GOODWIN CONSULTING GROUP

ABAG Finance Authority for Nonprofit Corporations Community Facilities District No. 2006-1 (San Francisco Rincon Hill)

CFD Tax Administration Report Fiscal Year 2024-25

November 27, 2024

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Community Facilities District No. 2006-1
CFD Tax Administration Report

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The following summary provides a brief overview of the main points from this report regarding the ABAG Finance Authority for Nonprofit Corporations Community Facilities District No. 2006-1 (San Francisco Rincon Hill) ("CFD No. 2006-1" or "CFD"):

Fiscal Year 2024-25 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
390	$464,202

For further detail regarding the special tax levy, or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2024-25

Development Status	Number of Units	Square Feet of Living Area
Developed Property	390	419,097

For more information regarding the development status of CFD No. 2006-1, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired	Current Amount Outstanding
Special Tax Bonds Series 2006A	$5,825,000	$1,550,000*	$4,275,000*

* *As of the date of this report.*

I. INTRODUCTION

ABAG Finance Authority for Nonprofit Corporations Community Facilities District No. 2006-1 (San Francisco Rincon Hill)

On May 12, 2006, the Executive Committee of the Board of Directors (the "Board") of the ABAG Finance Authority for Nonprofit Corporations (the "Authority") established CFD No. 2006-1. In a landowner election held on the same day, the qualified landowner electors within the CFD authorized the levy of a Mello-Roos special tax on property within CFD No. 2006-1. The landowners also voted to incur bonded indebtedness, secured by special taxes levied in CFD No. 2006-1, in an amount not to exceed $28,000,000.

CFD No. 2006-1 is located in the South-of-Market district in the City of San Francisco (the "City"). The original boundary of CFD No. 2006-1 consisted of approximately 0.99 gross acres on two lots. This first phase of development includes a 60-story high-rise tower known as Rincon Hill Phase 1, which consists of 390 residential condominium units.

On April 22, 2008, a 0.29-acre lot was annexed to CFD No. 2006-1. The proposed development on this third lot consists of 299 residential condominium units in a 52-story tower, known as Phase 2. On January 12, 2015, the owner of Phase 2 submitted a petition to the Authority requesting that the Authority not issue bonds and directed the Authority to record a Notice of Cessation of Special Tax against Phase 2. On January 27, 2015, the Authority acknowledged that the obligation to pay the special taxes has ceased with respect to Phase 2 and the lien imposed by the Notice of Special Tax has been extinguished as to the annexed parcel.

The types of facilities to be funded by special tax revenues generally include neighborhood open spaces, streetscape improvements, community center facilities, library facilities and related improvements, affordable housing, and school facilities and related improvements.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment acts, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982, which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

II. *PURPOSE OF REPORT*

This CFD Tax Administration Report (the "Report") presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2024-25 special tax levy for CFD No. 2006-1. The Report is intended to provide information to interested parties regarding the CFD, including its current financial obligations, special taxes to be levied in fiscal year 2024-25, and the development status of CFD No. 2006-1.

The remainder of the Report is organized as follows:

- **Section III** identifies the financial obligations of CFD No. 2006-1 for fiscal year 2024-25.
- **Section IV** presents a summary of the method used to apportion special taxes among parcels in CFD No. 2006-1.
- **Section V** provides an update of the development activity occurring within the CFD.
- **Section VI** identifies parcels, if any, that have prepaid their special tax obligation.
- **Section VII** provides information on state reporting requirements.

III. *SPECIAL TAX REQUIREMENT*

Pursuant to the Rate and Method of Apportionment of Special Tax (the "RMA"), which was adopted as an exhibit to the Resolution of Formation of CFD No. 2006-1, the Special Tax Requirement means the amount that must be levied in any fiscal year to: (i) pay principal and interest on bonds, (ii) create or replenish reserve funds, (iii) cure any delinquencies in the payment of principal or interest on bonds which have occurred in the prior fiscal year or, based on delinquencies in the payment of special taxes which have already taken place, are expected to occur in the fiscal year in which the tax will be collected, (iv) pay administrative expenses, and (v) pay the costs of public improvements authorized to be financed by CFD No. 2006-1. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any fiscal year by (i) interest earnings on or surplus balances in funds and accounts for bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the bond indenture, bond resolution, or other legal document that set forth these terms, (ii) proceeds from the collection of penalties associated with delinquent special taxes, and (iii) any other revenues available to pay debt service on bonds as determined by the Administrator. For fiscal year 2024-25, the Special Tax Requirement is $464,202 and is calculated in the table below.

Community Facilities District No. 2006-1
Special Tax Requirement
Fiscal Year 2024-25*

Debt Service Payments		**$444,208**
March 1, 2025 Interest Payment	$112,104	
September 1, 2025 Interest Payment	$112,104	
September 1, 2025 Principal Payment	$220,000	
CFD Administrative Expenses		**$54,994**
Trustee Costs	$2,500	
Special Tax Consultant Costs	$12,000	
Legal Costs	$2,500	
ABAG FAN Administrative Costs	$34,094	
County Fee for Placing Levy on Roll	$3,900	
Less: Surplus Funds Available to Reduce Levy		**($35,000)**
Special Tax Requirement for Fiscal Year 2024-25		**$464,202**

**Totals may not sum due to rounding.*

Special Tax Categories

Special taxes within CFD No. 2006-1 are levied pursuant to the methodology set forth in the RMA. Among other things, the RMA establishes various special tax categories and Tax Zones against which the special tax may be levied, the maximum special tax rates, and the methodology by which the special tax is applied. On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for Taxable Property within each Tax Zone. The Administrator shall also (i) determine which Parcels are Developed Property and Undeveloped Property, (ii) identify the square footage of Living Area for each Market-Rate Unit, (iii) identify Parcels on which Below Market-Rate Units are or will be built, (iv) determine whether there is a Square Footage Deficit within any building, and (v) calculate the Special Tax Requirement for the Fiscal Year. *(All capitalized terms, unless otherwise stated, are defined in the RMA which is attached as Appendix C of this Report.)*

Maximum Special Tax Rates

The maximum special tax rates applicable to each category of taxable property in the CFD are set forth in Section C of the RMA. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2024-25 are determined by the method of apportionment included in Section E of the RMA. The table in Appendix A identifies the fiscal year 2024-25 maximum special tax rates and actual special tax rates for Taxable Property in CFD No. 2006-1.

Apportionment of Special Taxes

The amount of special tax that is apportioned to each parcel is determined through the application of Section E of the RMA. Section E apportions the Special Tax Requirement in two steps which prioritize the order in which properties are taxed, and is as follows: First, levy a special tax proportionately on each parcel of Developed Property up to 100% of the applicable maximum special tax. If additional revenue is needed after the first step, and after applying capitalized interest to the Special Tax Requirement, levy a special tax proportionately on each parcel of Undeveloped Property up to 100% of the applicable maximum special tax.

The special tax roll, which identifies the special tax to be levied against each parcel in CFD No. 2006-1 in fiscal year 2024-25, is provided in Appendix B.

V. DEVELOPMENT UPDATE

As of June 1, 2024, a certificate of final completion and occupancy has been issued for 390 Residential Units in Phase 1 of CFD No. 2006-1. Therefore, all 390 parcels in CFD No. 2006-1 are taxed as Developed Property for fiscal year 2024-25.

Based on the current status of development in CFD No. 2006-1, the table below summarizes the allocation of parcels to the special tax categories established in the RMA:

Community Facilities District No. 2006-1
Allocation to Special Tax Categories
Fiscal Year 2024-25

Development Class	Number of Units
Developed Property	390
Undeveloped Property	0

VI. PREPAYMENTS

As of June 30, 2024, no property owner in CFD No. 2006-1 has prepaid his/her special tax obligation; therefore, all parcels of taxable property are subject to the special tax levy for fiscal year 2024-25 pursuant to the RMA.

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Summary of Fiscal Year 2024-25
Special Tax Levy

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy Summary

Property Description	Number of Units	Total Square Feet of Living Area	FY 2024-25 Maximum Special Tax	FY 2024-25 Actual Special Tax	FY 2024-25 Actual Special Tax Levy
Developed Property	390	419,097	$1.70 per sf	$1.11 per sf	$464,202.18
Undeveloped Property	0	0	$1.70 per sf	$0.00 per sf	$0
Total FY 2024-25 Special Tax Levy	**390**	**419,097**			**$464,202.18**

Goodwin Consulting Group, Inc.

APPENDIX B

Fiscal Year 2024-25 Special Tax Levy for Individual Assessor's Parcels

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ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block		Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	-	023	301	1,551	Developed	$1,717.92
3765	-	024	302	1,542	Developed	$1,707.96
3765	-	025	304	1,551	Developed	$1,717.92
3765	-	026	305	1,564	Developed	$1,732.32
3765	-	027	306	1,724	Developed	$1,909.54
3765	-	028	307	900	Developed	$996.86
3765	-	029	401	2,354	Developed	$2,607.34
3765	-	030	402	2,354	Developed	$2,607.34
3765	-	031	403	2,354	Developed	$2,607.34
3765	-	032	404	2,354	Developed	$2,607.34
3765	-	033	405	2,354	Developed	$2,607.34
3765	-	034	407	900	Developed	$996.86
3765	-	035	506	1,878	Developed	$2,080.12
3765	-	036	507	1,508	Developed	$1,670.30
3765	-	037	801	837	Developed	$927.08
3765	-	038	802	1,309	Developed	$1,449.88
3765	-	039	803	1,278	Developed	$1,415.54
3765	-	040	804	605	Developed	$670.12
3765	-	041	805	710	Developed	$786.42
3765	-	042	806	1,238	Developed	$1,371.24
3765	-	043	807	819	Developed	$907.14
3765	-	044	808	755	Developed	$836.26
3765	-	045	901	837	Developed	$927.08
3765	-	046	902	1,309	Developed	$1,449.88
3765	-	047	903	1,278	Developed	$1,415.54
3765	-	048	904	605	Developed	$670.12
3765	-	049	905	710	Developed	$786.42
3765	-	050	906	1,238	Developed	$1,371.24
3765	-	051	907	819	Developed	$907.14
3765	-	052	908	755	Developed	$836.26
3765	-	053	1001	837	Developed	$927.08
3765	-	054	1002	1,309	Developed	$1,449.88
3765	-	055	1003	1,278	Developed	$1,415.54
3765	-	056	1004	605	Developed	$670.12
3765	-	057	1005	710	Developed	$786.42
3765	-	058	1006	1,238	Developed	$1,371.24
3765	-	059	1007	819	Developed	$907.14
3765	-	060	1008	755	Developed	$836.26
3765	-	061	1101	837	Developed	$927.08
3765	-	062	1102	1,309	Developed	$1,449.88
3765	-	063	1103	1,278	Developed	$1,415.54

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block		Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	-	064	1104	605	Developed	$670.12
3765	-	065	1105	710	Developed	$786.42
3765	-	066	1106	1,238	Developed	$1,371.24
3765	-	067	1107	819	Developed	$907.14
3765	-	068	1108	755	Developed	$836.26
3765	-	069	1201	837	Developed	$927.08
3765	-	070	1202	1,309	Developed	$1,449.88
3765	-	071	1203	1,278	Developed	$1,415.54
3765	-	072	1204	605	Developed	$670.12
3765	-	073	1205	710	Developed	$786.42
3765	-	074	1206	1,238	Developed	$1,371.24
3765	-	075	1207	819	Developed	$907.14
3765	-	076	1208	755	Developed	$836.26
3765	-	077	1301	837	Developed	$927.08
3765	-	078	1302	1,309	Developed	$1,449.88
3765	-	079	1303	1,278	Developed	$1,415.54
3765	-	080	1304	605	Developed	$670.12
3765	-	081	1305	710	Developed	$786.42
3765	-	082	1306	1,238	Developed	$1,371.24
3765	-	083	1307	819	Developed	$907.14
3765	-	084	1308	755	Developed	$836.26
3765	-	085	1401	837	Developed	$927.08
3765	-	086	1402	1,309	Developed	$1,449.88
3765	-	087	1403	1,278	Developed	$1,415.54
3765	-	088	1404	605	Developed	$670.12
3765	-	089	1405	710	Developed	$786.42
3765	-	090	1406	1,238	Developed	$1,371.24
3765	-	091	1407	819	Developed	$907.14
3765	-	092	1408	755	Developed	$836.26
3765	-	093	1501	837	Developed	$927.08
3765	-	094	1502	1,309	Developed	$1,449.88
3765	-	095	1203	1,278	Developed	$1,415.54
3765	-	096	1504	605	Developed	$670.12
3765	-	097	1505	710	Developed	$786.42
3765	-	098	1506	1,238	Developed	$1,371.24
3765	-	099	1507	819	Developed	$907.14
3765	-	100	1508	755	Developed	$836.26
3765	-	101	1601	837	Developed	$927.08
3765	-	102	1602	1,309	Developed	$1,449.88
3765	-	103	1603	1,278	Developed	$1,415.54
3765	-	104	1604	605	Developed	$670.12

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 105	1605	710	Developed	$786.42
3765	- 106	1606	1,238	Developed	$1,371.24
3765	- 107	1607	819	Developed	$907.14
3765	- 108	1608	755	Developed	$836.26
3765	- 109	1701	837	Developed	$927.08
3765	- 110	1702	1,309	Developed	$1,449.88
3765	- 111	1703	1,278	Developed	$1,415.54
3765	- 112	1704	605	Developed	$670.12
3765	- 113	1705	710	Developed	$786.42
3765	- 114	1706	1,238	Developed	$1,371.24
3765	- 115	1707	819	Developed	$907.14
3765	- 116	1708	755	Developed	$836.26
3765	- 117	1801	837	Developed	$927.08
3765	- 118	1802	1,309	Developed	$1,449.88
3765	- 119	1803	1,278	Developed	$1,415.54
3765	- 120	1804	605	Developed	$670.12
3765	- 121	1805	710	Developed	$786.42
3765	- 122	1806	1,238	Developed	$1,371.24
3765	- 123	1807	819	Developed	$907.14
3765	- 124	1808	755	Developed	$836.26
3765	- 125	1901	837	Developed	$927.08
3765	- 126	1902	1,309	Developed	$1,449.88
3765	- 127	1903	1,278	Developed	$1,415.54
3765	- 128	1904	605	Developed	$670.12
3765	- 129	1905	710	Developed	$786.42
3765	- 130	1906	1,238	Developed	$1,371.24
3765	- 131	1907	819	Developed	$907.14
3765	- 132	1908	755	Developed	$836.26
3765	- 133	2001	837	Developed	$927.08
3765	- 134	2002	1,309	Developed	$1,449.88
3765	- 135	2003	1,278	Developed	$1,415.54
3765	- 136	2004	605	Developed	$670.12
3765	- 137	2005	710	Developed	$786.42
3765	- 138	2006	1,238	Developed	$1,371.24
3765	- 139	2007	819	Developed	$907.14
3765	- 140	2008	755	Developed	$836.26
3765	- 141	2101	837	Developed	$927.08
3765	- 142	2102	1,309	Developed	$1,449.88
3765	- 143	2103	1,278	Developed	$1,415.54
3765	- 144	2104	605	Developed	$670.12
3765	- 145	2105	710	Developed	$786.42

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 146	2106	1,238	Developed	$1,371.24
3765	- 147	2107	819	Developed	$907.14
3765	- 148	2108	755	Developed	$836.26
3765	- 149	2201	837	Developed	$927.08
3765	- 150	2202	1,309	Developed	$1,449.88
3765	- 151	2203	1,278	Developed	$1,415.54
3765	- 152	2204	605	Developed	$670.12
3765	- 153	2205	710	Developed	$786.42
3765	- 154	2206	1,238	Developed	$1,371.24
3765	- 155	2207	819	Developed	$907.14
3765	- 156	2208	755	Developed	$836.26
3765	- 157	2301	837	Developed	$927.08
3765	- 158	2302	1,309	Developed	$1,449.88
3765	- 159	2303	1,278	Developed	$1,415.54
3765	- 160	2304	605	Developed	$670.12
3765	- 161	2305	710	Developed	$786.42
3765	- 162	2306	1,238	Developed	$1,371.24
3765	- 163	2307	819	Developed	$907.14
3765	- 164	2308	755	Developed	$836.26
3765	- 165	2401	837	Developed	$927.08
3765	- 166	2402	1,309	Developed	$1,449.88
3765	- 167	2403	1,278	Developed	$1,415.54
3765	- 168	2404	605	Developed	$670.12
3765	- 169	2405	710	Developed	$786.42
3765	- 170	2406	1,238	Developed	$1,371.24
3765	- 171	2407	819	Developed	$907.14
3765	- 172	2408	755	Developed	$836.26
3765	- 173	2501	837	Developed	$927.08
3765	- 174	2502	1,309	Developed	$1,449.88
3765	- 175	2503	1,278	Developed	$1,415.54
3765	- 176	2504	605	Developed	$670.12
3765	- 177	2505	710	Developed	$786.42
3765	- 178	2506	1,238	Developed	$1,371.24
3765	- 179	2507	819	Developed	$907.14
3765	- 180	2508	755	Developed	$836.26
3765	- 181	2601	837	Developed	$927.08
3765	- 182	2602	1,309	Developed	$1,449.88
3765	- 183	2603	1,278	Developed	$1,415.54
3765	- 184	2604	605	Developed	$670.12
3765	- 185	2605	710	Developed	$786.42
3765	- 186	2606	1,238	Developed	$1,371.24

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 187	2607	819	Developed	$907.14
3765	- 188	2608	755	Developed	$836.26
3765	- 189	2701	837	Developed	$927.08
3765	- 190	2702	1,309	Developed	$1,449.88
3765	- 191	2703	1,278	Developed	$1,415.54
3765	- 192	2704	605	Developed	$670.12
3765	- 193	2705	710	Developed	$786.42
3765	- 194	2706	1,238	Developed	$1,371.24
3765	- 195	2707	819	Developed	$907.14
3765	- 196	2708	755	Developed	$836.26
3765	- 197	2801	1,042	Developed	$1,154.14
3765	- 198	2802	1,449	Developed	$1,604.94
3765	- 199	2803	1,328	Developed	$1,470.92
3765	- 200	2804	1,261	Developed	$1,396.72
3765	- 201	2805	1,265	Developed	$1,401.14
3765	- 202	2806	1,268	Developed	$1,404.46
3765	- 203	2901	1,856	Developed	$2,055.74
3765	- 204	2902	1,971	Developed	$2,183.12
3765	- 205	2903	1,928	Developed	$2,135.50
3765	- 206	2904	1,947	Developed	$2,156.54
3765	- 207	3001	1,856	Developed	$2,055.74
3765	- 208	3002	1,971	Developed	$2,183.12
3765	- 209	3003	1,928	Developed	$2,135.50
3765	- 210	3004	1,947	Developed	$2,156.54
3765	- 211	3101	1,042	Developed	$1,154.14
3765	- 212	3102	1,449	Developed	$1,604.94
3765	- 213	3103	1,328	Developed	$1,470.92
3765	- 214	3104	1,261	Developed	$1,396.72
3765	- 215	3105	1,265	Developed	$1,401.14
3765	- 216	3106	1,268	Developed	$1,404.46
3765	- 217	3201	837	Developed	$927.08
3765	- 218	3202	1,309	Developed	$1,449.88
3765	- 219	3203	1,278	Developed	$1,415.54
3765	- 220	3204	605	Developed	$670.12
3765	- 221	3205	710	Developed	$786.42
3765	- 222	3206	1,238	Developed	$1,371.24
3765	- 223	3207	819	Developed	$907.14
3765	- 224	3208	755	Developed	$836.26
3765	- 225	3301	837	Developed	$927.08
3765	- 226	3302	1,309	Developed	$1,449.88
3765	- 227	3303	1,278	Developed	$1,415.54

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 228	3304	605	Developed	$670.12
3765	- 229	3305	710	Developed	$786.42
3765	- 230	3306	1,238	Developed	$1,371.24
3765	- 231	3307	819	Developed	$907.14
3765	- 232	3308	755	Developed	$836.26
3765	- 233	3401	837	Developed	$927.08
3765	- 234	3402	1,309	Developed	$1,449.88
3765	- 235	3403	1,278	Developed	$1,415.54
3765	- 236	3404	605	Developed	$670.12
3765	- 237	3405	710	Developed	$786.42
3765	- 238	3406	1,238	Developed	$1,371.24
3765	- 239	3407	819	Developed	$907.14
3765	- 240	3408	755	Developed	$836.26
3765	- 241	3501	837	Developed	$927.08
3765	- 242	3502	1,309	Developed	$1,449.88
3765	- 243	3503	1,278	Developed	$1,415.54
3765	- 244	3504	605	Developed	$670.12
3765	- 245	3505	710	Developed	$786.42
3765	- 246	3506	1,238	Developed	$1,371.24
3765	- 247	3507	819	Developed	$907.14
3765	- 248	3508	755	Developed	$836.26
3765	- 249	3601	837	Developed	$927.08
3765	- 250	3602	1,309	Developed	$1,449.88
3765	- 251	3603	1,278	Developed	$1,415.54
3765	- 252	3604	605	Developed	$670.12
3765	- 253	3605	710	Developed	$786.42
3765	- 254	3606	1,238	Developed	$1,371.24
3765	- 255	3607	819	Developed	$907.14
3765	- 256	3608	755	Developed	$836.26
3765	- 257	3701	837	Developed	$927.08
3765	- 258	3702	1,309	Developed	$1,449.88
3765	- 259	3703	1,278	Developed	$1,415.54
3765	- 260	3704	605	Developed	$670.12
3765	- 261	3705	710	Developed	$786.42
3765	- 262	3706	1,238	Developed	$1,371.24
3765	- 263	3707	819	Developed	$907.14
3765	- 264	3708	755	Developed	$836.26
3765	- 265	3801	837	Developed	$927.08
3765	- 266	3802	1,309	Developed	$1,449.88
3765	- 267	3803	1,278	Developed	$1,415.54
3765	- 268	3804	605	Developed	$670.12

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 269	3805	710	Developed	$786.42
3765	- 270	3806	1,238	Developed	$1,371.24
3765	- 271	3807	819	Developed	$907.14
3765	- 272	3808	755	Developed	$836.26
3765	- 273	3901	837	Developed	$927.08
3765	- 274	3902	1,309	Developed	$1,449.88
3765	- 275	3903	1,278	Developed	$1,415.54
3765	- 276	3904	605	Developed	$670.12
3765	- 277	3905	710	Developed	$786.42
3765	- 278	3906	1,238	Developed	$1,371.24
3765	- 279	3907	819	Developed	$907.14
3765	- 280	3908	755	Developed	$836.26
3765	- 281	4001	837	Developed	$927.08
3765	- 282	4002	1,309	Developed	$1,449.88
3765	- 283	4003	1,278	Developed	$1,415.54
3765	- 284	4004	605	Developed	$670.12
3765	- 285	4005	710	Developed	$786.42
3765	- 286	4006	1,238	Developed	$1,371.24
3765	- 287	4007	819	Developed	$907.14
3765	- 288	4008	755	Developed	$836.26
3765	- 289	4101	837	Developed	$927.08
3765	- 290	4102	1,309	Developed	$1,449.88
3765	- 291	4103	1,278	Developed	$1,415.54
3765	- 292	4104	605	Developed	$670.12
3765	- 293	4105	710	Developed	$786.42
3765	- 294	4106	1,238	Developed	$1,371.24
3765	- 295	4107	819	Developed	$907.14
3765	- 296	4108	755	Developed	$836.26
3765	- 297	4201	837	Developed	$927.08
3765	- 298	4202	1,309	Developed	$1,449.88
3765	- 299	4203	1,278	Developed	$1,415.54
3765	- 300	4204	605	Developed	$670.12
3765	- 301	4205	710	Developed	$786.42
3765	- 302	4206	1,238	Developed	$1,371.24
3765	- 303	4207	819	Developed	$907.14
3765	- 304	4208	755	Developed	$836.26
3765	- 305	4301	837	Developed	$927.08
3765	- 306	4302	1,309	Developed	$1,449.88
3765	- 307	4303	1,278	Developed	$1,415.54
3765	- 308	4304	605	Developed	$670.12
3765	- 309	4305	710	Developed	$786.42

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 310	4306	1,238	Developed	$1,371.24
3765	- 311	4307	819	Developed	$907.14
3765	- 312	4308	755	Developed	$836.26
3765	- 313	4401	837	Developed	$927.08
3765	- 314	4402	1,309	Developed	$1,449.88
3765	- 315	4403	1,278	Developed	$1,415.54
3765	- 316	4404	605	Developed	$670.12
3765	- 317	4405	710	Developed	$786.42
3765	- 318	4406	1,238	Developed	$1,371.24
3765	- 319	4407	819	Developed	$907.14
3765	- 320	4408	755	Developed	$836.26
3765	- 321	4501	837	Developed	$927.08
3765	- 322	4502	1,309	Developed	$1,449.88
3765	- 323	4503	1,278	Developed	$1,415.54
3765	- 324	4504	605	Developed	$670.12
3765	- 325	4505	710	Developed	$786.42
3765	- 326	4506	1,238	Developed	$1,371.24
3765	- 327	4507	819	Developed	$907.14
3765	- 328	4508	755	Developed	$836.26
3765	- 329	4601	837	Developed	$927.08
3765	- 330	4602	1,309	Developed	$1,449.88
3765	- 331	4603	1,278	Developed	$1,415.54
3765	- 332	4604	605	Developed	$670.12
3765	- 333	4605	710	Developed	$786.42
3765	- 334	4606	1,238	Developed	$1,371.24
3765	- 335	4607	819	Developed	$907.14
3765	- 336	4608	755	Developed	$836.26
3765	- 337	4701	837	Developed	$927.08
3765	- 338	4702	1,309	Developed	$1,449.88
3765	- 339	4703	1,278	Developed	$1,415.54
3765	- 340	4704	605	Developed	$670.12
3765	- 341	4705	710	Developed	$786.42
3765	- 342	4706	1,238	Developed	$1,371.24
3765	- 343	4707	819	Developed	$907.14
3765	- 344	4708	755	Developed	$836.26
3765	- 345	4801	837	Developed	$927.08
3765	- 346	4802	1,309	Developed	$1,449.88
3765	- 347	4803	1,278	Developed	$1,415.54
3765	- 348	4804	605	Developed	$670.12
3765	- 349	4805	710	Developed	$786.42
3765	- 350	4806	1,238	Developed	$1,371.24

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 351	4807	819	Developed	$907.14
3765	- 352	4808	755	Developed	$836.26
3765	- 353	4901	837	Developed	$927.08
3765	- 354	4902	1,309	Developed	$1,449.88
3765	- 355	4903	1,278	Developed	$1,415.54
3765	- 356	4904	605	Developed	$670.12
3765	- 357	4905	710	Developed	$786.42
3765	- 358	4906	1,238	Developed	$1,371.24
3765	- 359	4907	819	Developed	$907.14
3765	- 360	4908	755	Developed	$836.26
3765	- 361	5001	837	Developed	$927.08
3765	- 362	5002	1,309	Developed	$1,449.88
3765	- 363	5003	1,278	Developed	$1,415.54
3765	- 364	5004	605	Developed	$670.12
3765	- 365	5005	710	Developed	$786.42
3765	- 366	5006	1,238	Developed	$1,371.24
3765	- 367	5007	819	Developed	$907.14
3765	- 368	5008	755	Developed	$836.26
3765	- 369	5101	1,042	Developed	$1,154.14
3765	- 370	5102	1,449	Developed	$1,604.94
3765	- 371	5103	1,328	Developed	$1,470.92
3765	- 372	5104	1,261	Developed	$1,396.72
3765	- 373	5105	1,265	Developed	$1,401.14
3765	- 374	5106	1,268	Developed	$1,404.46
3765	- 375	5201	1,856	Developed	$2,055.74
3765	- 376	5202	1,971	Developed	$2,183.12
3765	- 377	5203	1,928	Developed	$2,135.50
3765	- 378	5204	1,947	Developed	$2,156.54
3765	- 379	5301	1,856	Developed	$2,055.74
3765	- 380	5302	1,971	Developed	$2,183.12
3765	- 381	5303	1,928	Developed	$2,135.50
3765	- 382	5304	1,947	Developed	$2,156.54
3765	- 383	5401	1,042	Developed	$1,154.14
3765	- 384	5402	1,449	Developed	$1,604.94
3765	- 385	5403	1,328	Developed	$1,470.92
3765	- 386	5404	1,261	Developed	$1,396.72
3765	- 387	5405	1,265	Developed	$1,401.14
3765	- 388	5406	1,268	Developed	$1,404.46
3765	- 389	5501	1,639	Developed	$1,815.40
3765	- 390	5502	1,526	Developed	$1,690.24
3765	- 391	5503	1,677	Developed	$1,857.48

ABAG Finance Authority for Nonprofit Corporations
Community Facilities District No. 2006-1
(San Francisco Rincon Hill)
Fiscal Year 2024-25 Special Tax Levy

Block	Lot	Unit	Square Feet of Living Area	Development Status	FY 2024-25 Actual Special Tax
3765	- 392	5504	1,568	Developed	$1,736.76
3765	- 393	5601	1,639	Developed	$1,815.40
3765	- 394	5602	1,526	Developed	$1,690.24
3765	- 395	5603	1,677	Developed	$1,857.48
3765	- 396	5604	1,568	Developed	$1,736.76
3765	- 397	5701	1,639	Developed	$1,815.40
3765	- 398	5702	1,526	Developed	$1,690.24
3765	- 399	5703	1,677	Developed	$1,857.48
3765	- 400	5704	1,568	Developed	$1,736.76
3765	- 401	5801	1,639	Developed	$1,815.40
3765	- 402	5802	1,526	Developed	$1,690.24
3765	- 403	5803	1,677	Developed	$1,857.48
3765	- 404	5804	1,568	Developed	$1,736.76
3765	- 405	5901	1,639	Developed	$1,815.40
3765	- 406	5902	1,526	Developed	$1,690.24
3765	- 407	5903	1,677	Developed	$1,857.48
3765	- 408	5904	1,568	Developed	$1,736.76
3765	- 409	6001	1,639	Developed	$1,815.40
3765	- 410	6002	1,526	Developed	$1,690.24
3765	- 411	6003	1,677	Developed	$1,857.48
3765	- 412	6004	1,568	Developed	$1,736.76

Total Special Tax Levy for FY 2024-25	**$464,202.18**

Goodwin Consulting Group, Inc.

APPENDIX C

Rate and Method of Apportionment of Special Tax

EXHIBIT B

ABAG FINANCE AUTHORITY FOR NONPROFIT CORPORATIONS COMMUNITY FACILITIES DISTRICT NO. 2006-1 (RINCON HILL)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the ABAG Finance Authority for Nonprofit Corporations Community Facilities District No. 2006-1 (Rincon Hill) shall be levied and collected according to the tax liability determined by the Board or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2006-1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided including property subsequently annexed to CFD No. 2006-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the Government Code of the State of California.

"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 Authority in carrying out its duties with respect to CFD No. 2006-1 and the Bonds, including, but not limited to, the levying and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements under the California Government Code with respect to the Bonds and the Special Tax, and all other costs and expenses of the Authority in any way related to the establishment or administration of CFD No. 2006-1.

"Administrator" shall mean the person or firm designated by the Authority to administer the Special Tax according to this RMA.

"Airspace Parcel" means a parcel with an assigned Assessor's parcel number that shares common vertical space of an underlying land parcel with other parcels.

"Assessor's Parcel" or **"Parcel"** means a lot, parcel, or Airspace Parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authority” means the ABAG Finance Authority for Nonprofit Corporations.

“Below Market-Rate Units” means all Residential Units within CFD No. 2006-1 that meet the requirements of City Planning Code Sections 315-315.9 and 827(b)(5) and have a deed restriction recorded on title of the property that (i) limits the rental price or sales price of the Residential Unit, (ii) limits the appreciation that can be realized by the owner of such unit, or (iii) in any other way restricts the current or future value of the unit.

“Board” means the Board of Directors of the Authority, acting as the legislative body of CFD No. 2006-1.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2006-1 related to public infrastructure and/or improvements that will serve property included within CFD No. 2006-1.

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

“CFD” or **“CFD No. 2006-1”** means the ABAG Finance Authority for Nonprofit Corporations Community Facilities District No. 2006-1 (Rincon Hill).

“CFD Formation” means the date of which the Resolution of Formation of CFD No. 2006-1 is adopted by the Board.

“City” or **“County”** means the City and County of San Francisco.

“Developed Property” means, in any Fiscal Year, all Assessor’s Parcels of Taxable Property in CFD No. 2006-1 for which (i) a final building permit inspection has been conducted prior to June 1 of the preceding Fiscal Year in association with a building permit for construction of an individual Residential Unit, or (ii) for which a certificate of occupancy was issued by the City prior to June 1 of the preceding Fiscal Year for construction of an individual Residential Unit.

“Expected Taxable Square Footage” means the sum of the square footage of Living Area for all Market-Rate Units expected within a building as identified in the site permit and/or construction plans for the building.

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

“Living Area” means the square footage of living area reflected in the site permit, building plans, or original construction building permit issued for an individual Residential Unit, which may include square footage subsequently added to a Residential Unit after issuance of a building permit for expansion or renovation of the unit.

"Market-Rate Unit" means any Residential Unit within CFD No. 2006-1 that is not a Below Market-Rate Unit.

"**Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C, that can be levied in any Fiscal Year.

"Non-Residential Property" means any Parcel within CFD No. 2006-1 that is not Public Property and is not part of a Residential Unit, including parking areas, commercial square footage, corridors, and other portions of a building that are not residential Living Area.

"Proportionately" means, for Developed Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Parcels of Undeveloped Property.

"Public Property" means any property within the boundaries of CFD No. 2006-1 that is owned by or irrevocably offered for dedication to the federal government, State of California, City or other public agency.

"Residential Unit" means an individual for-sale or for-rent residential dwelling unit within CFD No. 2006-1.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which is due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected, (iv) to pay Administrative Expenses, and (v) to pay the costs of public improvements authorized to be financed by CFD No. 2006-1. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for the Bonds (including Capitalized Interest) to the extent that such earnings or balances are available to apply against debt service pursuant to the Bond indenture, Bond resolution, or other legal document that set forth these terms, (ii) proceeds from the collection of penalties associated with delinquent Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Square Footage Deficit" means, for any building within CFD No. 2006-1, the square footage calculated by subtracting from the Expected Taxable Square Footage the revised square footage designated in a proposed site permit addendum or other document, the approval of which increases the amount of space in the building reserved for Below Market-Rate Units or otherwise reduces the total square footage of Market-Rate Units in the building.

"Taxable Non-Residential Property" means, in any Fiscal Year, an Assessor's Parcel of Non-Residential Property that had been taxed as Developed Property in the prior Fiscal Year because a Market-Rate Unit had been or was expected to be constructed on the Parcel.

"Taxable Property" means all of Assessor's Parcels within the boundaries of CFD No. 2006-1 on which Market-Rate Units are or are expected to be constructed based on site permits issued for buildings within the CFD.

"Taxable Public Property" means, in any Fiscal Year, an Assessor's Parcel of Public Property that had been taxed as Developed Property in the prior Fiscal Year because a Market-Rate Unit had been or was expected to be constructed on the Parcel.

"Tax Zone" means a mutually exclusive geographic area within which a particular Special Tax may be levied pursuant to this RMA. All of the property within CFD No. 2006-1 at the time of CFD Formation is within Tax Zone #1; additional Tax Zones may be created when property is annexed into the CFD, and a separate Special Tax shall be identified for property within the new Tax Zone at the time of such annexation.

"Tax Zone #1" means, at CFD Formation, the Parcels identified in Fiscal Year 2006-07 by Assessor's Parcel numbers 3765-020 and 3765-021. Other Parcels may be added to Tax Zone #1 as a result of future annexations.

"Undeveloped Property" means, in any Fiscal Year, either (i) all Parcels within a building designated in the site permit for construction of Market-Rate Units which have not yet become Developed Property, or (ii) if individual Parcels for the Market-Rate Units have not yet been created, the Parcel(s) of land on which the building is constructed or to be constructed.

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for Taxable Property within each Tax Zone. The Administrator shall also (i) determine which Parcels are Developed Property and Undeveloped Property, (ii) identify the square footage of Living Area for each Market-Rate Unit, (iii) identify Parcels on which Below Market-Rate Units are or will be built, (iv) determine whether there is a Square Footage Deficit within any building, and (v) calculate the Special Tax Requirement for the Fiscal Year.

If individual Assessor's Parcel have not been created or individual Assessor's Parcel numbers have not been assigned for Market-Rate Units expected within a building, the Administrator shall reference the site permit or building plan to identify the total combined Living Area for all Market-Rate Units expected within the building. This total square footage shall be used to calculate the Maximum Special Tax that will be assigned to the underlying land Parcel(s) pursuant to Section C below.

C. MAXIMUM SPECIAL TAX

Table 1 below identifies the Maximum Special Tax for Taxable Property within CFD No. 2006-1 for Fiscal Year 2006-07. A different Maximum Special Tax may be identified for Tax Zones added to CFD No. 2006-1 as a result of future annexations.

TABLE 1
CFD NO. 2006-1
MAXIMUM SPECIAL TAXES

Type of Property	***Maximum Special Tax Fiscal Year 2006-07 ****
TAX ZONE #1	
Developed Property	$1.19 per square foot of Living Area
Undeveloped Property	$1.19 per square foot of Living Area

** On July 1, 2007 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.*

D. MAINTAINING THE MAXIMUM SPECIAL TAX BASE

1. Square Footage Deficit

If, for any reason in any Fiscal Year prior to all Parcels of Taxable Property within a building becoming Developed Property, the Administrator determines that there is a Square Footage Deficit for that building that is greater than one percent (1%) of the Expected Taxable Square Footage for the building, the Administrator shall calculate a Special Tax prepayment associated with the Square Footage Deficit by applying the following steps:

Step 1. Calculate the Square Footage Deficit for the building.

Step 2. Multiply the Expected Taxable Square Footage for the building by one percent (1%).

Step 3. Subtract the amount determined in Step 2 from the Square Footage Deficit calculated in Step 1.

Step 4. Multiply the net square footage determined in Step 3 by the Maximum Special Tax applicable to the Tax Zone within which the building is located.

Step 5. Apply the prepayment formula provided in Section H using the amount determined in Step 4 above as the Maximum Special Tax for purposes of Step 1 in the prepayment formula to calculate the prepayment associated with the Square Footage Deficit.

Step 6. The Authority shall notify the owner of the building of the prepayment amount determined in Step 5 and request such payment within 30 days of the notification. If not received, the prepayment amount shall be billed as a one-time Special Tax against one or more Parcels of Undeveloped Property within the building that are owned by the firm or individual who, due to a site permit addendum or other action, caused the Square Footage Deficit within the building; the prepayment amount shall be subject to the same foreclosure procedures as the annual Special Taxes levied pursuant to this RMA.

2. Market Rate Units that Become Below Market-Rate Units

Once a Residential Unit has been taxed as a Market-Rate Unit, such unit will continue to be subject to the Maximum Special Tax assigned to the Parcel even if the Residential Unit is categorized as a Below Market-Rate Unit unless a prepayment is received from the owner of the Parcel based on the amount calculated as a full prepayment for the Parcel pursuant to Section H below.

3. Changes in Land Use, Parcel Configuration, or Unit Size

Once a Special Tax has been levied against a Parcel of Developed Property, the Maximum Special Tax assigned to such Parcel shall never be reduced regardless of changes in land use, parcel configuration, unit size, or other factors affecting the Residential Unit on the Parcel.

4. Taxable Public Property and Taxable Non-Residential Property

If, in any Fiscal Year, the Administrator identifies a Parcel of Taxable Public Property or Taxable Non-Residential Property, the Maximum Special Tax assigned to such Parcel shall be the Maximum Special Tax that would have been in effect for the Parcel if it had continued to be taxed as Residential Property in that Fiscal Year. On July 1 of the following Fiscal Year and on each July 1 thereafter, the Maximum Special Tax for the Parcel shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each following Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year and shall levy a Special Tax according to the following steps until the amount of the levy is equal to the Special Tax Requirement:

Step 1. The Special Tax shall be levied Proportionately on each Parcel of Developed Property in all Tax Zones up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C.

Step 2. If additional revenues are needed after Step 1, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied on each Parcel of Undeveloped Property in all Tax Zones up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax for CFD No. 2006-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that the Authority may directly bill the Special Tax, 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.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Tax proceeds have been completed. However, in no event shall a Special Tax be levied after Fiscal Year 2045-46. Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on Parcels of Public Property except as otherwise provided in the Act, unless such property is Taxable Public Property. In addition, no Special Tax shall be levied in any Fiscal Year on Non-Residential Property except Taxable Non-Residential Property.

H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

"Construction Fund" means an account specifically identified in the Indenture to hold funds which are available to acquire or construct facilities authorized to be funded by CFD No. 2006-1.

"Future Facilities Cost" means the Public Facilities Requirement (as defined below) minus public facility costs funded by Previously Issued Bonds (as defined below), interest earnings on the construction fund actually earned prior to the date of prepayment, Special Taxes, developer equity, and/or any other source of funding.

"Indenture" means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding, that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of **"Outstanding Bonds"** for purposes of the prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued for the CFD prior to the date of prepayment.

"Public Facilities Requirement" means $4,332,724 at CFD Formation, which amount shall be adjusted each time property annexes into the CFD; at no time shall the added Public Facilities Requirement for the annexation area exceed the amount of public improvement costs that are expected to be supportable by the Maximum Special Tax revenues generated within that annexation area.

The Special Tax obligation applicable to an Assessor's Parcel in the CFD may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the Authority with written notice of intent to prepay. Within 30 days of receipt of such written notice, the Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any interest payment date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount	
plus:	Future Facilities Amount
plus:	Redemption Premium
plus:	Defeasance Requirement
plus:	Administrative Fees and Expenses
minus:	Reserve Fund Credit
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Determine the Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the Authority If this Section H is being applied to calculate a prepayment pursuant to Section D.1 above, use the amount determined in Step 4 of Section D.1 for purposes of this Step 1.

Step 2. Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the total Maximum Special Tax revenues that could be collected in that Fiscal Year from property in the CFD.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "***Bond Redemption Amount***").

Step 4. Compute the current Future Facilities Costs.

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Future Facilities Costs to be prepaid (the "***Future Facilities Amount***").

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the ***"Redemption Premium").***

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds

Step 8. Compute the amount of interest the Authority reasonably expects to derive from the reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9. Take the amount computed pursuant to Step 7 and subtract the amount computed pursuant to Step 8 (the "***Defeasance Requirement***").

Step 10. Determine the costs of computing the prepayment amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the ***"Administrative Fees and Expenses"***).

Step 11. If and to the extent so provided in the indenture pursuant to which the Outstanding Bonds to be redeemed were issued, a reserve fund credit shall be calculated as a reduction, if any, in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "***Reserve Fund Credit***").

Step 12. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the "***Prepayment Amount***").

Step 13. The amounts computed pursuant to Steps 3, 6, and 9, less the amount computed pursuant to Step 11, shall be deposited in the appropriate fund established under the Indenture and used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 5 shall be deposited in the Construction Fund, and the amount determined in Step 10 shall be deposited in the fund established to pay Administrative Expenses.

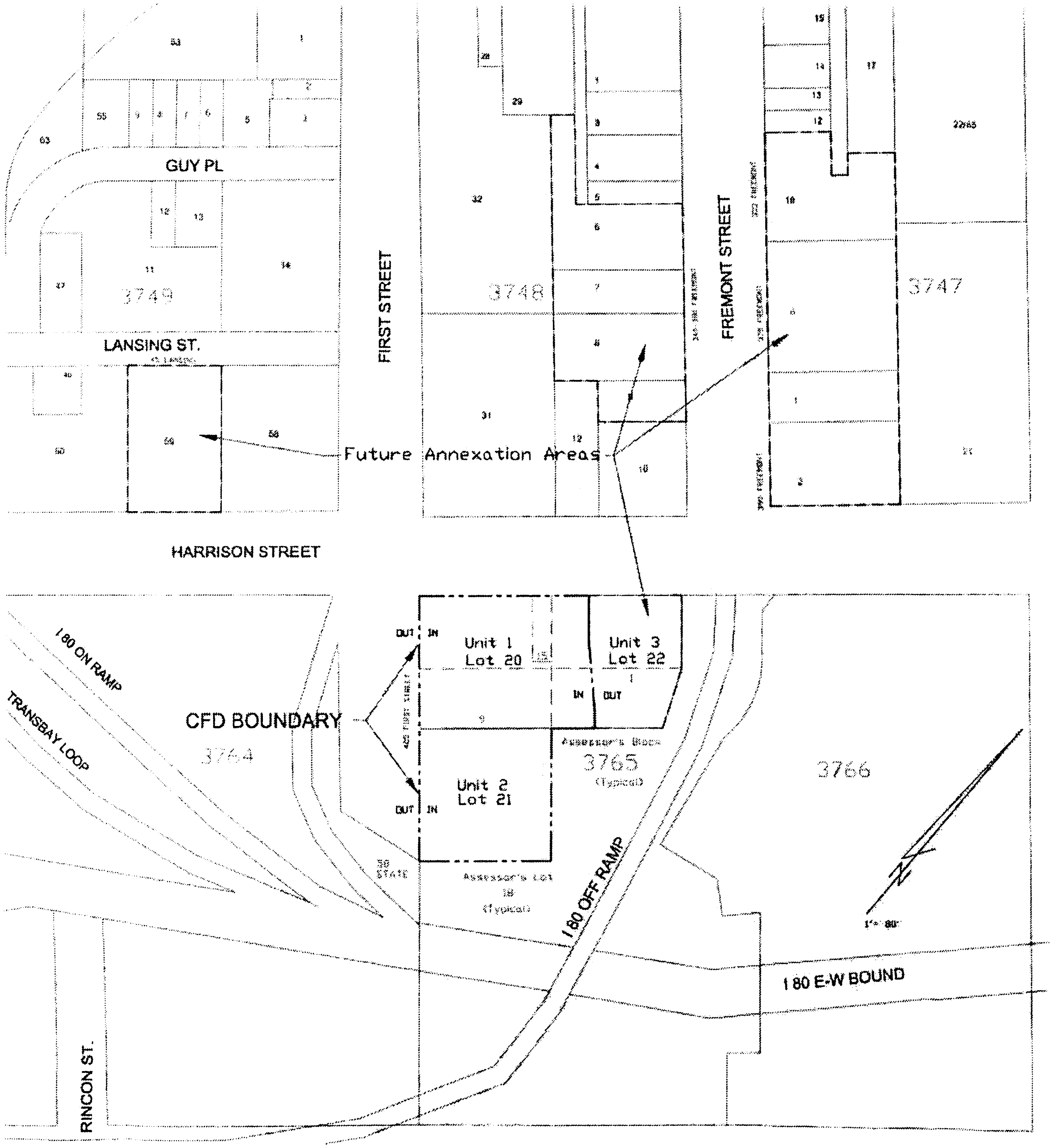
With respect to any Parcel that prepays its Special Tax obligation, the Administrator shall cause a notice to be recorded in compliance with the Act to release the Special Tax lien on such Parcel, and the obligation of such Parcel to pay the Special Tax shall cease.

I. INTERPRETATION OF SPECIAL TAX FORMULA

The Authority reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the Authority's discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

APPENDIX D

Boundary Map of
Community Facilities District No. 2006-1



PROPOSED BOUNDARIES
OF

ABAG FINANCE AUTHORITY FOR NONPROFIT CORPORATIONS

Community Facilities District No.2006-1 (San Francisco Rincon Hill)

City and County of San Francisco
March, 2006

State of California

GCG
Goodwin Consulting Group

by
JLS Consulting LLC
Jerry L. Stallard RCE 30346

1. Filed in the office of the Chief Financial Officer of the ABAG Finance Authority for Nonprofit Corporations this __________ day of ______________, 2006.

____
Joseph Chan
Chief Financial Officer

2. I hereby certify that the within map showing boundaries of ABAG Finance Authority For Nonprofit Corporations, Community Facilities District No. 2006-1 (San Francisco Rincon Hill) State of California, was approved by the Executive Committee of the Board of Directors of the ABAG Finance Authority for Nonprofit Corporations, at a meeting thereof, held on the________day of ___________, 2006, by its Resolution No. _________.

____
Joseph Chan
Chief Financial Officer

3. Filed this __________day of _____________, 2006, at the hour of ____o'clock___m, in Book ____________of Maps of Assessment and Community Facilities Districts at Page _________in the office of the County Assessor-Recorder in the City and County of San Francisco, State of California.

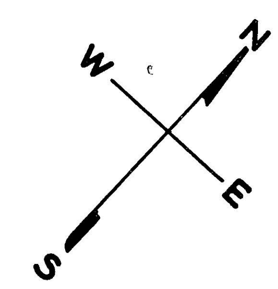
____
Phil Ting
Assessor-Recorder
City and County of San Francisco

APPENDIX E

Assessor's Parcel Map for
Fiscal Year 2024-25

LOTS MERGED

LOTS 3/8 INTO LOT 2 - 1936
" 10 " " 9 - 1943
" 14 " " 13 - 1951
" 11/13 " " 9 - 1955
lots1,9,&15 into lot19 for 2006 roll



3765

100 VARA BLK. 344

REVISED '63
REVISED '74
" '89
Revised 2006