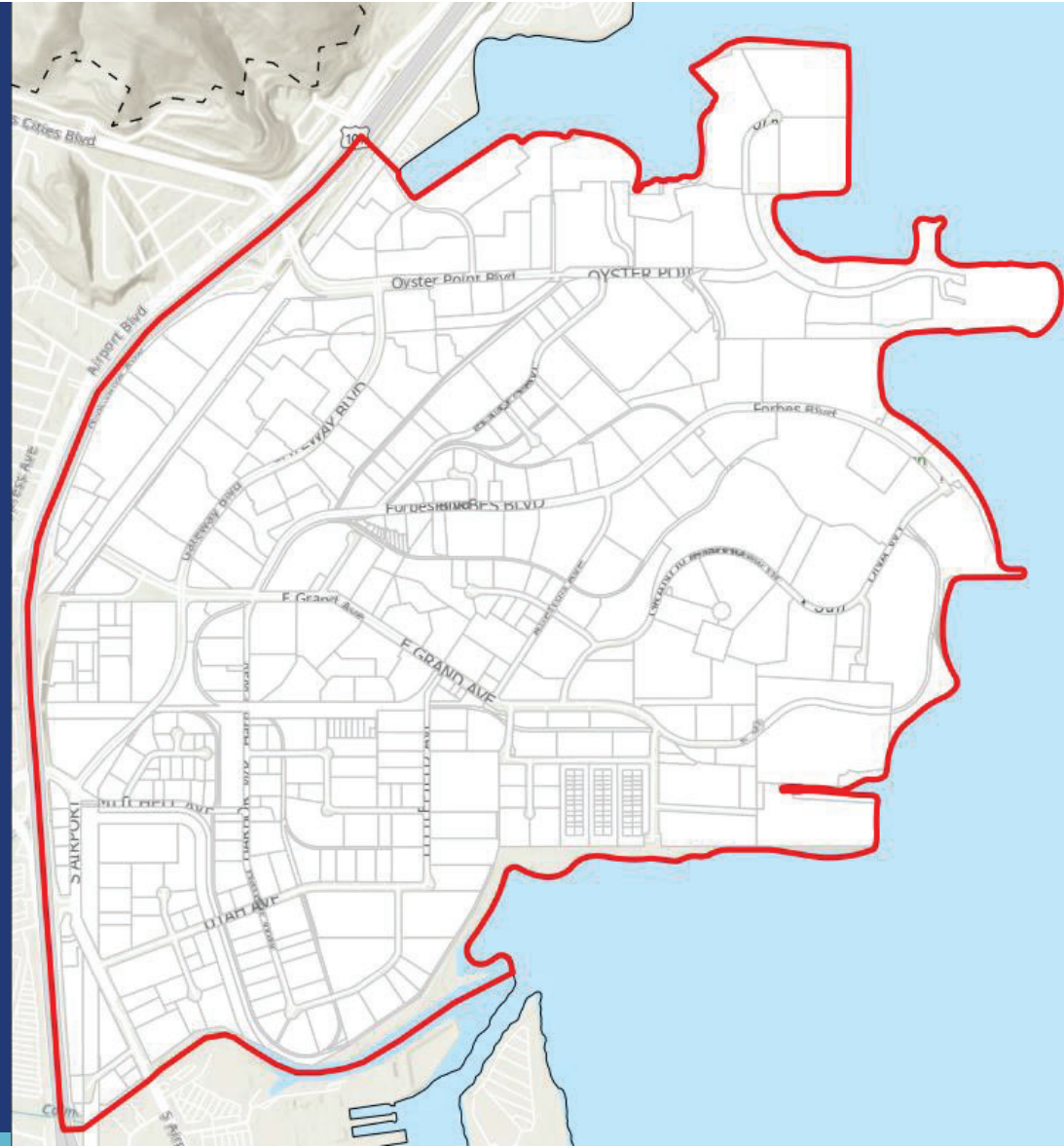


The Proposal

- Holistic plan: all projects work together and no transportation mode is more important than any another.
- Improve safety and access for all.
- Everyone benefits, regardless of where your property is located.
 - Projects are proposed across the Eastern Neighborhoods area.
- Proposed projects are supported by plans already adopted by the City:
 - General Plan
 - Active South City
 - Mobility 20/20






Proposed CFD Boundaries



Project List + Conceptual Renderings



Legend

-  Caltrain Station
-  Ferry Terminal
-  Roadway Rehabilitation



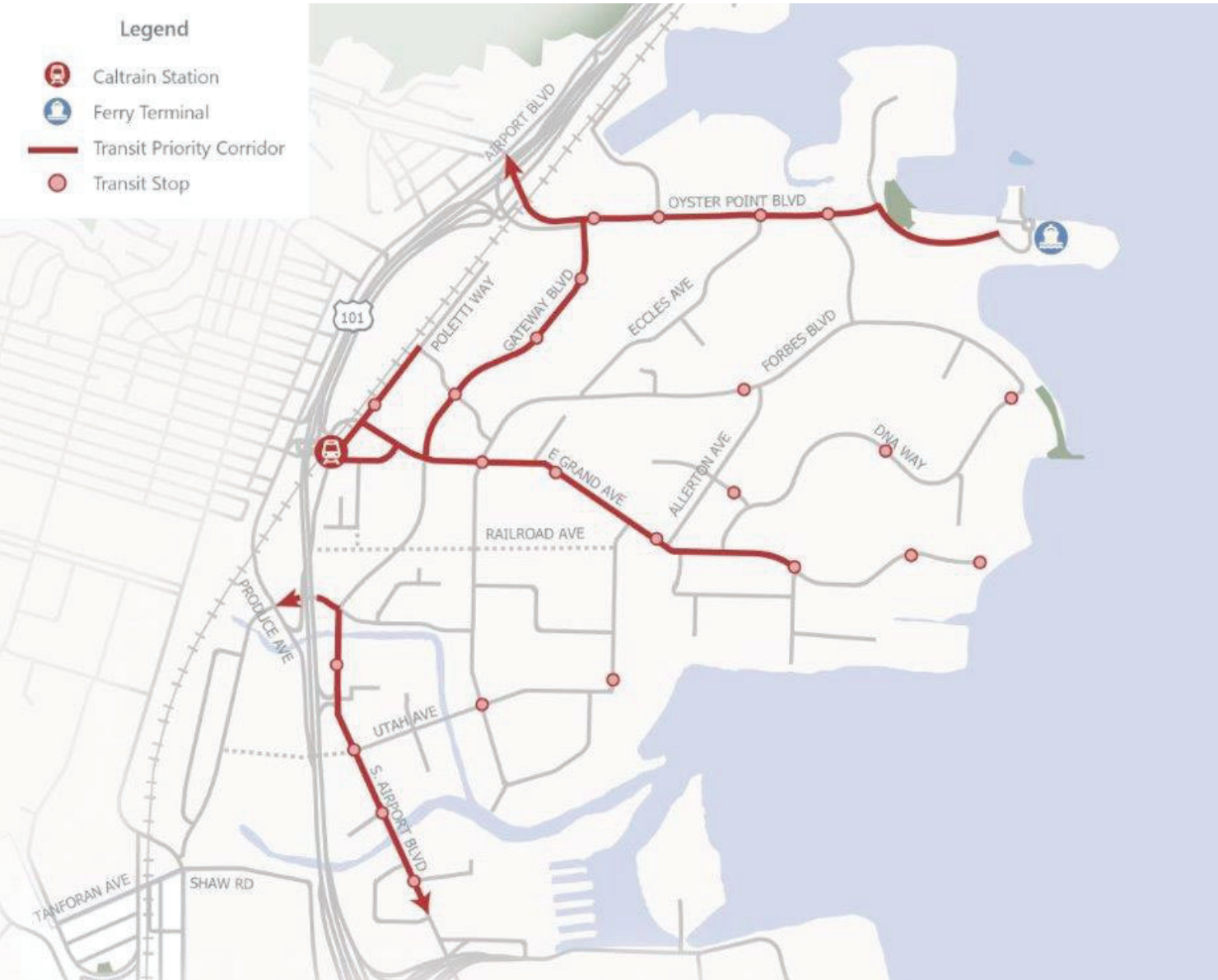
Roadway Rehabilitation

- All major streets in the CFD area repaved (17 miles)



Legend

-  Caltrain Station
-  Ferry Terminal
-  Transit Priority Corridor
-  Transit Stop




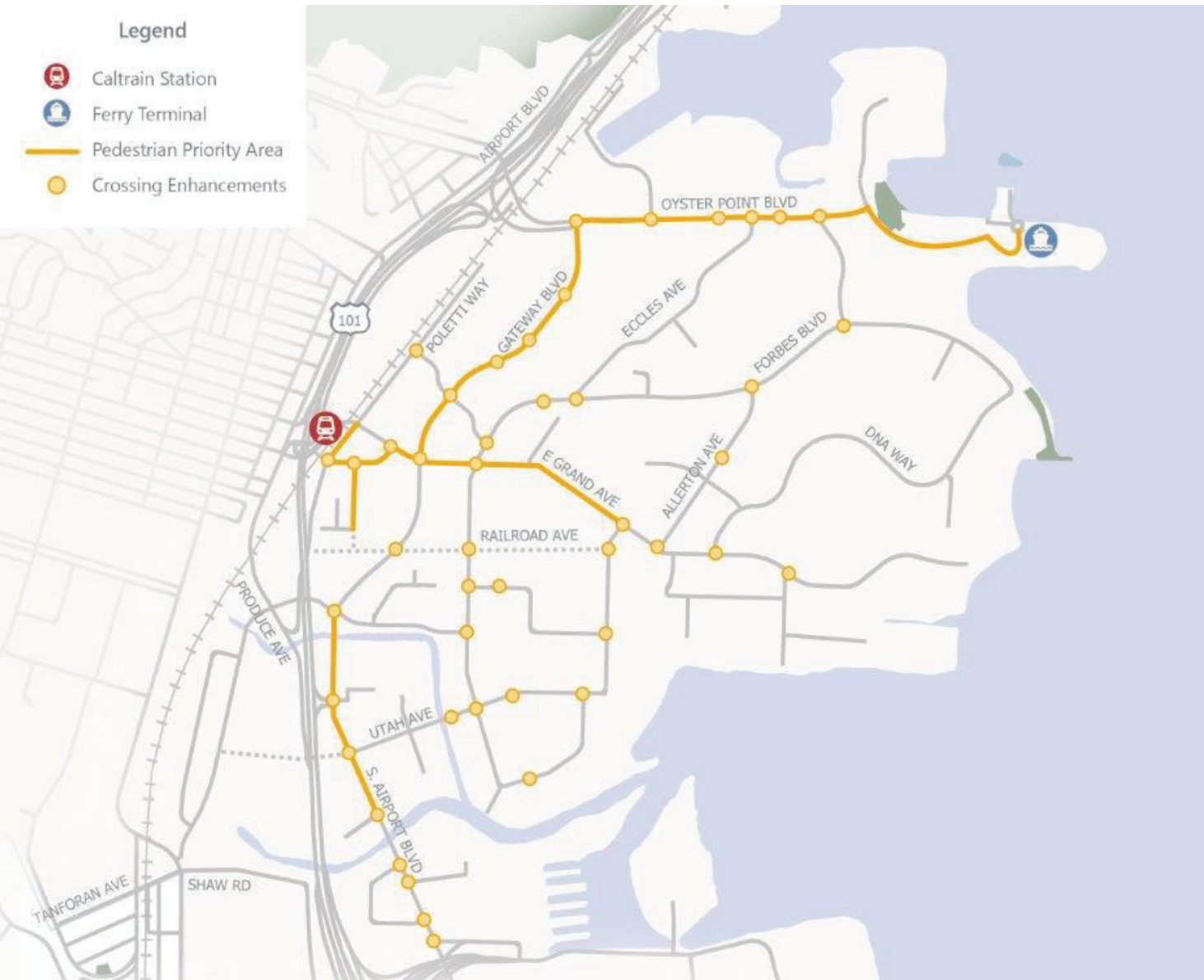
Transit Priority Corridors

- Transit priority streets incorporate bus and shuttle service, enhanced bus stops, transit signal priority, and transit lanes



Legend

-  Caltrain Station
-  Ferry Terminal
-  Pedestrian Priority Area
-  Crossing Enhancements



Pedestrian Priority Corridors

- Create walkable neighborhoods
- Incorporate wider sidewalks, landscaping, curb extensions, high visibility crosswalks and other traffic calming features



Legend

-  Caltrain Station
-  Ferry Terminal
-  Shared-Use Trail
-  On-Street Class IIB Bike Lane
-  On-Street Class IV Separated Bikeway/Class I Shared-Use Path

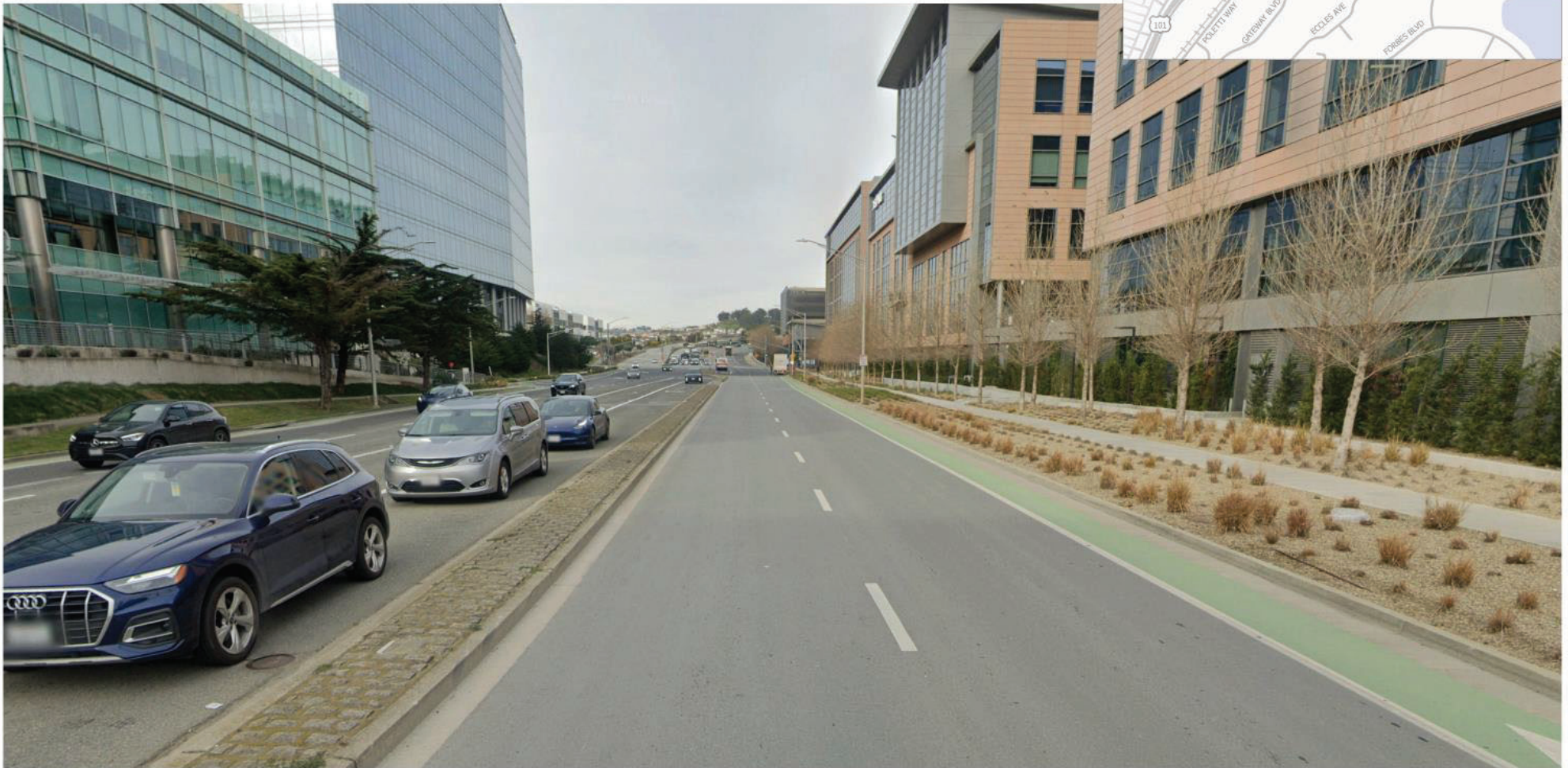
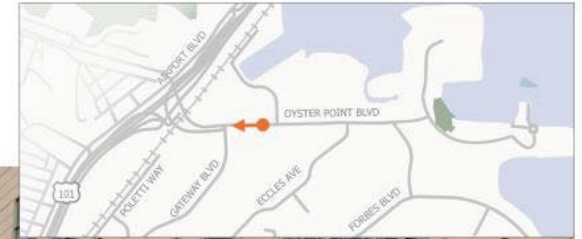


Bicycle Corridors

- Connect regional transit stations via separated bikeways and trails, facilitating local and cross-town travel for people of all ages and abilities



Oyster Point



Oyster Point



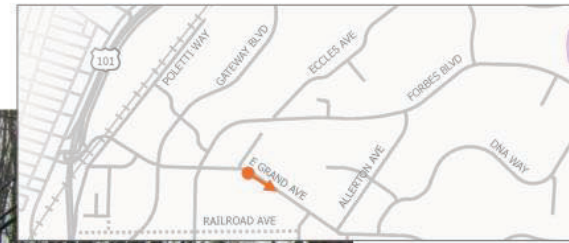
E. Grand – Caltrain Station



E. Grand – Caltrain Station



E. Grand



E. Grand



Poletti Way – Caltrain Station



Poletti Way – Caltrain Station



Utah Ave



Utah Ave



Outreach



The CFD Area: Large & Diverse

- The CFD area has:
 - 980.8 acres
 - 479 parcels, from 0.05 to 23 acres in size
 - 332 property owners
 - Diversity of property uses:
 - Warehouse
 - Hotel
 - R&D Flex
 - C/I Misc.
 - Restaurant
 - Biotech
 - Financial
 - Hospital
 - Auto/Sales Repair
 - Service Station
 - Light Manufacturing
 - Office: Multi-Story
 - Office: Single-Story
 - Indoor Recreation
 - Food Processing
 - Parking Structure



What We've Done

- Created SSF-CFD.com
- Two rounds of mailed letters
- Two rounds of door-to-door outreach
- Two rounds of community town halls (6 per round)
- Dozens of 1:1 meetings
- Countless emails and calls
- Targeted door knocking to unresponsive property owners



What We've Heard

- **Property owners want:**
 - Safer corridors
 - Upgraded streets
 - Better connectivity throughout the area
 - All transportation modes respected and benefitted



What We've Heard

- **Property owners are concerned about:**
 - Equitable assessment of rates
 - Financial burden for property owners and their tenants
 - Another tax and where that revenue is going
 - Who is causing the problems
 - Forcing out land uses
 - Timeline for implementation



Moving Forward With Funding



980.8 ACRES



332 PROPERTY OWNERS



479 PARCELS



REQUIRES 66.7% VOTE OF PARCEL OWNERS TO PASS



VOTES BASED ON LOT SIZE – ONE VOTE PER ACRE OF PARCEL



GOVERNED BY CITY COUNCIL WITH E101 ADVISORY PANEL



Financial Model



Maximum Tax Rates

- Property owners will be assessed a rate per square foot of developed area on their parcels
- Proposed initial max. rates (per square foot of developed area):
 - Life Science & Office: **\$0.65**
 - Residential: **\$0.25**
 - Warehouse/Industrial/Other
 - first 25,000sf: **\$0.05**
 - second 25,000sf: **\$0.10**
 - anything in addition: **\$0.15**
- At these rates, CFD could generate approx. \$118M over 30 years



Bonds

Bonds could be issued in Spring 2025

- 1st installment in Dec. 2025
- 2nd installment in Apr. 2026

30 year bond

Option to issue another tranche of bonds, if necessary



Next Steps



NEXT STEPS



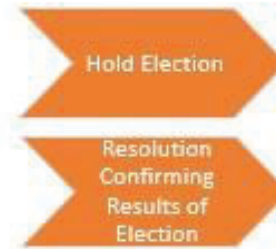
Kickoff:
Petition filed by property owners or by two council members (*Meeting #1 to follow within 90 days*).



Meeting Number 1: Resolution of Intention to Establish the CFD and Resolution of Intention to Incur Bonded Indebtedness (*Meeting #2 to follow 30-60 days later*).



Meeting Number 2: Public Hearing and Resolution of Formation of the CFD, Resolution Deeming It Necessary to Incur Bond Indebtedness, Resolution Calling the Election (*Meeting #3 to follow between 90-180 days later*).



Meeting Number 3: Opening and Counting of Ballots, **Resolution Confirming Results of Election**, First reading to adopt the special tax ordinance ordering the levy of special taxes within the CFD



Meeting Number 4: Second reading to adopt the special tax ordinance ordering the levy of special taxes within the CFD.



Staff seeks Council feedback and direction concerning possible formation of an Eastern Neighborhoods Community Facilities District (CFD), and if appropriate, scheduling of associated City Council meetings to move forward with formation.



Thank You

SSF-CFD.com

