

## Final Report

# Fiscal and Economic Impact of Candlestick Point

*The Economics of Land Use*



**Prepared for:**  
FivePoint Communities

**Prepared by:**  
Economic & Planning Systems, Inc.

July 29, 2024

*Economic & Planning Systems, Inc.  
One Kaiser Plaza, Suite 1410  
Oakland, CA 94612-3604  
510.841.9190 tel  
510.740.2080 fax*

EPS #221066

*Oakland  
Sacramento  
Denver  
Los Angeles*

**[www.epsys.com](http://www.epsys.com)**

## Table of Contents

---

1.	INTRODUCTION .....	4
	Organization of Report.....	4
2.	KEY FINDINGS: FISCAL AND ECONOMIC IMPACTS .....	5
	General Fund Impacts .....	5
	Transit Impacts .....	6
	Economic Impacts.....	6
3.	DEVELOPMENT PROGRAM AND SERVICE POPULATION .....	16
	Project Service Population .....	17
	Citywide Service Population .....	20
4.	SAN FRANCISCO GENERAL FUND REVENUES .....	21
	Assessed Value.....	22
	Property Tax .....	25
	Property Tax In-Lieu of Vehicle License Fees.....	25
	Property Transfer Tax.....	28
	Sales and Use Taxes.....	31
	Hotel Tax.....	33
	Parking Tax.....	35
5.	SAN FRANCISCO GENERAL FUND EXPENDITURES.....	38
	Elections.....	39
	Assessor.....	40
	311.....	40
	Police Services .....	42
	Fire Protection .....	45
	911.....	46
	Public Health .....	46
	Public Works .....	48
	Recreation .....	50
	Library .....	50
6.	TRANSPORTATION.....	51

## List of Tables

---

Table 1	General Fund Revenue and Expenditures at Buildout .....	8
Table 2	General Fund Fiscal Impact (2024\$).....	9
Table 3	Transportation Revenue and Expenditures at Buildout .....	11
Table 4	Impacts on Transportation (2024\$).....	12
Table 5	Construction Employment and Income Impacts .....	14
Table 6	Direct Employment Estimates .....	15
Table 7	Ongoing Economic Impacts.....	15
Table 8	CP Development Program Summary.....	16
Table 9	Development Program and Population Density Assumptions .....	18
Table 10	Citywide and Project Population and Employment Estimates .....	20
Table 11	Summary of General Fund Revenue Estimates.....	21
Table 12	Assessed Value .....	23
Table 13	Property Tax.....	26
Table 14	Property Transfer Tax .....	29
Table 15	Sales Tax .....	32
Table 16	Hotel Tax .....	34
Table 17	Parking Tax .....	36
Table 18	General Fund Expenditures .....	39
Table 19	Elections .....	40
Table 20	311 Cost.....	41
Table 21	Police Services.....	43
Table 22	Fire Protection .....	45
Table 23	911 Calls.....	46
Table 24	Public Health .....	47
Table 25	Public Works.....	49
Table 26	Library.....	50

# 1. INTRODUCTION

---

Economic & Planning Systems, Inc. (EPS) has conducted a 2024 fiscal and economic impact analysis of the Candlestick Point (Project) component of the larger CPHPSII development. This includes analysis of the fiscal impacts on the City and County of San Francisco's (CCSF's) General Fund and Transit Budget as well as the ongoing economic and one-time construction impacts from Project development.

The methodologies used in this analysis are consistent with those developed and applied in the original 2010 Fiscal Impact Analysis (2010 Analysis) and in subsequent analyses (e.g. the 2018 and 2019 Analyses). The General Fund fiscal impact analysis retains many of the level of service assumptions from the prior analysis with updates based on new project and market information and the latest CCSF budget. The revised transit budget analysis reflects the new development schedule and expected transit capital investments needs, including contingency mitigations in case of capital stock problems.

The fiscal impact analysis is based on 2023/ 2024 inputs and calculations by FivePoint (development program and schedule), DPF (assessed values and property taxes), Fehr & Peers (all transit costs and selected transit revenues), and EPS (real estate market values, all other General Fund revenues, selected transit revenues, and a first-order evaluation of General Fund expenditures). The economic impact analysis is based on FivePoint/ EPS estimates of job density for different land uses, the overall development program, and TRC estimates of construction jobs. In addition, the incomes, output, and multiplier effects associated with this job growth are estimated using the IMPLAN Economic Impact Model for San Francisco.

## Organization of Report

Following this introductory chapter, **Chapter 2** summarizes key findings of the analysis. The following **Chapters 3** through **6**, then provide detailed information on the assumptions and methodology that underpin the estimates of fiscal and economic impacts. Specifically, **Chapter 3** outlines the development program and associated demographic/economic assumptions; **Chapter 4** describes the Project-related General Fund revenues, **Chapter 5** describes the Project-related General Fund expenditures; **Chapter 6** addresses impacts on transit revenues and expenditures.

## 2. KEY FINDINGS: FISCAL AND ECONOMIC IMPACTS

---

This chapter summarizes the findings of the 2024 Analysis and is separated into three sections: General Fund (Fiscal) Impacts; Transit (Fiscal) Impacts; and Economic Impacts. Results are provided in aggregate for the full CP development program and, for fiscal impacts, in time-series format as well.

All results are in constant 2024 dollar terms and are for the proposed CP development program (the Project). Detailed information on the CP development program and expected schedule of development is provided in **Chapter 3**. Overall, the Project includes a total of 7,218 residential units, about 34 percent of which are below market rate units; approximately 2.8 million square feet of Office/ R&D development; and, an additional 510,000 square feet of other commercial development (including regional retail, neighborhood retail, community facilities space, and hotel uses).

### General Fund Impacts

***After project buildout, Project-related net annual General Fund revenues to the City are forecast to be about \$23.3 million.<sup>1</sup>***

New General Fund revenues associated with CP development are forecast to be substantially greater than annual General Fund expenditures. As shown in **Table 1**, in 2046 (after buildout and cost/ revenue stabilization), the new General Fund revenues are about \$61.7 million annually relative to \$38.4 million annually in General Fund expenditures, representing a net annual General Fund surplus of about \$23.3 million (all in 2024 constant dollar terms). The revenues are driven primarily by assessed value/ property-related taxes, which account for about 71 percent of total revenues at stabilization. Business taxes contribute the next largest portion of General Fund revenues, providing \$9.4 million annually at stabilization. This net fiscal inflow will provide the City with the opportunity to enhance investments in a range of services throughout the City. The revenue streams are more than sufficient to cover the largest expenditure categories, including police services, fire services, and allocations to San Francisco MTA, including \$5.8 million to MUNI and \$6.0 million to other SFMTA programs/expenditure categories. During the course of development, the CCSF will also receive substantial additional property transfer tax and sales and use tax revenues associated with the land development and construction process.

***Annual General Fund revenues are projected to exceed costs in all years.***

New General Fund revenues associated with CP development are forecast to be greater than annual General Fund expenditures from the first year of new revenue and expenditure generation (2028) through estimated project buildout and stabilization (2046). As shown in **Table 2** the property transfer taxes associated with early land acquisitions and other revenue categories are sufficient to cover the early public service expenditures. Over time, the full range of General Fund revenue items is continuously greater than the estimated General Fund

---

<sup>1</sup> EPS has not conducted recent interviews with CCSF staff. The current expenditure estimates are based on the general conclusions and relationships concerning public service needs drawn in prior studies.

expenditures with some fluctuations on the size of the fiscal surplus related to variations in levels of land sales and construction activity in each year. As noted above, after project buildout and stabilization, the Project is expected to generate a sizeable and ongoing fiscal surplus to the CCSF General Fund.

## **Transit Impacts**

***Project-related annual transit revenues are forecast to be about \$2.8 million at stabilization, totaling to about \$44.4 million in cumulative transit revenues.***

At stabilization, the combination of Project-related annual transit revenues and the Project-related allocation to MUNI of General Fund revenues, are expected to more than cover Project-related transit expenditures (which include operations costs, debt service payments on capital and transit facilities investments, and debt service payments on potential capital cost mitigations). As shown in **Table 3**, by 2050 (after buildout and cost/ revenue stabilization), annual transit revenues are estimated at \$20.7 million compared to estimated expenditures of \$17.9 million, resulting in net annual revenues of about \$2.8 million (all in 2024 constant dollar terms). The cumulative revenues from the annual impacts for transit over the 2028 to 2050 period sum to about \$44.4 million.

***Transit revenues will exceed costs in every year of Project buildout with the exception of 2031, 2032, 2041, and 2043.***

Transit revenues and costs both accrue incrementally through time as new development occurs and new transit investments are made. The distribution of costs is affected by the assumption that all investments in transit vehicles and facilities can be financed, with costs thereby spread more evenly through time. As shown in **Table 4**, annual transit revenues are greater than transit costs every year except 2031, 2031, 2041, 2043. Outside of the four annual deficits, the Project is expected to generate an annual transit surplus every year, as well as a cumulative surplus that is positive and remains positive from 2034 onward. The cumulative revenues from the annual impacts for transit over the 2028 to 2050 period sum to about \$44.4 million.

## **Economic Impacts**

***Throughout the expected period of Project land and building development, from 2025 through 2044, construction activity is estimated to generate over 4,000 jobs and \$750 million in economic output.***

TRC has estimated a schedule of full-time and part-time construction jobs associated with Project development from the start of horizontal development. The number of direct construction jobs varies by year but averages about 185 jobs annually over 19 years, or a total of about 3,500 construction job-years. As shown in **Table 5**, about \$383 million in income is associated with these jobs. The construction activity will also generate “multiplier” effects (indirect and induced effects) in San Francisco during the period of construction, adding an additional 567 job-years in San Francisco and about \$72 million in extra income. The combined direct, indirect, and induced jobs are estimated to generate about \$754 million in economic output.

***By Project buildout, ongoing economic activity at the Project and associated "multiplier" effects will provide about 12,700 new jobs and \$4.8 billion in economic output in San Francisco.***

As shown in **Table 6**, proposed employment-generating uses within the Project will generate approximately 8,250 jobs with the majority of jobs associated with the office/ research and development workspaces. About 1,360 of these jobs will be associated with the regional and neighborhood retail, the community facility space, the hotels, and the residential properties. As shown in **Table 7** these 8,250 project-related jobs are expected, annually, to generate about \$3.3 billion in direct economic output, and provide \$1.9 billion in income. The economic multiplier effects in San Francisco provide significant additional economic impacts, generating an estimated additional 4,420 jobs, \$650 million in income, and adding another \$1.5 billion in economic output.

**Table 1 General Fund Revenue and Expenditures at Buildout**

---

Item	2024 Model Stabilization (2046) (2024 Constant \$\$)
<b>REVENUES</b>	
Business Taxes	\$9,393,350
Hotel Room Tax	\$2,318,663
Parking Tax	\$461,295
Property Tax	\$15,189,607
Property Transfer Tax	\$14,390,119
Property Tax in Lieu of VLF	\$14,218,490
Sales and Use Tax	\$2,444,208
Gas Electric Steam Users Tax	\$609,999
Telephone Users Tax	\$807,487
Water Users Tax	\$83,812
Fines, Forfeitures & Penalties	\$52,371
License, Permits, and Franchises	\$526,263
Sales Tax Allocation to Public Safety	\$1,222,104
<b>Total Revenues</b>	<b>\$61,717,769</b>
<b>EXPENDITURES</b>	
Elections	\$360,406
Assessor/Recorder	\$156,928
311	\$215,571
Police Services	\$11,772,568
Fire Protection	\$10,337,453
911 Emergency Response	\$955,161
<u>San Francisco MTA</u>	
MUNI	\$5,792,157
Other MTA Programs	\$5,994,657
Department of Public Health	\$1,534,105
DPW (Road Maintenance)	\$866,932
Recreation and Parks	\$152,979
Library	\$277,666
<b>Total Expenditures</b>	<b>\$38,416,583</b>
<b>NET REVENUES</b>	<b>\$23,301,185</b>

---

Sources: FivePoint; City and County of San Francisco; Economic & Planning Systems, Inc.



**Table 2 General Fund Fiscal Impact (2024\$)**

Item	2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
<b>REVENUES</b>									
Business Taxes <sup>1</sup>	\$15,347	\$15,347	\$15,347	\$15,347	\$1,060,283	\$2,353,127	\$4,644,456	\$6,075,409	\$7,448,417
Hotel Room Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Tax	\$0	\$0	\$0	\$0	\$47,645	\$113,005	\$223,715	\$294,726	\$371,831
Property Tax	\$294,267	\$375,765	\$467,524	\$667,316	\$1,417,575	\$2,431,330	\$4,481,107	\$5,886,690	\$7,021,215
Property Transfer Tax	\$3,779,129	\$4,395,644	\$5,033,839	\$10,936,069	\$11,670,522	\$24,888,350	\$24,504,577	\$43,846,355	\$16,916,004
Property Tax in Lieu of VLF	\$0	\$77,795	\$165,384	\$356,098	\$1,072,264	\$2,039,954	\$3,996,588	\$5,338,302	\$6,421,273
Sales Tax	\$94,478	\$107,740	\$121,044	\$265,612	\$1,188,865	\$1,542,436	\$3,144,045	\$2,391,600	\$2,126,522
Gas Electric Steam Users Tax	\$997	\$997	\$997	\$997	\$68,854	\$152,811	\$301,609	\$394,534	\$483,696
Telephone Users Tax	\$25,727	\$25,727	\$25,727	\$25,727	\$102,498	\$140,127	\$239,479	\$308,860	\$363,692
Water Users Tax	\$2,670	\$2,670	\$2,670	\$2,670	\$10,639	\$14,544	\$24,856	\$32,058	\$37,749
Fines, Forfeitures & Penalties	\$1,980	\$1,980	\$1,980	\$1,980	\$6,793	\$8,294	\$13,491	\$17,305	\$20,054
License, Permits, and Franchises	\$19,900	\$19,900	\$19,900	\$19,900	\$68,259	\$83,346	\$135,564	\$173,897	\$201,520
Sales Tax Allocation to Public Safety	\$47,239	\$53,870	\$60,522	\$132,806	\$594,432	\$771,218	\$1,572,023	\$1,195,800	\$1,063,261
<b>Subtotal</b>	<b>\$4,281,734</b>	<b>\$5,077,433</b>	<b>\$5,914,935</b>	<b>\$12,424,523</b>	<b>\$17,308,629</b>	<b>\$34,538,543</b>	<b>\$43,281,510</b>	<b>\$65,955,535</b>	<b>\$42,475,233</b>
<b>EXPENDITURES</b>									
Elections	\$16,827	\$16,827	\$16,827	\$16,827	\$48,234	\$48,933	\$71,902	\$91,125	\$101,761
Assessor/Recorder	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928
311	\$10,065	\$10,065	\$10,065	\$10,065	\$28,850	\$29,268	\$43,007	\$54,505	\$60,866
Police Services	\$434,203	\$434,203	\$434,203	\$434,203	\$1,489,340	\$1,818,526	\$2,957,887	\$3,794,270	\$4,396,975
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
911 Emergency Response	\$44,595	\$44,595	\$44,595	\$44,595	\$127,831	\$129,684	\$190,556	\$241,503	\$269,689
San Francisco MTA									
MUNI <sup>2</sup>	\$405,432	\$480,981	\$560,531	\$1,176,870	\$1,600,301	\$3,233,052	\$3,993,475	\$6,200,421	\$3,964,989
Other MTA Programs	\$190,991	\$190,991	\$190,991	\$190,991	\$760,931	\$1,040,282	\$1,777,854	\$2,292,923	\$2,699,989
Department of Public Health <sup>3</sup>	\$71,626	\$71,626	\$71,626	\$71,626	\$205,313	\$208,288	\$306,056	\$387,883	\$433,154
DPW (Road Maintenance) <sup>4</sup>	\$213,823	\$213,823	\$213,823	\$213,823	\$213,823	\$287,167	\$287,167	\$336,165	\$336,165
Recreation and Parks <sup>5</sup>	\$7,142	\$7,142	\$7,142	\$7,142	\$20,474	\$20,770	\$30,520	\$38,679	\$43,194
Library	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666
<b>Subtotal</b>	<b>\$1,829,297</b>	<b>\$1,904,846</b>	<b>\$1,984,396</b>	<b>\$2,600,736</b>	<b>\$4,929,690</b>	<b>\$7,250,565</b>	<b>\$10,093,016</b>	<b>\$13,872,069</b>	<b>\$12,741,376</b>
<b>NET REVENUES (COSTS)</b>	<b>\$2,452,437</b>	<b>\$3,172,587</b>	<b>\$3,930,539</b>	<b>\$9,823,788</b>	<b>\$12,378,939</b>	<b>\$27,287,978</b>	<b>\$33,188,494</b>	<b>\$52,083,466</b>	<b>\$29,733,856</b>

[1] Includes Gross Receipts Tax, Payroll Tax, and Business Registration Tax.

[2] MUNI expenditure is the General Fund revenues required to be transferred to SFMTA per City Charter 8A.

[3] Based on estimates of hospital admissions and emergency room visits not reimbursed from other sources.

[4] Based on rough order of magnitude road mileage provided by BKF in 2024.

[5] Parks and recreation costs will be covered by special taxes. The costs shown here are associated with recreational programming.

**Table 2 General Fund Fiscal Impact (2024\$) (continued)**

Item	Fiscal Year						Buildout	Stabilization		
	2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<b>REVENUES</b>										
Business Taxes <sup>1</sup>	\$8,649,457	\$8,653,100	\$9,220,363	\$9,232,158	\$9,273,508	\$9,273,508	\$9,381,100	\$9,393,350	\$9,393,350	\$9,393,350
Hotel Room Tax	\$0	\$0	\$2,318,663	\$2,318,663	\$2,318,663	\$2,318,663	\$2,318,663	\$2,318,663	\$2,318,663	\$2,318,663
Parking Tax	\$431,035	\$431,035	\$460,738	\$460,738	\$460,738	\$460,738	\$461,295	\$461,295	\$461,295	\$461,295
Property Tax	\$8,249,274	\$9,334,640	\$11,221,408	\$12,087,414	\$12,251,477	\$14,362,098	\$14,800,361	\$14,973,126	\$15,123,577	\$15,189,607
Property Transfer Tax	\$25,370,687	\$15,060,620	\$63,151,266	\$15,287,431	\$13,109,329	\$20,603,047	\$16,204,542	\$14,814,575	\$14,820,852	\$14,390,119
Property Tax in Lieu of VLF	\$7,593,529	\$8,629,575	\$10,430,607	\$11,257,262	\$11,413,870	\$13,428,584	\$13,846,931	\$14,011,846	\$14,155,461	\$14,218,490
Sales Tax	\$2,347,936	\$2,170,672	\$4,073,388	\$2,766,169	\$2,019,757	\$4,633,345	\$2,869,264	\$2,589,466	\$2,558,482	\$2,444,208
Gas Electric Steam Users Tax	\$561,691	\$561,928	\$598,766	\$599,532	\$602,217	\$602,217	\$609,204	\$609,999	\$609,999	\$609,999
Telephone Users Tax	\$416,736	\$422,843	\$544,715	\$564,487	\$633,804	\$633,804	\$786,952	\$807,487	\$807,487	\$807,487
Water Users Tax	\$43,255	\$43,889	\$56,538	\$58,590	\$65,785	\$65,785	\$81,681	\$83,812	\$83,812	\$83,812
Fines, Forfeitures & Penalties	\$22,853	\$23,323	\$32,161	\$33,683	\$39,019	\$39,019	\$50,790	\$52,371	\$52,371	\$52,371
License, Permits, and Franchises	\$229,645	\$234,369	\$323,182	\$338,476	\$392,095	\$392,095	\$510,378	\$526,263	\$526,263	\$526,263
Sales Tax Allocation to Public Safety	\$1,173,968	\$1,085,336	\$2,036,694	\$1,383,084	\$1,009,878	\$2,316,672	\$1,434,632	\$1,294,733	\$1,279,241	\$1,222,104
<b>Subtotal</b>	<b>\$55,090,065</b>	<b>\$46,651,329</b>	<b>\$104,468,489</b>	<b>\$56,387,687</b>	<b>\$53,590,140</b>	<b>\$69,129,574</b>	<b>\$63,355,792</b>	<b>\$61,936,986</b>	<b>\$62,190,853</b>	<b>\$61,717,769</b>
<b>EXPENDITURES</b>										
Elections	\$114,443	\$118,438	\$188,841	\$201,774	\$247,112	\$247,112	\$346,975	\$360,406	\$360,406	\$360,406
Assessor/Recorder	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928	\$156,928
311	\$68,452	\$70,841	\$112,952	\$120,687	\$147,805	\$147,805	\$207,537	\$215,571	\$215,571	\$215,571
Police Services	\$5,300,628	\$5,403,703	\$7,341,527	\$7,675,231	\$8,845,131	\$8,845,131	\$11,425,979	\$11,772,568	\$11,772,568	\$11,772,568
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$13,311,539	\$10,337,453	\$10,337,453	\$10,337,453	\$10,337,453
911 Emergency Response	\$303,301	\$313,888	\$500,473	\$534,747	\$654,903	\$654,903	\$919,564	\$955,161	\$955,161	\$955,161
San Francisco MTA										
MUNI <sup>2</sup>	\$5,162,197	\$4,362,716	\$9,807,332	\$5,266,416	\$5,034,297	\$6,397,001	\$5,928,641	\$5,806,192	\$5,831,982	\$5,792,157
Other MTA Programs	\$3,093,778	\$3,139,117	\$4,043,878	\$4,190,663	\$4,705,261	\$4,705,261	\$5,842,204	\$5,994,657	\$5,994,657	\$5,994,657
Department of Public Health <sup>3</sup>	\$487,139	\$504,142	\$803,822	\$858,870	\$1,051,855	\$1,051,855	\$1,476,933	\$1,534,105	\$1,534,105	\$1,534,105
DPW (Road Maintenance) <sup>4</sup>	\$473,385	\$473,385	\$619,838	\$619,838	\$866,932	\$866,932	\$866,932	\$866,932	\$866,932	\$866,932
Recreation and Parks <sup>5</sup>	\$48,577	\$50,272	\$80,156	\$85,646	\$104,890	\$104,890	\$147,278	\$152,979	\$152,979	\$152,979
Library	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666	\$277,666
<b>Subtotal</b>	<b>\$15,486,495</b>	<b>\$14,871,097</b>	<b>\$23,933,414</b>	<b>\$19,988,465</b>	<b>\$22,092,780</b>	<b>\$36,767,023</b>	<b>\$37,934,089</b>	<b>\$38,430,619</b>	<b>\$38,456,408</b>	<b>\$38,416,583</b>
<b>NET REVENUES (COSTS)</b>	<b>\$39,603,570</b>	<b>\$31,780,232</b>	<b>\$80,535,075</b>	<b>\$36,399,222</b>	<b>\$31,497,360</b>	<b>\$32,362,551</b>	<b>\$25,421,703</b>	<b>\$23,506,367</b>	<b>\$23,734,445</b>	<b>\$23,301,185</b>

[1] Includes Gross Receipts Tax, Payroll Tax, and Business Registration Tax.

[2] MUNI expenditure is the General Fund revenues required to be transferred to SFMTA per City Charter 8A.

[3] Based on estimates of hospital admissions and emergency room visits not reimbursed from other sources.

[4] Based on rough order of magnitude road mileage provided by BKF in 2024.

[5] Parks and recreation costs will be covered by special taxes. The costs shown here are associated with recreational programming.

Sources: FivePoint; City and County of San Francisco; Economic & Planning Systems, Inc.

**Table 3      Transportation Revenue and Expenditures at Buildout**

Item	2024 Model Stabilization (2050) (2024 Constant \$\$)
<b>Transit Revenues</b>	
FastPass	\$6,973,000
Farebox Recovery	\$3,023,000
Advertising	\$335,000
Prop K Sales Tax <sup>1</sup>	\$488,842
On-Street Parking	\$813,000
Parking Tax <sup>2</sup>	\$1,845,180
Parking Fees and Fines	\$455,000
State Sales Tax (AB 1107) <sup>3</sup>	\$305,526
TDA Sales Tax <sup>4</sup>	\$611,052
General Fund Transfer to MUNI <sup>5</sup>	<u>\$5,866,347</u>
<b>Subtotal</b>	<b>\$20,715,946</b>
<b>Transit Expenditures</b>	
Operations	\$12,594,463
Capital Costs <sup>6</sup>	\$1,868,824
Facilities <sup>7</sup>	\$1,821,440
Mitigation Costs	<u>\$1,593,576</u>
Subtotal	<b>\$17,878,304</b>
<b>Net Annual Transportation Impact</b>	<b>\$2,837,642</b>
Cumulative	\$44,435,324

[1] According to January 2017 Proposition K Sales Tax Expenditure Plan Summary, 40.0% of one-half cent sales tax allocated to transit maintenance and rehabilitation.

[2] According to Proposition A, SFMTA receives 80% of parking tax from off-street, commercial spaces. SFMTA Adopted Operating Budget FY2016, p. 33.

[3] State sales tax (AB 1107 or BART) is a one-half cent sales tax, which allocates 25% to SFMTA and AC Transit (75% to BART). [Mtc.ca.gov/our-work/fund-invest](http://Mtc.ca.gov/our-work/fund-invest).

[4] Transportation Development Act (TDA) sales tax is a tax of one-quarter of one percent on all retail sales, which is used to finance transit. [Mtc.ca.gov/our-work/fund-invest](http://Mtc.ca.gov/our-work/fund-invest).

[5] 9.57% baseline of discretionary General Fund revenues are assumed transferred to MUNI per 2023 correspondence with the Controller's Office.

[6] Potential mitigation capital costs for rolling stock includes 11 motor coaches, 2 trolley coaches, and one light rail vehicle.

[7] Fehr & Peers provided a facilities cost, which EPS amortized assuming a 5 percent interest rate over 30 years.

Sources: FivePoint; City and County of San Francisco Operating Budget (2024); SFMTA website; Fehr & Peers; Economic & Planning Systems, Inc.

**Table 4 Impacts on Transportation (2024\$)**

Item	Source	2028	2029	2030	2031	2032	2033	2034	2035	2036
		1	2	3	4	5	6	7	8	9
<b>Transit Revenues</b>										
FastPass	Fehr & Peers/Other	\$0	\$0	\$0	\$479,000	\$479,000	\$479,000	\$1,292,000	\$1,292,000	\$1,810,000
Farebox Recovery	Fehr & Peers/Other	\$0	\$0	\$0	\$626,000	\$626,000	\$939,000	\$977,000	\$977,000	\$1,290,000
Advertising	Fehr & Peers/Other	\$0	\$0	\$0	\$91,000	\$91,000	\$122,000	\$142,000	\$142,000	\$233,000
Prop K Sales Tax <sup>1</sup>	EPS	\$18,896	\$21,548	\$24,209	\$53,122	\$237,773	\$308,487	\$628,809	\$478,320	\$425,304
On-Street Parking	Fehr & Peers/Other	\$0	\$0	\$0	\$94,000	\$125,000	\$159,000	\$264,000	\$298,000	\$379,000
Parking Tax <sup>2</sup>	EPS	\$0	\$0	\$0	\$0	\$190,581	\$452,020	\$894,862	\$1,178,906	\$1,487,324
Parking Fees and Fines	Fehr & Peers/Other	\$9,000	\$9,000	\$9,000	\$53,000	\$70,000	\$89,000	\$148,000	\$167,000	\$212,000
State Sales Tax (AB 1107) <sup>3</sup>	EPS	\$11,810	\$13,467	\$15,131	\$33,202	\$148,608	\$192,804	\$393,006	\$298,950	\$265,815
TDA Sales Tax <sup>4</sup>	EPS	\$23,620	\$26,935	\$30,261	\$66,403	\$297,216	\$385,609	\$786,011	\$597,900	\$531,630
General Fund Transfer to MUNI <sup>5</sup>	EPS	\$405,432	\$480,981	\$560,531	\$1,176,870	\$1,600,301	\$3,233,052	\$3,993,475	\$6,200,421	\$3,964,989
<b>Subtotal</b>		<b>\$468,757</b>	<b>\$551,931</b>	<b>\$639,131</b>	<b>\$2,672,598</b>	<b>\$3,865,479</b>	<b>\$6,359,973</b>	<b>\$9,519,162</b>	<b>\$11,630,497</b>	<b>\$10,599,063</b>
<b>Transit Expenditures<sup>6</sup></b>										
Operations	Fehr & Peers/Other	\$0	\$0	\$0	\$2,608,580	\$2,608,580	\$3,912,743	\$4,071,620	\$4,071,620	\$5,375,783
Capital Costs	Fehr & Peers/Other	\$0	\$0	\$0	\$1,586,470	\$1,586,470	\$2,379,588	\$2,437,869	\$2,437,869	\$3,019,807
Facilities	Fehr & Peers/Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mitigation Costs	Fehr & Peers/Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,195,050</b>	<b>\$4,195,050</b>	<b>\$6,292,331</b>	<b>\$6,509,489</b>	<b>\$6,509,489</b>	<b>\$8,395,590</b>
<b>Net Annual Transportation Impact</b>		<b>\$468,757</b>	<b>\$551,931</b>	<b>\$639,131</b>	<b>-\$1,522,453</b>	<b>-\$329,572</b>	<b>\$67,642</b>	<b>\$3,009,673</b>	<b>\$5,121,008</b>	<b>\$2,203,472</b>
Cumulative		\$468,757	\$1,020,688	\$1,659,819	\$137,367	-\$192,205	-\$124,563	\$2,885,111	\$8,006,118	\$10,209,591

[1] Assumes 40.0% of Prop. K's one-half cent sales tax is allocated to transit system maintenance and renovation.

[2] Assumes 80% of parking tax from off-street, commercial spaces is transferred from General Fund to SFMTA.

[3] State sales tax (AB 1107 or BART) is a one-half cent sales tax, which allocates 25% to MTC (75% to BART).

[4] Transportation Development Act (TDA) sales tax is a tax of one-quarter of one percent on all retail sales, which is used to finance transit.

[5] 9.57% baseline of discretionary General Fund revenues are assumed transferred to MUNI.

[6] Capital costs, facilities costs, and mitigation costs were provided by Fehr & Peers.

Sources: FivePoint; City and County of San Francisco; SFMTA website; Fehr & Peers; Economic & Planning Systems, Inc.

**Table 4 Impacts on Transportation (2024\$) (continued)**

Item	Source	Fiscal Year					Buildout									
		2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19	2047 20	2048 21	2049 22	2050 23	
<b>Transit Revenues</b>																
FastPass	Fehr & Peers/Other	\$1,810,000	\$1,810,000	\$1,810,000	\$1,810,000	\$3,666,000	\$3,666,000	\$3,666,000	\$4,537,000	\$4,537,000	\$4,537,000	\$4,537,000	\$4,537,000	\$4,537,000	\$6,973,000	
Farebox Recovery	Fehr & Peers/Other	\$1,290,000	\$1,290,000	\$1,290,000	\$1,290,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$2,668,000	\$3,023,000	
Advertising	Fehr & Peers/Other	\$233,000	\$233,000	\$233,000	\$233,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000	\$335,000	
Prop K Sales Tax <sup>1</sup>	EPS	\$469,587	\$434,134	\$814,678	\$553,234	\$403,951	\$926,669	\$573,853	\$517,893	\$511,696	\$488,842	\$488,842	\$488,842	\$488,842	\$488,842	
On-Street Parking	Fehr & Peers/Other	\$409,000	\$409,000	\$409,000	\$409,000	\$650,000	\$650,000	\$650,000	\$694,000	\$694,000	\$694,000	\$694,000	\$694,000	\$694,000	\$813,000	
Parking Tax <sup>2</sup>	EPS	\$1,724,139	\$1,724,139	\$1,842,951	\$1,842,951	\$1,842,951	\$1,842,951	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180	
Parking Fees and Fines	Fehr & Peers/Other	\$229,000	\$229,000	\$229,000	\$229,000	\$364,000	\$364,000	\$364,000	\$389,000	\$389,000	\$389,000	\$389,000	\$389,000	\$389,000	\$455,000	
State Sales Tax (AB 1107) <sup>3</sup>	EPS	\$293,492	\$271,334	\$509,174	\$345,771	\$252,470	\$579,168	\$358,658	\$323,683	\$319,810	\$305,526	\$305,526	\$305,526	\$305,526	\$305,526	
TDA Sales Tax <sup>4</sup>	EPS	\$586,984	\$542,668	\$1,018,347	\$691,542	\$504,939	\$1,158,336	\$717,316	\$647,367	\$639,621	\$611,052	\$611,052	\$611,052	\$611,052	\$611,052	
General Fund Transfer to MUNI <sup>5</sup>	EPS	\$5,162,197	\$4,362,716	\$9,807,332	\$5,266,416	\$5,034,297	\$6,397,001	\$5,928,641	\$5,806,192	\$5,831,982	\$5,792,157	\$5,810,584	\$5,829,090	\$5,847,678	\$5,866,347	
<b>Subtotal</b>		<b>\$12,207,399</b>	<b>\$11,305,992</b>	<b>\$17,963,481</b>	<b>\$12,670,914</b>	<b>\$15,711,608</b>	<b>\$18,577,126</b>	<b>\$17,096,648</b>	<b>\$17,753,316</b>	<b>\$17,761,290</b>	<b>\$17,655,757</b>	<b>\$17,674,183</b>	<b>\$17,692,690</b>	<b>\$17,711,278</b>	<b>\$20,715,946</b>	
<b>Transit Expenditures<sup>6</sup></b>																
Operations	Fehr & Peers/Other	\$5,375,783	\$5,375,783	\$5,375,783	\$5,375,783	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$11,116,310	\$12,594,463	
Capital Costs	Fehr & Peers/Other	\$3,019,807	\$3,019,807	\$3,019,807	\$3,019,807	\$4,558,786	\$4,558,786	\$4,558,786	\$4,558,786	\$2,972,316	\$2,972,316	\$2,179,198	\$2,120,917	\$2,120,917	\$1,868,824	
Facilities	Fehr & Peers/Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,821,440	\$1,821,440	
Mitigation Costs	Fehr & Peers/Other	\$0	\$0	\$0	\$0	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	\$1,593,576	
<b>Subtotal</b>		<b>\$8,395,590</b>	<b>\$8,395,590</b>	<b>\$8,395,590</b>	<b>\$8,395,590</b>	<b>\$17,268,673</b>	<b>\$17,268,673</b>	<b>\$17,268,673</b>	<b>\$17,268,673</b>	<b>\$15,682,203</b>	<b>\$15,682,203</b>	<b>\$14,889,085</b>	<b>\$14,830,804</b>	<b>\$16,652,244</b>	<b>\$17,878,304</b>	
<b>Net Annual Transportation Impact</b>		<b>\$3,811,809</b>	<b>\$2,910,401</b>	<b>\$9,567,891</b>	<b>\$4,275,323</b>	<b>-\$1,557,064</b>	<b>\$1,308,453</b>	<b>-\$172,024</b>	<b>\$484,643</b>	<b>\$2,079,087</b>	<b>\$1,973,555</b>	<b>\$2,785,099</b>	<b>\$2,861,886</b>	<b>\$1,059,034</b>	<b>\$2,837,642</b>	
Cumulative		\$14,021,399	\$16,931,800	\$26,499,691	\$30,775,014	\$29,217,950	\$30,526,403	\$30,354,378	\$30,839,021	\$32,918,108	\$34,891,663	\$37,676,762	\$40,538,648	\$41,597,681	\$44,435,324	

[1] Assumes 40.0% of Prop. K's one-half cent sales tax is allocated to transit system maintenance and renovation.  
 [2] Assumes 80% of parking tax from off-street, commercial spaces is transferred from General Fund to SFMTA.  
 [3] State sales tax (AB 1107 or BART) is a one-half cent sales tax, which allocates 25% to MTC (75% to BART).  
 [4] Transportation Development Act (TDA) sales tax is a tax of one-quarter of one percent on all retail sales, which is used to finance transit.  
 [5] 9.57% baseline of discretionary General Fund revenues are assumed transferred to MUNI.  
 [6] Capital costs, facilities costs, and mitigation costs were provided by Fehr & Peers.

Sources: FivePoint; City and County of San Francisco; SFMTA website; Fehr & Peers; Economic & Planning Systems, Inc.

**Table 5 Construction Employment and Income Impacts**

Impact Type	Employment <sup>1</sup>	Income <sup>2</sup>	Output <sup>3</sup>
Direct Effect <sup>4</sup>	3,501	382,715,123	575,732,074
Indirect Effect	200	31,755,693	77,359,909
Induced Effect	<u>367</u>	<u>40,738,344</u>	<u>101,342,082</u>
<b>Total Effect</b>	<b>4,068</b>	<b>\$455,209,160</b>	<b>\$754,434,065</b>

[1] Employment in job-years. One job-year is equal to one person working for one year.

[2] Includes employee wages and benefits and proprietor income.

[3] Economic outputs based on the IMPLAN industry 'Construction of New Multifamily Residential Structures'. EPS tested the results using other IMPLAN spending categories, including spending on non-residential structures and land improvements. The results were very similar so the new multifamily construction category was used as a proxy for all construction spending.

[4] Direct construction employment estimate provided by TRC (March 28, 2018). Includes on-site construction, off-site roadway improvements, and shoreline improvements.

Sources: TRC; Minnesota Implan Group, Inc.; Economic & Planning Systems, Inc.

**Table 6 Direct Employment Estimates**

Item	Development Program	Worker Density Assumptions <sup>1</sup>	2024 Employment <sup>1</sup>
<u>Residential</u>	7,218 Units	25 Units/job	289
<u>Commercial Uses</u>			
Film & Arts Center/Performance Venue <sup>1</sup>	69,000 Gross Sq. Ft.	750 Sq. ft./job	92
Hotel	130,000 Gross Sq. Ft.	700 Sq. ft./job	186
Regional Retail	102,000 Gross Sq. Ft.	400 Sq. ft./job	255
Neighborhood Retail	184,100 Gross Sq. Ft.	400 Sq. ft./job	460
Office Research & Development	2,757,500 Gross Sq. Ft.	400 Sq. ft./job	6,894
Community Facility Space	<u>23,000</u> Gross Sq. Ft.	400 Sq. ft./job	<u>58</u>
Commercial Subtotal	3,265,600 Gross Sq. Ft.		7,944
Public Parking <sup>4</sup>	4,796 Spaces	270 Spaces/job	18
<b>Total Direct Jobs</b>			<b>8,251</b>

[1] Unless otherwise noted, employment assumptions based on industry standards and previous EPS studies for individual land use types.

[2] Based on information about number of studios and artists provided by FivePoint.

[3] Based on generalized population density at institutions such as schools.

[4] Includes all off-street parking.

Sources: FivePoint; Minnesota IMPLAN System; Economic & Planning Systems, Inc.

**Table 7 Ongoing Economic Impacts**

Impact Type	Employment <sup>1</sup>	Income <sup>2</sup>	Output
Direct Effect	8,251	1,867,319,892	3,345,082,527
Indirect Effect	2,598	448,253,547	987,972,578
Induced Effect	<u>1,818</u>	<u>202,089,394</u>	<u>503,631,524</u>
<b>Total Effect</b>	<b>12,667</b>	<b>\$2,517,662,832</b>	<b>\$4,836,686,629</b>

[1] Reflects full- and part-time employment.

[2] Includes employee wages and benefits and proprietor income.

Sources: Minnesota Implan Group, Inc.; Economic & Planning Systems, Inc.

### 3. DEVELOPMENT PROGRAM AND SERVICE POPULATION

---

**Table 8** shows the proposed CP development program. The residential component of the CP development program includes a total of 7,218 residential units, including 4,759 units of market rate development, 483 units of inclusionary development, 687 units of workforce housing, and 1,289 public housing and Agency units. About 34 percent of the CP units will be affordable at below-market rates.

The non-residential component of the CP development program includes about 2.8 million square feet of office/ R&D development that incorporates 2.0 million square feet of office/ R&D development shifted over from HPSII. It also includes about 130,000 square feet of hotel uses, 310,000 square feet of regional retail, neighborhood retail, and community facilities uses, and about 70,000 square feet of film arts center. About 4,800 off-street paid commercial parking spaces will also be provided, the majority associated with the new Office/ R&D development.

**Table 8 CP Development Program Summary**

Item	2024 Model Buildout (2044)
<u>Residential</u>	
Market-Rate	
For-Sale	3,819 units
Rental	<u>940</u> units
Market-Rate Subtotal	4,759 units
Below Market-Rate	
For-Sales	402 units
Rental	<u>81</u> units
Below Market-Rate Subtotal	483 units
Workforce Units	687 units
Public Housing & Agency Units	<u>1,289</u> units
<b>Residential Total</b>	<b>7,218</b> units
<u>Commercial Uses</u>	
Hotel	130,000 Gross Sq. Ft.
Regional Retail	102,000 Gross Sq. Ft.
Neighborhood Retail	184,100 Gross Sq. Ft.
Community Facility Space	<u>23,000</u> Gross Sq. Ft.
<b>Commercial Total</b>	<b>439,100</b> Gross Sq. Ft.
<u>Other Non-Residential Uses and Parking</u>	
Film & Arts Center	69,000 Gross Sq. Ft.
Office Research & Development	<u>2,757,500</u> Gross Sq. Ft.
<b>Other Non-Residential Uses Total</b>	<b>2,826,500</b> Gross Sq. Ft.
Public Parking	4,796 Spaces

Sources: FivePoint 2024 Development Plan; Economic & Planning Systems, Inc.



As with the prior fiscal and economic impact analyses, a time series expression of the expected pace of development has been developed. The annual development schedule is shown in **Table 9** and covers the period from 2028 to 2046. The annual development schedule reflects expectations concerning the timing and pace of infrastructure development and the associated design, permitting, and construction of residential and non-residential buildings. With initial infrastructure development assumed to begin in 2025, the first new residential and non-residential buildings (outside of the existing Alice Griffiths units) are expected to be occupied in 2032. As a result, the first year of the model, 2028, shows the existing 337 Alice Griffith units as the only development until 2032. As shown, 2044 is expected to be the final year of new CP development.

## **Project Service Population**

**Table 9** also indicates the expected residents, workers, and service population associated with CP development. These estimates are based on assumptions associated with average persons per unit (2010 EIR) and FivePoint/ EPS assumptions concerning expected workers per 1,000 square feet of non-residential development (see **Table 6** for detailed assumptions). It also shows the associated service population estimates, an important metric in estimating several cost and revenue impacts. The Project's service population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given 50 percent of the weight of residents because of more modest demands for public service. As shown, by CP buildout, the Project is expected to include about 16,800 residents and 8,250 workers, corresponding to a service population of about 25,000.

**Table 9 Development Program and Population Density Assumptions**

Item	Development Program Total	Fiscal Year									
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9	2037 10
<b>Residential</b>											
<b>Market-Rate</b>											
For-Sale	3,819 units	0	0	0	0	352	13	272	340	112	224
Rental	<u>940 units</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Market-Rate Subtotal	4,759 units	0	0	0	0	352	13	272	340	112	224
<b>Below Market-Rate</b>											
For-Sales	402 units	0	0	0	0	41	1	32	45	11	30
Rental	<u>81 units</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Below Market-Rate Subtotal	483 units	0	0	0	0	41	1	32	45	11	30
Workforce Units	687 units	0	0	0	0	0	0	0	0	0	0
Public Housing & Agency Units	1,289 units	337	0	0	0	236	0	156	0	90	0
<b>Residential Total</b>	<b>7,218 units</b>	<b>337</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>629</b>	<b>14</b>	<b>460</b>	<b>385</b>	<b>213</b>	<b>254</b>
<b>Commercial Uses</b>											
Hotel	130,000 Gross Sq. Ft.	0	0	0	0	0	0	0	0	0	0
Regional Retail	102,000 Gross Sq. Ft.	0	0	0	0	0	0	0	0	8,000	0
Neighborhood Retail	184,100 Gross Sq. Ft.	0	0	0	0	42,332	0	85,975	10,000	20,000	20,000
Community Facility Space	<u>23,000 Gross Sq. Ft.</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,000</u>	<u>0</u>
<b>Commercial Total</b>	<b>439,100 Gross Sq. Ft.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54,332</b>	<b>0</b>	<b>85,975</b>	<b>10,000</b>	<b>31,000</b>	<b>20,000</b>
<b>Other Non-Residential Uses and Parking</b>											
Film & Arts Center/Performance Venue <sup>1</sup>	69,000 Gross Sq. Ft.	0	0	0	0	0	0	0	0	69,000	0
Office Research & Development	<u>2,757,500 Gross Sq. Ft.</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>302,000</u>	<u>453,000</u>	<u>710,000</u>	<u>485,500</u>	<u>410,000</u>	<u>397,000</u>
<b>Other Non-Residential Uses Total</b>	<b>2,826,500 Gross Sq. Ft.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>302,000</b>	<b>453,000</b>	<b>710,000</b>	<b>485,500</b>	<b>479,000</b>	<b>397,000</b>
<b>Total On-Site Commercial Parking<sup>2</sup></b>	<b>4,796 Spaces</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>495</b>	<b>680</b>	<b>1,151</b>	<b>738</b>	<b>802</b>	<b>616</b>
Hotel	55 Spaces	0	0	0	0	0	0	0	0	0	0
Regional Retail	275 Spaces	0	0	0	0	0	0	0	0	22	0
Neighborhood Retail	184 Spaces	0	0	0	0	42	0	86	10	20	20
Community Facility Space	0 Spaces	0	0	0	0	0	0	0	0	0	0
Film and Arts Center	145 Spaces	0	0	0	0	0	0	0	0	145	0
Office R&D	4,136 Spaces	0	0	0	0	453	680	1,065	728	615	596
<b>Population and Employment</b>											
Annual New Residents <sup>3</sup>	16,818 residents	785	0	0	0	1,466	33	1,072	897	496	592
Cumulative New Residents	16,818 residents	785	785	785	785	2,251	2,283	3,355	4,252	4,749	5,340
Annual New Employees <sup>4</sup>	8,251 employees	13	0	0	0	918	1,136	2,013	1,257	1,206	1,055
Cumulative New Employees	8,251 employees	13	13	13	13	931	2,067	4,079	5,336	6,542	7,597
Annual Resident + Employee Population	25,069 resident + employees	799	0	0	0	2,383	1,168	3,084	2,154	1,702	1,647
Cumulative Resident + Employee Population	25,069 resident + employees	799	799	799	799	3,182	4,350	7,435	9,589	11,291	12,938
Annual Service Population <sup>5</sup>	20,943 service population	792	0	0	0	1,924	600	2,078	1,525	1,099	1,119
Cumulative Service Population	20,943 service population	792	792	792	792	2,716	3,317	5,395	6,920	8,020	9,139

[1] Assumes maximum allowable parking of 145 spaces for the film and arts center.

[2] Estimated on-site commercial parking spaces that will pay parking tax (excludes parking for community uses). Estimated based on maximum parking requirements by use type provided by FivePoint applied to level of new development in each year.

[3] Assumes 2.33 persons per household according to the CP/HPS Phase II Development Plan Project Final EIR (2010) Vol. II, p. C-6, Table III.

[4] Annual new employees for the service population calculation include all employees associated with the new residential and commercial development, as well as public parking.

[5] Service population is calculated by adding total residential population and half of total employment.

Sources: FivePoint 2024 Development Plan; Economic & Planning Systems, Inc.

**Table 9 Development Program and Population Density Assumptions (continued)**

Item	Development Program Total	Fiscal Year					Buildout		Stabilization	
		2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<b>Residential</b>										
<u>Market-Rate</u>										
For-Sale	3,819 units	57	848	240	344	0	750	267	0	0
Rental	<u>940 units</u>	<u>0</u>	<u>210</u>	<u>0</u>	<u>105</u>	<u>0</u>	<u>625</u>	<u>0</u>	<u>0</u>	<u>0</u>
Market-Rate Subtotal	4,759 units	57	1,058	240	449	0	1,375	267	0	0
<u>Below Market-Rate</u>										
For-Sales	402 units	23	97	19	39	0	62	2	0	0
Rental	<u>81 units</u>	<u>0</u>	<u>30</u>	<u>0</u>	<u>16</u>	<u>0</u>	<u>35</u>	<u>0</u>	<u>0</u>	<u>0</u>
Below Market-Rate Subtotal	483 units	23	127	19	55	0	97	2	0	0
Workforce Units	687 units	0	120	0	237	0	330	0	0	0
Public Housing & Agency Units	1,289 units	0	105	0	167	0	198	0	0	0
<b>Residential Total</b>	<b>7,218 units</b>	<b>80</b>	<b>1,410</b>	<b>259</b>	<b>908</b>	<b>0</b>	<b>2,000</b>	<b>269</b>	<b>0</b>	<b>0</b>
<u>Commercial Uses</u>										
Hotel	130,000 Gross Sq. Ft.	0	130,000	0	0	0	0	0	0	0
Regional Retail	102,000 Gross Sq. Ft.	0	94,000	0	0	0	0	0	0	0
Neighborhood Retail	184,100 Gross Sq. Ft.	0	0	0	0	0	5,793	0	0	0
Community Facility Space	<u>23,000 Gross Sq. Ft.</u>	<u>0</u>	<u>8,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Commercial Total</b>	<b>439,100 Gross Sq. Ft.</b>	<b>0</b>	<b>232,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,793</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Other Non-Residential Uses and Parking</u>										
Film & Arts Center/Performance Venue <sup>1</sup>	69,000 Gross Sq. Ft.	0	0	0	0	0	0	0	0	0
Office Research & Development	<u>2,757,500 Gross Sq. Ft.</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Other Non-Residential Uses Total</b>	<b>2,826,500 Gross Sq. Ft.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Total On-Site Commercial Parking<sup>2</sup></u>										
Hotel	55 Spaces	0	309	0	0	0	6	0	0	0
Regional Retail	275 Spaces	0	55	0	0	0	0	0	0	0
Neighborhood Retail	184 Spaces	0	254	0	0	0	0	0	0	0
Community Facility Space	184 Spaces	0	0	0	0	0	6	0	0	0
Film and Arts Center	0 Spaces	0	0	0	0	0	0	0	0	0
Office R&D	145 Spaces	0	0	0	0	0	0	0	0	0
Office R&D	4,136 Spaces	0	0	0	0	0	0	0	0	0
<u>Population and Employment</u>										
Annual New Residents <sup>3</sup>	16,818 residents	186	3,285	603	2,116	0	4,660	627	0	0
Cumulative New Residents	16,818 residents	5,527	8,812	9,416	11,531	11,531	16,191	16,818	16,818	16,818
Annual New Employees <sup>4</sup>	8,251 employees	3	498	10	36	0	95	11	0	0
Cumulative New Employees	8,251 employees	7,600	8,099	8,109	8,145	8,145	8,240	8,251	8,251	8,251
Annual Resident + Employee Population	25,069 resident + employees	190	3,784	614	2,152	0	4,755	638	0	0
Cumulative Resident + Employee Population	25,069 resident + employees	13,127	16,911	17,525	19,677	19,677	24,431	25,069	25,069	25,069
Annual Service Population <sup>5</sup>	20,943 service population	188	3,534	609	2,134	0	4,707	632	0	0
Cumulative Service Population	20,943 service population	9,327	12,861	13,470	15,604	15,604	20,311	20,943	20,943	20,943

[1] Assumes maximum allowable parking of 145 spaces for the film and arts center.

[2] Estimated on-site commercial parking spaces that will pay parking tax (excludes parking for community uses). Estimated based on maximum parking requirements by use type provided by FivePoint applied to level of new development in each year.

[3] Assumes 2.33 persons per household according to the CP/HPS Phase II Development Plan Project Final EIR (2010) Vol. II, p. C-6, Table III.

[4] Annual new employees for the service population calculation include all employees associated with the new residential and commercial development, as well as public parking.

[5] Service population is calculated by adding total residential population and half of total employment.

Sources: FivePoint 2024 Development Plan; Economic & Planning Systems, Inc.

## Citywide Service Population

The existing citywide population, employment, and service population also play an important role in determining the existing per capita or per service population City expenditures and revenues associated with particular budget items. **Table 10** shows the resident, employment, and service population assumptions for the City and County of San Francisco as well as those for the Project at buildout. As noted previously, the service population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given 50 percent the weight of residents because of more modest demands for public service.

**Table 10 Citywide and Project Population and Employment Estimates**

Item	Total	Service Population Weighting Factor <sup>1</sup>	Service Population
<u>San Francisco</u>			
Residents <sup>2</sup>	831,703	1.00	831,703
Jobs <sup>3</sup>	<u>747,568</u>	0.50	<u>373,784</u>
<b>Total</b>	<b>1,579,271</b>		<b>1,205,487</b>
<u>CP at Buildout</u>			
Residents <sup>4</sup>	16,818	1.00	16,818
Total Direct Jobs	<u>8,251</u>	0.50	<u>4,125</u>
<b>Total</b>	<b>25,069</b>		<b>20,943</b>

[1] Service population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given 50 percent the weight of residents because of more modest demands for public service.

[2] California Department of Finance, 2023.

[3] American Community Survey, 2022 5-year estimate.

[4] Assumes 2.33 persons per household according to the CP/HPS Phase II Development Plan Project Final EIR (2010) Vol. II, p. C-6, Table III.

Sources: United States Census Bureau; CA DOF; CP/HPS EIR; Economic & Planning Systems, Inc.

## 4. SAN FRANCISCO GENERAL FUND REVENUES

**Table 11** provides an overview of the City and County of San Francisco’s (CCSF) General Fund revenues in fiscal year 2023 – 2024 and the allocation method used to estimate the revenues generated by CP. These revenues will help fund public services to the Project area, as well as citywide services and facilities. Actual outcomes will vary depending on the realized levels and types of activities, as well as fiscal and economic conditions at the time the Project is completed. General Fund revenues are estimated on a pro-rata basis for revenue items that fluctuate proportionally with residential and employment populations or on a case study basis where applicable. Where a pro-rata basis is used, a per service population, per employee, or per employee and population basis is selected depending on the extent to which new residents and/or workers are expected to drive new revenues. A number of revenue items that are not expected to be affected by Project development are not estimated. Calculations displaying EPS’s case study approaches are shown in **Table 12 - Table 17**.

**Table 11 Summary of General Fund Revenue Estimates**

Item	GF Revenue FY 23-24		Allocation Method
Business Taxes <sup>1</sup>	\$851,100,000	\$1,138	per employee population
Hotel Room Tax	\$302,910,000		Case Study
Parking Tax	\$84,100,000		Case Study
Property Tax <sup>2</sup>	\$2,149,800,000		Case Study
Property Transfer Tax	\$221,960,000		Case Study
Property Tax in Lieu of VLF	\$360,200,000		Case Study
Sales and Use Tax	\$200,050,000		Case Study
Gas Electric Steam Users Tax	\$55,270,000	\$73.93	per employee population
Telephone Users Tax	\$50,870,000	\$32.21	per resident and employee population
Water Users Tax	\$5,280,000	\$3.34	per resident and employee population
Fines, Forfeitures & Penalties	\$3,014,441	\$2.50	per service population <sup>2</sup>
License, Permits, and Franchises	\$30,291,484	\$25.13	per service population <sup>2</sup>
Access Line Tax	\$55,600,000		not estimated
Other Local Taxes	\$122,840,000	-	not estimated
Charges for Service	\$272,865,183	-	not estimated
Interest & Investment Income	\$121,070,506	-	not estimated
Intergovernmental Transfers (Local, State, Federal)	\$1,477,114,905	-	not estimated
Operating Transfers In	\$211,296,220	-	not estimated
Other Revenues	\$17,531,790	-	not estimated
Rents and Concessions	\$14,571,090	-	not estimated
Prior Year	<u>\$224,247,420</u>	-	not estimated
<b>Total General Fund Revenues</b>	<b>\$6,831,983,039</b>		

[1] Includes Gross Receipts Tax, Payroll Tax, and Business Registration Tax.

[2] Property tax shown subtracts VLF revenue.

[2] Service population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given 50 percent the weight of residents because of more modest demands for public service.

Source: City and County San Francisco Budget and Appropriation Ordinance 2023/2024 (page 16); Economic & Planning Systems.

## Assessed Value

A key factor in determining the scale of fiscal revenues is the Project's assessed value. Estimates of increases in assessed value associated with land development and building construction and sale are used to estimate new property taxes, real estate transfer taxes, and property tax in-lieu of VLF (motor vehicle license fees). The Project's annualized assessed value is based on DPG's forecasts of residential and commercial land sales, building sales, and future development value which were based, in part, on EPS estimates of residual land values, construction costs, and sales prices by land use.

The assessed values through time in nominal dollars are shown in **Table 12** along with a conversion of the inflated/ nominal cumulative assessed value into constant dollars. Project assessed value increases each year as land is improved, buildings are constructed, and existing properties turnover. The new land and building sales are assessed at their forecasted market value, while a consistent average annual increase in existing assessed value is applied each year to reflect both the limits placed by Proposition 13 on assessed value increases for property that does not turn over as well as the periodic re-assessments to market value that occur when existing properties do turn over. As shown, at stabilization, the Project is estimated to have an assessed value of approximately \$19.4 billion in nominal dollars and \$13.6 billion in 2024 constant dollars. The nominal dollar estimates of Project assessed value are converted into 2024 constant dollars assuming a 2 percent annual inflation rate consistent with the prior fiscal and economic impact analyses.

**Table 12 Assessed Value**

Item <sup>1</sup>	2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9	2037 10
<b><u>New Residential For-Sale</u></b>										
Land AV	\$14,888,935	\$0	\$0	\$146,959,510	\$0	\$208,248,617	\$0	\$538,964,452	\$0	\$143,279,528
Building AV	\$0	\$0	\$0	\$0	\$155,902,754	\$0	\$792,306,282	\$0	\$329,444,792	\$362,383,599
Closed Value Added AV	\$0	\$0	\$0	\$0	\$14,098,644	\$15,085,549	\$36,867,867	\$60,000,283	\$95,984,851	\$75,869,412
Total	\$14,888,935	\$0	\$0	\$146,959,510	\$170,001,398	\$223,334,166	\$829,174,149	\$598,964,736	\$425,429,643	\$581,532,539
Cumulative Inflated AV	\$14,888,935	\$15,253,019	\$15,626,007	\$162,967,625	\$336,954,130	\$568,527,958	\$1,411,604,527	\$2,045,087,740	\$2,520,526,656	\$3,163,694,548
<b><u>New Residential For-Rent</u></b>										
Land AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,104,697	\$0	\$10,842,070
Building AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,104,697	\$0	\$10,842,070
Cumulative Inflated AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,104,697	\$21,620,778	\$32,991,549
Residential Cumulative Inflated AV Subtotal	\$14,888,935	\$15,253,019	\$15,626,007	\$162,967,625	\$336,954,130	\$568,527,958	\$1,411,604,527	\$2,066,192,438	\$2,542,147,434	\$3,196,686,097
<b><u>New Commercial</u></b>										
Land AV	\$48,096,546	\$73,262,971	\$83,956,454	\$40,953,895	\$86,471,948	\$83,732,307	\$75,858,321	\$17,695,831	\$0	\$0
Building AV	\$0	\$0	\$0	\$0	\$467,896,469	\$689,056,357	\$1,151,289,873	\$787,871,730	\$737,897,962	\$689,014,434
Total	\$48,096,546	\$73,262,971	\$83,956,454	\$40,953,895	\$554,368,417	\$772,788,664	\$1,227,148,194	\$805,567,561	\$737,897,962	\$689,014,434
Cumulative Inflated AV	\$48,096,546	\$122,535,639	\$209,488,502	\$255,565,095	\$816,182,937	\$1,608,930,019	\$2,875,421,962	\$3,751,303,259	\$4,580,933,200	\$5,381,966,856
<b><u>Existing AV (2023/2024)</u></b>										
Cumulative Inflated AV	\$200,513,924	\$205,417,163	\$210,440,304	\$215,586,277	\$220,858,086	\$226,258,809	\$231,791,598	\$237,459,682	\$243,266,370	\$249,215,051
TOTAL NEW DEVELOPMENT VALUE (NOMINAL \$)	\$62,985,481	\$73,262,971	\$83,956,454	\$187,913,404	\$724,369,815	\$996,122,830	\$2,056,322,342	\$1,425,636,994	\$1,163,327,605	\$1,281,389,043
TOTAL NEW DEVELOPMENT VALUE (CONSTANT \$)	\$62,985,481	\$71,826,442	\$80,696,322	\$177,074,998	\$669,205,740	\$902,219,138	\$1,825,955,393	\$1,241,102,796	\$992,888,910	\$1,072,209,029
<b>TOTAL CUMULATIVE INFLATED AV (NOMINAL \$)</b>	<b>\$263,499,404</b>	<b>\$343,205,822</b>	<b>\$435,554,813</b>	<b>\$634,118,997</b>	<b>\$1,373,995,154</b>	<b>\$2,403,716,786</b>	<b>\$4,518,818,087</b>	<b>\$6,054,955,379</b>	<b>\$7,366,347,004</b>	<b>\$8,827,868,003</b>
<b>TOTAL CUMULATIVE INFLATED AV (CONSTANT \$)<sup>2</sup></b>	<b>\$263,499,404</b>	<b>\$336,476,296</b>	<b>\$418,641,688</b>	<b>\$597,544,493</b>	<b>\$1,269,359,138</b>	<b>\$2,177,120,351</b>	<b>\$4,012,581,142</b>	<b>\$5,271,203,036</b>	<b>\$6,287,106,239</b>	<b>\$7,386,765,038</b>

[1] New assessed value forecasts provided by DPG and based on development program and FivePoint/ EPS estimates of values and inflation. Residential property values are assumed to increase 2.45 percent annually. Commercial values increase 2 percent annually.

[2] Assumes annual inflation rate of 2 percent.

Sources: DPG Assessed Value Estimates (February, 2024); Economic & Planning Systems, Inc.

**Table 12 Assessed Value (continued)**

Item <sup>1</sup>	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<b><u>New Residential For-Sale</u></b>									
Land AV	\$0	\$893,923,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building AV	\$545,061,708	\$975,548,878	\$429,036,965	\$0	\$1,321,395,065	\$286,667,042	\$0	\$0	\$0
Closed Value Added AV	\$91,541,046	\$118,029,846	\$154,494,099	\$128,912,660	\$95,904,084	\$165,935,112	\$132,938,751	\$106,674,194	\$0
Total	\$636,602,754	\$1,987,502,611	\$583,531,064	\$128,912,660	\$1,417,299,149	\$452,602,153	\$132,938,751	\$106,674,194	\$0
Cumulative Inflated AV	\$3,877,660,272	\$5,959,984,717	\$6,689,257,449	\$6,981,744,949	\$8,569,771,240	\$9,231,933,118	\$9,590,623,679	\$9,931,820,873	\$10,174,687,291
<b><u>New Residential For-Rent</u></b>									
Land AV	\$0	\$67,317,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building AV	\$326,350,034	\$0	\$344,301,281	\$0	\$1,010,102,057	\$0	\$0	\$0	\$0
Total	\$326,350,034	\$67,317,933	\$344,301,281	\$0	\$1,010,102,057	\$0	\$0	\$0	\$0
Cumulative Inflated AV	\$360,148,338	\$436,273,109	\$791,242,734	\$810,591,279	\$1,840,515,019	\$1,885,521,800	\$1,931,629,149	\$1,978,863,977	\$2,027,253,856
Residential Cumulative Inflated AV Subtotal	\$4,237,808,610	\$6,396,257,825	\$7,480,500,183	\$7,792,336,228	\$10,410,286,258	\$11,117,454,918	\$11,522,252,827	\$11,910,684,849	\$12,201,941,147
<b><u>New Commercial</u></b>									
Land AV	\$0	\$478,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building AV	\$182,455,122	\$0	\$0	\$0	\$3,138,841	\$0	\$0	\$0	\$0
Total	\$182,455,122	\$478,747	\$0	\$0	\$3,138,841	\$0	\$0	\$0	\$0
Cumulative Inflated AV	\$5,696,029,166	\$5,835,794,981	\$5,978,499,793	\$6,124,694,217	\$6,277,602,427	\$6,431,110,917	\$6,588,373,205	\$6,749,481,085	\$6,914,528,594
<b><u>Existing AV (2023/2024)</u></b>									
Cumulative Inflated AV	\$255,309,197	\$261,552,365	\$267,948,200	\$274,500,434	\$281,212,893	\$288,089,494	\$295,134,251	\$302,351,276	\$309,744,781
TOTAL NEW DEVELOPMENT VALUE (NOMINAL \$)	\$1,145,407,911	\$2,055,299,292	\$927,832,345	\$128,912,660	\$2,430,540,046	\$452,602,153	\$132,938,751	\$106,674,194	\$0
TOTAL NEW DEVELOPMENT VALUE (CONSTANT \$)	\$939,633,432	\$1,653,001,254	\$731,589,472	\$99,653,679	\$1,842,045,597	\$336,290,067	\$96,838,677	\$76,182,716	\$0
<b>TOTAL CUMULATIVE INFLATED AV (NOMINAL \$)</b>	<b>\$10,189,146,973</b>	<b>\$12,493,605,171</b>	<b>\$13,726,948,176</b>	<b>\$14,191,530,879</b>	<b>\$16,969,101,578</b>	<b>\$17,836,655,328</b>	<b>\$18,405,760,283</b>	<b>\$18,962,517,210</b>	<b>\$19,426,214,523</b>
<b>TOTAL CUMULATIVE INFLATED AV (CONSTANT \$)<sup>2</sup></b>	<b>\$8,358,649,396</b>	<b>\$10,048,144,864</b>	<b>\$10,823,604,958</b>	<b>\$10,970,514,950</b>	<b>\$12,860,458,276</b>	<b>\$13,252,897,643</b>	<b>\$13,407,599,027</b>	<b>\$13,542,319,882</b>	<b>\$13,601,446,218</b>

[1] New assessed value forecasts provided by DPG and based on development program and FivePoint/ EPS estimates of values and inflation. Residential property values are assumed to increase 2.45 percent annually. Commercial values increase 2 percent annually.

[2] Assumes annual inflation rate of 2 percent.

Sources: DPG Assessed Value Estimates (February, 2024); Economic & Planning Systems, Inc.



## Property Tax

Property tax will account for a significant share of the annual revenue that this project will generate to San Francisco's General Fund. Total base property tax revenues are based on one percent of the Project's assessed value and will be collected from the land and improvements within the Project Area. The Project is located in the Candlestick Point Redevelopment Area. Within this Redevelopment Area, the taxes collected will be distributed to the Office of Community Investment and Infrastructure, successor agency to the San Francisco Redevelopment Agency for redevelopment purposes.

As a committed obligation under the California Redevelopment Law before the dissolution of redevelopment in California, a 20 percent Tier 1 portion<sup>2</sup> of the 1.0 percent gross "tax increment" collected is required to be passed-through to taxing entities (including the City and County of San Francisco), and 20 percent is required to be allocated to affordable housing purposes. Of this 20 percent pass-through, CCSF receives about 64.6 percent, including 55.8 percent to the CCSF General Fund and 8.8 percent to a number of special San Francisco funds (including the Children's Fund, the Library Preservation Fund, and the Open Space Acquisition Fund).

Most of the remainder is available for redevelopment purposes, namely payment of existing debt service obligations that extend beyond the development period. After buildout, tax increment not otherwise committed to debt service or other redevelopment purposes could be available for distribution to taxing entities, including CCSF's General Fund.

As shown in **Table 13**, the Project at stabilization would result in annual revenue of about \$17.6 million to CCSF, including about \$15.2 million to the CCSF General Fund and \$3.4 million to special funds. The estimates are based on the amount of property tax increment pass-through to the General Fund after accounting for adjustments to ERAF deductions<sup>3</sup>.

## Property Tax In-Lieu of Vehicle License Fees

Changes in the State budget converted a significant portion of Motor Vehicle License Fee (VLF) subventions, previously distributed by the State based on a per-capita formula, into property tax distributions. These distributions increase over time based on assessed value. As CP development results in an increase in the citywide assessed value, these revenues increase proportionately, as shown in **Table 13**. At stabilization, approximately \$14.2 million in property tax in-lieu of vehicle license fees will be generated annually by the Project.

---

<sup>2</sup> Also referred to as 25 percent of the gross tax increment after affordable housing set-asides are deducted from the total tax increment.

<sup>3</sup> ERAF is the Education Revenue Augmentation Fund that receives a share of property tax and is used by the State to supplement education funding.

**Table 13 Property Tax**

Item	Estimating Factor	Fiscal Year								
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
<b>Assessed Value<sup>1</sup></b>										
Total Cumulative Inflated Property Value (nominal \$)		\$263,499,404	\$343,205,822	\$435,554,813	\$634,118,997	\$1,373,995,154	\$2,403,716,786	\$4,518,818,087	\$6,054,955,379	\$7,366,347,004
Total Cumulative Inflated Property Value (constant \$) <sup>2</sup>		\$263,499,404	\$336,476,296	\$418,641,688	\$597,544,493	\$1,269,359,138	\$2,177,120,351	\$4,012,581,142	\$5,271,203,036	\$6,287,106,239
<b>Gross Tax Increment</b>	<b>1% of AV</b>	<b>\$2,634,994</b>	<b>\$3,364,763</b>	<b>\$4,186,417</b>	<b>\$5,975,445</b>	<b>\$12,693,591</b>	<b>\$21,771,204</b>	<b>\$40,125,811</b>	<b>\$52,712,030</b>	<b>\$62,871,062</b>
(less) Low Mod Housing	20% of gross	<u>(\$526,999)</u>	<u>(\$672,953)</u>	<u>(\$837,283)</u>	<u>(\$1,195,089)</u>	<u>(\$2,538,718)</u>	<u>(\$4,354,241)</u>	<u>(\$8,025,162)</u>	<u>(\$10,542,406)</u>	<u>(\$12,574,212)</u>
Net Tax Increment		\$2,107,995	\$2,691,810	\$3,349,134	\$4,780,356	\$10,154,873	\$17,416,963	\$32,100,649	\$42,169,624	\$50,296,850
(less) Tier 1	20.0% of gross	<u>(\$526,999)</u>	<u>(\$672,953)</u>	<u>(\$837,283)</u>	<u>(\$1,195,089)</u>	<u>(\$2,538,718)</u>	<u>(\$4,354,241)</u>	<u>(\$8,025,162)</u>	<u>(\$10,542,406)</u>	<u>(\$12,574,212)</u>
(less) Tier 2	16.8% of gross	<u>(\$442,679)</u>	<u>(\$565,280)</u>	<u>(\$703,318)</u>	<u>(\$1,003,875)</u>	<u>(\$2,132,523)</u>	<u>(\$3,657,562)</u>	<u>(\$6,741,136)</u>	<u>(\$8,855,621)</u>	<u>(\$10,562,338)</u>
(less) Tier 3	11.2% of gross	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>Total Tier 1 and Tier 2 Pass-Throughs</b>		<b><u>(\$969,678)</u></b>	<b><u>(\$1,238,233)</u></b>	<b><u>(\$1,540,601)</u></b>	<b><u>(\$2,198,964)</u></b>	<b><u>(\$4,671,242)</u></b>	<b><u>(\$8,011,803)</u></b>	<b><u>(\$14,766,299)</u></b>	<b><u>(\$19,398,027)</u></b>	<b><u>(\$23,136,551)</u></b>
<b>Taxing Entities</b>	<b>Tax Share of Tier 1</b>									
SF General Fund <sup>2</sup>	55.8%	\$294,267	\$375,765	\$467,524	\$667,316	\$1,417,575	\$2,431,330	\$4,481,107	\$5,886,690	\$7,021,215
SF Special Funds <sup>3</sup>	8.8%	<u>\$46,112</u>	<u>\$58,883</u>	<u>\$73,262</u>	<u>\$104,570</u>	<u>\$222,138</u>	<u>\$380,996</u>	<u>\$702,202</u>	<u>\$922,461</u>	<u>\$1,100,244</u>
<b>Total Pass-Through to CCSF Funds</b>		<b><u>\$340,379</u></b>	<b><u>\$434,648</u></b>	<b><u>\$540,786</u></b>	<b><u>\$771,887</u></b>	<b><u>\$1,639,713</u></b>	<b><u>\$2,812,326</u></b>	<b><u>\$5,183,308</u></b>	<b><u>\$6,809,151</u></b>	<b><u>\$8,121,458</u></b>
Citywide Assessed Value (millions) <sup>4</sup>		\$325,064	\$325,137	\$325,219	\$325,398	\$326,070	\$326,977	\$328,813	\$330,071	\$331,087
Growth in citywide AV due to Project	100%	100%	100%	100%	100%	100%	100%	101%	100%	100%
Citywide Property Tax in Lieu of VLF <sup>5</sup>		\$346,523,669	\$346,601,464	\$346,689,053	\$346,879,767	\$347,595,933	\$348,563,623	\$350,520,257	\$351,861,971	\$352,944,942
<b>New Annual Incremental Property Tax in Lieu of VLF (constant \$)</b>		<b>\$0</b>	<b>\$77,795</b>	<b>\$87,590</b>	<b>\$190,714</b>	<b>\$716,166</b>	<b>\$967,690</b>	<b>\$1,956,634</b>	<b>\$1,341,713</b>	<b>\$1,082,971</b>
<b>Cumulative Total Property Tax in Lieu of VLF (constant \$)</b>		<b>\$0</b>	<b>\$77,795</b>	<b>\$165,384</b>	<b>\$356,098</b>	<b>\$1,072,264</b>	<b>\$2,039,954</b>	<b>\$3,996,588</b>	<b>\$5,338,302</b>	<b>\$6,421,273</b>

[1] See Table 12 for assessed value.

[2] In accordance with Redevelopment Law, CCSF Funds only receives shares of Tier 1 pass through revenue.

[3] Includes Children's Fund, Library Preservation Fund, and Open Space Acquisition Fund.

[4] Starts with FY 2022-23 net total assessed value for VLF per Controller's Office Property Tax Manager as latest available.

[5] Starts with FY 2022-23 Citywide VLF recovered per Controller's Office Property Tax Manager as latest available.

Sources: FivePoint; Economic & Planning Systems, Inc.

**Table 13 Property Tax (continued)**

Item	Estimating Factor	Fiscal Year					Buildout				
		2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<b>Assessed Value<sup>1</sup></b>											
Total Cumulative Inflated Property Value (nominal \$)		\$8,827,868,003	\$10,189,146,973	\$12,493,605,171	\$13,726,948,176	\$14,191,530,879	\$16,969,101,578	\$17,836,655,328	\$18,405,760,283	\$18,962,517,210	\$19,426,214,523
Total Cumulative Inflated Property Value (constant \$) <sup>2</sup>		\$7,386,765,038	\$8,358,649,396	\$10,048,144,864	\$10,823,604,958	\$10,970,514,950	\$12,860,458,276	\$13,252,897,643	\$13,407,599,027	\$13,542,319,882	\$13,601,446,218
<b>Gross Tax Increment</b>	<b>1% of AV</b>	<b>\$73,867,650</b>	<b>\$83,586,494</b>	<b>\$100,481,449</b>	<b>\$108,236,050</b>	<b>\$109,705,150</b>	<b>\$128,604,583</b>	<b>\$132,528,976</b>	<b>\$134,075,990</b>	<b>\$135,423,199</b>	<b>\$136,014,462</b>
(less) Low Mod Housing	20% of gross	(\$14,773,530)	(\$16,717,299)	(\$20,096,290)	(\$21,647,210)	(\$21,941,030)	(\$25,720,917)	(\$26,505,795)	(\$26,815,198)	(\$27,084,640)	(\$27,202,892)
Net Tax Increment		\$59,094,120	\$66,869,195	\$80,385,159	\$86,588,840	\$87,764,120	\$102,883,666	\$106,023,181	\$107,260,792	\$108,338,559	\$108,811,570
(less) Tier 1	20.0% of gross	(\$14,773,530)	(\$16,717,299)	(\$20,096,290)	(\$21,647,210)	(\$21,941,030)	(\$25,720,917)	(\$26,505,795)	(\$26,815,198)	(\$27,084,640)	(\$27,202,892)
(less) Tier 2	16.8% of gross	(\$12,409,765)	(\$14,042,531)	(\$16,880,883)	(\$18,183,656)	(\$18,430,465)	(\$21,605,570)	(\$22,264,868)	(\$22,524,766)	(\$22,751,097)	(\$22,850,430)
(less) Tier 3	11.2% of gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Tier 1 and Tier 2 Pass-Throughs</b>		<b>(\$27,183,295)</b>	<b>(\$30,759,830)</b>	<b>(\$36,977,173)</b>	<b>(\$39,830,866)</b>	<b>(\$40,371,495)</b>	<b>(\$47,326,486)</b>	<b>(\$48,770,663)</b>	<b>(\$49,339,964)</b>	<b>(\$49,835,737)</b>	<b>(\$50,053,322)</b>
<b>Taxing Entities</b>	<b>Tax Share of Tier 1</b>										
SF General Fund <sup>2</sup>	55.8%	\$8,249,274	\$9,334,640	\$11,221,408	\$12,087,414	\$12,251,477	\$14,362,098	\$14,800,361	\$14,973,126	\$15,123,577	\$15,189,607
SF Special Funds <sup>3</sup>	8.8%	\$1,292,684	\$1,462,764	\$1,758,425	\$1,894,131	\$1,919,840	\$2,250,580	\$2,319,257	\$2,346,330	\$2,369,906	\$2,380,253
<b>Total Pass-Through to CCSF Funds</b>		<b>\$9,541,958</b>	<b>\$10,797,403</b>	<b>\$12,979,833</b>	<b>\$13,981,545</b>	<b>\$14,171,318</b>	<b>\$16,612,679</b>	<b>\$17,119,618</b>	<b>\$17,319,455</b>	<b>\$17,493,483</b>	<b>\$17,569,860</b>
Citywide Assessed Value (millions) <sup>4</sup>		\$332,187	\$333,159	\$334,848	\$335,624	\$335,770.66	\$337,661	\$338,053.04	\$338,208	\$338,342	\$338,401.59
Growth in citywide AV due to Project	100%	100%	100%	101%	100%	100%	101%	100%	100%	100%	100%
Citywide Property Tax in Lieu of VLF <sup>5</sup>		\$354,117,198	\$355,153,244	\$356,954,276	\$357,780,931	\$357,937,539	\$359,952,253	\$360,370,600	\$360,535,515	\$360,679,129	\$360,742,159
<b>New Annual Incremental Property Tax in Lieu of VLF (constant \$)</b>		<b>\$1,172,256</b>	<b>\$1,036,046</b>	<b>\$1,801,032</b>	<b>\$826,654</b>	<b>\$156,609</b>	<b>\$2,014,713</b>	<b>\$418,347</b>	<b>\$164,914</b>	<b>\$143,615</b>	<b>\$63,030</b>
<b>Cumulative Total Property Tax in Lieu of VLF (constant \$)</b>		<b>\$7,593,529</b>	<b>\$8,629,575</b>	<b>\$10,430,607</b>	<b>\$11,257,262</b>	<b>\$11,413,870</b>	<b>\$13,428,584</b>	<b>\$13,846,931</b>	<b>\$14,011,846</b>	<b>\$14,155,461</b>	<b>\$14,218,490</b>

[1] See Table 12 for assessed value.

[2] In accordance with Redevelopment Law, CCSF Funds only receives shares of Tier 1 pass through revenue.

[3] Includes Children's Fund, Library Preservation Fund, and Open Space Acquisition Fund.

[4] Starts with FY 2022-23 net total assessed value for VLF per Controller's Office Property Tax Manager as latest available.

[5] Starts with FY 2022-23 Citywide VLF recovered per Controller's Office Property Tax Manager as latest available.

Sources: FivePoint; Economic & Planning Systems, Inc.

## Property Transfer Tax

CCSF collects a property transfer tax of \$3.75 per \$500 on transactions between \$1 million and \$5 million and \$30 per \$500 on transactions of \$25 million or more. This analysis estimates the tax based on the assumed values and absorption of the development program for land sales and building sales.

The average residential home sale price is estimated to be \$1.5 million, so EPS applied the City rate of \$3.75 per \$500 of value. Fourteen percent of residential for-sale units are assumed to sell every year after the initial sale of new units; this rate represents an average and will vary year-to-year depending on economic conditions and average length of ownership by the occupants.

As indicated by FivePoint, virtually all commercial building sales are assumed to exceed \$25 million, so the rate of \$30 per \$500 was applied. Of the newly developed commercial property, 20 percent on average is assumed to be sold upon construction, and the balance of the commercial property is assumed to be "built-to-suit" and owner occupied; to the extent that more taxable transactions occur, transfer tax revenues will be greater than estimated.

Commercial property resales are difficult to predict, but for purposes of this analysis commercial properties are assumed to sell an average of at least once every forty years, which is to say that 2.5 percent of the properties sell, on average, every year following initial occupancy. This represents a conservatively low turnover estimate. As noted above, this rate will vary depending on economic cycles, age of the property, and other economic and investment factors. In addition, land transfers from land developer to vertical developers will pay transfer taxes. Land sales are expected to be over \$25 million and so the \$30 per \$500 tax on transactions would apply.

Annual revenue from property transfer tax is estimated in **Table 14**, showing a total of \$14.4 million in annual property transfer taxes at stabilization (in constant dollars). Over the course of CP development, a cumulative total of \$153.4 in property transfer tax revenues will accrue to the CCSF General Fund from the initial sale of improved land.

**Table 14 Property Transfer Tax**

Item	Estimating Factor	Fiscal Year								
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
<u>Transfer Tax from Land Sales<sup>1</sup></u>										
Transfer Tax from Residential Land Sale <sup>2</sup>	\$30.00 per \$500 value	\$893,336	\$0	\$0	\$8,817,571	\$0	\$12,494,917	\$0	\$33,604,149	\$0
Transfer Tax from Commercial Land Sales <sup>2</sup>	\$30.00 per \$500 value	\$2,885,793	\$4,395,778	\$5,037,387	\$2,457,234	\$5,188,317	\$5,023,938	\$4,551,499	\$1,061,750	\$0
Transfer Tax from Land Sales		\$3,779,129	\$4,395,778	\$5,037,387	\$11,274,804	\$5,188,317	\$17,518,855	\$4,551,499	\$34,665,899	\$0
<u>Transfer Tax from Building Sales<sup>1</sup></u>										
Transfer Tax from Sale of New Residential Buildings <sup>3</sup>	\$3.75 per \$500 value	\$0	\$0	\$0	\$0	\$1,275,010	\$113,142	\$6,218,806	\$450,002	\$3,190,722
Transfer Tax from Re-sale of Existing Residential Buildings <sup>4</sup>	14.0% annual turnover	\$0	\$15,633	\$16,016	\$16,407	\$171,116	\$353,802	\$596,954	\$1,482,185	\$2,147,342
Transfer Tax from Sale of New Commercial Buildings <sup>5</sup>	\$30.00 per \$500 value	\$0	\$0	\$0	\$0	\$5,614,758	\$8,268,676	\$13,815,478	\$9,454,461	\$8,854,776
Transfer Tax from Re-sale of Existing Commercial Buildings <sup>6</sup>	2.5% annual turnover	\$0	\$72,145	\$183,803	\$314,233	\$383,348	\$1,224,274	\$2,413,395	\$4,313,133	\$5,626,955
Transfer Tax from Building Sales		\$0	\$87,778	\$199,819	\$330,640	\$7,444,232	\$9,959,894	\$23,044,634	\$15,699,781	\$19,819,795
<b>Total Property Transfer Tax to General Fund (nominal \$)</b>		<b>\$3,779,129</b>	<b>\$4,483,556</b>	<b>\$5,237,206</b>	<b>\$11,605,444</b>	<b>\$12,632,549</b>	<b>\$27,478,750</b>	<b>\$27,596,133</b>	<b>\$50,365,679</b>	<b>\$19,819,795</b>
<b>Total Property Transfer Tax to General Fund (constant \$)</b>		<b>\$3,779,129</b>	<b>\$4,395,644</b>	<b>\$5,033,839</b>	<b>\$10,936,069</b>	<b>\$11,670,522</b>	<b>\$24,888,350</b>	<b>\$24,504,577</b>	<b>\$43,846,355</b>	<b>\$16,916,004</b>

[1] See Table 12 for assessed values.

[2] The City transfer tax rate is \$30 per \$500 of value for transactions larger than \$25 million.

[3] City rate of \$3.75 per \$500 in value applies to transactions between \$1 million and \$5 million. Assumes all for-sale transactions fall into this range. Analysis excludes for-rent units.

[4] FivePoint assumption of 14 percent turnover of cumulative inflated residential building value at the end of the prior fiscal year.

[5] City rate of \$30 per \$500 of value for transactions larger than \$25 million. It is assumed that 20 percent of new commercial space turns over upon completion while the remainder is built-to-suit space that will not change ownership.

[6] EPS assumption of 2.5 percent turnover of cumulative inflated commercial building value at the end of the prior fiscal year.

Sources: FivePoint; CCSF Office of Assessor-Recorder Transfer Tax schedule; Economic and Planning Systems, Inc.

**Table 14 Property Transfer Tax (continued)**

Item	Estimating Factor	Buildout										Stabilization	
		2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19		
<u>Transfer Tax from Land Sales<sup>1</sup></u>													
Transfer Tax from Residential Land Sale <sup>2</sup>	\$30.00 per \$500 value	\$9,247,296	\$0	\$57,674,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Tax from Commercial Land Sales <sup>2</sup>	\$30.00 per \$500 value	\$0	\$0	\$28,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Tax from Land Sales		\$9,247,296	\$0	\$57,703,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Transfer Tax from Building Sales<sup>1</sup></u>													
Transfer Tax from Sale of New Residential Buildings <sup>3</sup>	\$3.75 per \$500 value	\$3,286,898	\$4,774,521	\$8,201,840	\$4,376,483	\$966,845	\$10,629,744	\$3,394,516	\$997,041	\$800,056	\$0	\$0	\$0
Transfer Tax from Re-sale of Existing Residential Buildings <sup>4</sup>	14.0% annual turnover	\$2,646,553	\$3,321,879	\$4,071,543	\$6,257,984	\$7,023,720	\$7,330,832	\$8,998,260	\$9,693,530	\$10,070,155	\$10,428,412	\$10,428,412	\$10,428,412
Transfer Tax from Sale of New Commercial Buildings <sup>5</sup>	\$30.00 per \$500 value	\$8,268,173	\$2,189,461	\$0	\$0	\$0	\$37,666	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Tax from Re-sale of Existing Commercial Buildings <sup>6</sup>	2.5% annual turnover	\$6,871,400	\$8,072,950	\$8,544,044	\$8,753,692	\$8,967,750	\$9,187,041	\$9,416,404	\$9,646,666	\$9,882,560	\$10,124,222	\$10,124,222	\$10,124,222
Transfer Tax from Building Sales		\$21,073,024	\$18,358,812	\$20,817,427	\$19,388,159	\$16,958,315	\$27,185,283	\$21,809,180	\$20,337,237	\$20,752,771	\$20,552,634	\$20,552,634	\$20,552,634
<b>Total Property Transfer Tax to General Fund (nominal \$)</b>		<b>\$30,320,319</b>	<b>\$18,358,812</b>	<b>\$78,520,662</b>	<b>\$19,388,159</b>	<b>\$16,958,315</b>	<b>\$27,185,283</b>	<b>\$21,809,180</b>	<b>\$20,337,237</b>	<b>\$20,752,771</b>	<b>\$20,552,634</b>	<b>\$20,552,634</b>	<b>\$20,552,634</b>
<b>Total Property Transfer Tax to General Fund (constant \$)</b>		<b>\$25,370,687</b>	<b>\$15,060,620</b>	<b>\$63,151,266</b>	<b>\$15,287,431</b>	<b>\$13,109,329</b>	<b>\$20,603,047</b>	<b>\$16,204,542</b>	<b>\$14,814,575</b>	<b>\$14,820,852</b>	<b>\$14,390,119</b>	<b>\$14,390,119</b>	<b>\$14,390,119</b>

[1] See Table 12 for assessed values.

[2] The City transfer tax rate is \$30 per \$500 of value for transactions larger than \$25 million.

[3] City rate of \$3.75 per \$500 in value applies to transactions between \$1 million and \$5 million. Assumes all for-sale transactions fall into this range. Analysis excludes for-rent units.

[4] FivePoint assumption of 14 percent turnover of cumulative inflated residential building value at the end of the prior fiscal year.

[5] City rate of \$30 per \$500 of value for transactions larger than \$25 million. It is assumed that 20 percent of new commercial space turns over upon completion while the remainder is built-to-suit space that will not change ownership.

[6] EPS assumption of 2.5 percent turnover of cumulative inflated commercial building value at the end of the prior fiscal year.

Sources: FivePoint; CCSF Office of Assessor-Recorder Transfer Tax schedule; Economic and Planning Systems, Inc.

## Sales and Use Taxes

Sales tax revenue will be generated by the spending of new Project residents in San Francisco as well as spending at the Project's retail stores and restaurants that are not from Project residents.

The sales tax revenue generated by residents is based on estimated household incomes. Sales tax driven by residents is reduced to reflect that a portion of resident expenditures will occur outside of the City. Although employee expenditures associated with commercial uses can produce taxable sales, conservatively, no employee impact on taxable sales is assumed. Taxable sales by commercial businesses occupying office R&D space can also generate sales tax, though this can vary significantly by business. These potential tax revenues are conservatively not estimated.

Taxable sales at regional retail is expected to exceed neighborhood sales on a per-square-foot basis. Regional retail sales are discounted by 10 percent to account for potential capture of consumers from other stores and/or spending by Project residents. Neighborhood retail and community facility space are expected to cater substantially to the Project's residents, and thus, have been discounted by 50 percent to avoid double counting resident spending.

Project's sales tax revenue calculations are provided in **Table 15**. After Project buildout and cost/revenue stabilization in 2046, the Project will generate approximately \$2.4 million annually in sales and use tax revenues to the General Fund through its 1 percent share of taxable sales. Over the course of Project development, the Project is estimated to generate about \$19.3 million in construction-activity related sales and use tax associated with the purchase of materials and fixtures.<sup>4</sup>

---

<sup>4</sup> The sales and use tax revenues associated with construction activity assume that FivePoint makes the necessary reporting arrangements with its contractors to ensure these taxes are "localized".

If this does not occur, these revenues will not be accrue to CCSF.

**Table 15 Sales Tax**

Item	Estimating Factor	Fiscal Year								
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
<b>Sales Tax from Market-Rate For-Sale Unit Households</b>										
Average for-sale unit selling price <sup>1</sup>		\$1,488,367								
Average Amount Mortgaged <sup>2</sup>	80% Mortgaged	\$1,190,694								
Average Annual Housing Payment <sup>3</sup>		\$86,503								
Average Annual HH Income <sup>4</sup>	26%	\$332,702								
Average HH Taxable Retail Expenditure <sup>5</sup>	14%	\$47,703								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576
For-Sale Units		0	0	0	0	352	365	637	977	1,089
New Retail Sales Captured by San Francisco		\$0	\$0	\$0	\$0	\$10,410,597	\$10,795,080	\$18,839,632	\$28,895,323	\$32,207,786
New Sales from Market-Rate For-Sale Units	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$104,106	\$107,951	\$188,396	\$288,953	\$322,078
<b>Sales Tax from BMR For-Sale Unit Households</b>										
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits	\$142,274								
Average HH Taxable Retail Expenditure <sup>5</sup>	23%	\$33,250								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615
For-Sale Units		0	0	0	0	41	42	74	119	130
New Retail Sales Captured by San Francisco		\$0	\$0	\$0	\$0	\$845,226	\$865,841	\$1,525,530	\$2,453,218	\$2,679,986
New Sales from BMR For-Sale Units	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$8,452	\$8,658	\$15,255	\$24,532	\$26,800
<b>Sales Tax from Market-Rate Rental Unit Households</b>										
Average Annual Rent		\$48,000								
Average Annual HH Income <sup>4</sup>	26%	\$184,615								
Average HH Taxable Retail Expenditure <sup>5</sup>	22%	\$40,741								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260
Rental Units		0	0	0	0	0	0	0	0	0
New Retail Sales Captured by San Francisco		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sales Tax from BMR Rental Unit Households</b>										
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits	\$142,274								
Average HH Taxable Retail Expenditure <sup>5</sup>	23%	\$33,250								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615
BMR Rental Units		0	0	0	0	0	0	0	0	0
New Retail Sales Captured by San Francisco		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sales Tax from Workforce Unit Households</b>										
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits	\$190,863								
Average HH Taxable Retail Expenditure <sup>5</sup>	22%	\$42,120								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114
Workforce Units		0	0	0	0	0	0	0	0	0
New Retail Sales Captured by San Francisco		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total New Retail Sales Tax from Households</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$112,558</b>	<b>\$116,609</b>	<b>\$203,652</b>	<b>\$313,485</b>	<b>\$348,878</b>
<b>Sales Tax Generated from New Retail</b>										
New Regional Retail Space (Sq. Ft.)		0	0	0	0	0	0	0	0	8,000
Total Taxable Sales <sup>7</sup>	\$550 per sq. ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400,000
Net New Taxable Sales <sup>8</sup>	90% of total taxable sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,960,000
Sales Tax Generated from New Regional Retail	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600
New Neighborhood Retail Space (Sq. Ft.)		0	0	0	0	42,332	42,332	128,307	138,307	158,307
Total Taxable Sales <sup>9</sup>	\$300 per sq. ft.	\$0	\$0	\$0	\$0	\$12,699,600	\$12,699,600	\$38,492,100	\$41,492,100	\$47,492,100
Net New Taxable Sales <sup>10</sup>	50% of total taxable sales	\$0	\$0	\$0	\$0	\$6,349,800	\$6,349,800	\$19,246,050	\$20,746,050	\$23,746,050
Sales Tax Generated from New Neighborhood Retail	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$63,498	\$63,498	\$192,461	\$207,461	\$237,461
New Community Facilities (Sq. Ft.)		0	0	0	0	12,000	12,000	12,000	12,000	15,000
Total Taxable Sales <sup>11</sup>	\$150 per sq. ft.	\$0	\$0	\$0	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$2,250,000
Net New Taxable Sales <sup>12</sup>	50% of total taxable sales	\$0	\$0	\$0	\$0	\$900,000	\$900,000	\$900,000	\$900,000	\$1,125,000
Sales Tax Generated from New Makerspace/Community Facilities	1.0% of taxable sales	\$0	\$0	\$0	\$0	\$9,000	\$9,000	\$9,000	\$9,000	\$11,250
<b>Total New Retail Sales Tax from New Retail</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,498</b>	<b>\$72,498</b>	<b>\$201,461</b>	<b>\$216,461</b>	<b>\$288,311</b>
<b>Construction-related Sales Tax</b>										
Total Development Value		\$62,985,481	\$71,826,442	\$80,696,322	\$177,074,998	\$669,205,740	\$902,219,138	\$1,825,955,393	\$1,241,102,796	\$992,888,910
Supply/Materials Portion of Construction Cost	30%	\$18,895,644	\$21,547,933	\$24,208,897	\$53,122,499	\$200,761,722	\$270,665,741	\$547,786,618	\$372,330,839	\$297,866,673
San Francisco Capture of Taxable Sales	50% of total taxable sales	\$9,447,822	\$10,773,966	\$12,104,448	\$26,561,250	\$100,380,861	\$135,332,871	\$273,893,309	\$186,165,419	\$148,933,336
<b>New One-Time Retail Sales Tax from Construction</b>	1.0% of taxable sales	<b>\$94,478</b>	<b>\$107,740</b>	<b>\$121,044</b>	<b>\$265,612</b>	<b>\$1,003,809</b>	<b>\$1,353,329</b>	<b>\$2,738,933</b>	<b>\$1,861,654</b>	<b>\$1,489,333</b>
<b>Total Sales Tax Revenue to General Fund</b>		<b>\$94,478</b>	<b>\$107,740</b>	<b>\$121,044</b>	<b>\$265,612</b>	<b>\$1,188,865</b>	<b>\$1,542,436</b>	<b>\$3,144,045</b>	<b>\$2,391,600</b>	<b>\$2,126,522</b>

[1] Weighted average adjusted, uninflated sales price for Candlestick market-rate units.  
 [2] Assumes a 20 percent down payment.  
 [3] Assumes a 6 percent interest rate and a 30-year mortgage period.  
 [4] Assumes average household spends 30 percent of income on housing, with 26 percent of income remaining for rent or mortgage payments after netting out utilities and other housing costs.  
 [5] Based on 2022 Consumer Expenditure Survey.  
 [6] IMPLAN data for SF County suggests a citywide capture rate of 62.2% based on distribution of spending by retail category for households with the Project's average annual household incomes.  
 [7] Regional retail sales provided by FivePoint.  
 [8] Assumes 10 percent of sales a relocation of existing citywide retail sales to the site.  
 [9] Actual retail sales after accounting for neighborhood retailers not subject to sales tax. EPS assumption.  
 [10] Assumes neighborhood retail largely caters to Project residents. Discounted 50 percent to avoid double counting resident spending.  
 [11] Lower sales due to assumption that a portion of makerspace/ community facilities space will not generate retail sales.  
 [12] Discounted 50 percent to account for the relocation of existing retail to the site.

Sources: FivePoint; Economic & Planning Systems, Inc.



**Table 15 Sales Tax (continued)**

Item	Estimating Factor	Fiscal Year									
		2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<b>Sales Tax from Market-Rate For-Sale Unit Households</b>											
Average for-sale unit selling price <sup>1</sup>			\$1,488,367								
Average Amount Mortgaged <sup>2</sup>	80% Mortgaged		\$1,190,694								
Average Annual Housing Payment <sup>3</sup>			\$86,503								
Average Annual HH Income <sup>4</sup>	26%		\$332,702								
Average HH Taxable Retail Expenditure <sup>5</sup>	14%		\$47,703								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576	\$29,576
For-Sale Units		1,313	1,370	2,218	2,458	2,802	2,802	3,552	3,819	3,819	3,819
New Retail Sales Captured by San Francisco		\$38,832,711	\$40,518,518	\$65,598,594	\$72,696,729	\$82,870,722	\$82,870,722	\$105,052,392	\$112,949,067	\$112,949,067	\$112,949,067
New Sales from Market-Rate For-Sale Units	1.0% of taxable sales	\$388,327	\$405,185	\$655,986	\$726,967	\$828,707	\$828,707	\$1,050,524	\$1,129,491	\$1,129,491	\$1,129,491
<b>Sales Tax from BMR For-Sale Unit Households</b>											
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits		\$142,274								
Average HH Taxable Retail Expenditure <sup>5</sup>	23%		\$33,250								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615
For-Sale Units		160	183	280	299	338	338	400	402	402	402
New Retail Sales Captured by San Francisco		\$3,298,444	\$3,772,595	\$5,772,276	\$6,163,967	\$6,967,962	\$6,967,962	\$8,246,109	\$8,287,340	\$8,287,340	\$8,287,340
New Sales from BMR For-Sale Units	1.0% of taxable sales	\$32,984	\$37,726	\$57,723	\$61,640	\$69,680	\$69,680	\$82,461	\$82,873	\$82,873	\$82,873
<b>Sales Tax from Market-Rate Rental Unit Households</b>											
Average Annual Rent			\$48,000								
Average Annual HH Income <sup>4</sup>	26%		\$184,615								
Average HH Taxable Retail Expenditure <sup>5</sup>	22%		\$40,741								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260	\$25,260
Rental Units		0	0	210	210	315	315	940	940	940	940
New Retail Sales Captured by San Francisco		\$0	\$0	\$5,304,515	\$5,304,515	\$7,956,773	\$7,956,773	\$23,744,021	\$23,744,021	\$23,744,021	\$23,744,021
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$53,045	\$53,045	\$79,568	\$79,568	\$237,440	\$237,440	\$237,440	\$237,440
<b>Sales Tax from BMR Rental Unit Households</b>											
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits		\$142,274								
Average HH Taxable Retail Expenditure <sup>5</sup>	23%		\$33,250								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615	\$20,615
BMR Rental Units		0	0	30	30	46	46	81	81	81	81
New Retail Sales Captured by San Francisco		\$0	\$0	\$618,458	\$618,458	\$948,303	\$948,303	\$1,669,837	\$1,669,837	\$1,669,837	\$1,669,837
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$6,185	\$6,185	\$9,483	\$9,483	\$16,698	\$16,698	\$16,698	\$16,698
<b>Sales Tax from Workforce Unit Households</b>											
Average Annual HH Income <sup>4</sup>	CCSF BMR income limits		\$190,863								
Average HH Taxable Retail Expenditure <sup>5</sup>	22%		\$42,120								
Expenditures per New Household Captured by San Francisco <sup>6</sup>	62% of taxable expenditures	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114	\$26,114
Workforce Units		0	0	120	120	357	357	687	687	687	687
New Retail Sales Captured by San Francisco		\$0	\$0	\$3,133,721	\$3,133,721	\$9,322,821	\$9,322,821	\$17,940,555	\$17,940,555	\$17,940,555	\$17,940,555
New Sales from Market-Rate Units	1.0% of taxable sales	\$0	\$0	\$31,337	\$31,337	\$93,228	\$93,228	\$179,406	\$179,406	\$179,406	\$179,406
<b>Total New Retail Sales Tax from Households</b>		<b>\$421,312</b>	<b>\$442,911</b>	<b>\$804,276</b>	<b>\$879,174</b>	<b>\$1,080,666</b>	<b>\$1,080,666</b>	<b>\$1,566,529</b>	<b>\$1,645,908</b>	<b>\$1,645,908</b>	<b>\$1,645,908</b>
<b>Sales Tax Generated from New Retail</b>											
New Regional Retail Space (Sq. Ft.)		8,000	8,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000
Total Taxable Sales <sup>7</sup>	\$550 per sq. ft.	\$4,400,000	\$4,400,000	\$56,100,000	\$56,100,000	\$56,100,000	\$56,100,000	\$56,100,000	\$56,100,000	\$56,100,000	\$56,100,000
Net New Taxable Sales <sup>8</sup>	90% of total taxable sales	\$3,960,000	\$3,960,000	\$50,490,000	\$50,490,000	\$50,490,000	\$50,490,000	\$50,490,000	\$50,490,000	\$50,490,000	\$50,490,000
Sales Tax Generated from New Regional Retail	1.0% of taxable sales	\$39,600	\$39,600	\$504,900	\$504,900	\$504,900	\$504,900	\$504,900	\$504,900	\$504,900	\$504,900
New Neighborhood Retail Space (Sq. Ft.)		178,307	178,307	178,307	178,307	178,307	178,307	184,100	184,100	184,100	184,100
Total Taxable Sales <sup>9</sup>	\$300 per sq. ft.	\$53,492,100	\$53,492,100	\$53,492,100	\$53,492,100	\$53,492,100	\$53,492,100	\$55,230,000	\$55,230,000	\$55,230,000	\$55,230,000
Net New Taxable Sales <sup>10</sup>	50% of total taxable sales	\$26,746,050	\$26,746,050	\$26,746,050	\$26,746,050	\$26,746,050	\$26,746,050	\$27,615,000	\$27,615,000	\$27,615,000	\$27,615,000
Sales Tax Generated from New Neighborhood Retail	1.0% of taxable sales	\$267,461	\$267,461	\$267,461	\$267,461	\$267,461	\$267,461	\$276,150	\$276,150	\$276,150	\$276,150
New Community Facilities (Sq. Ft.)		15,000	15,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Total Taxable Sales <sup>11</sup>	\$150 per sq. ft.	\$2,250,000	\$2,250,000	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000
Net New Taxable Sales <sup>12</sup>	50% of total taxable sales	\$1,125,000	\$1,125,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000	\$1,725,000
Sales Tax Generated from New Makerspace/Community Facilities	1.0% of taxable sales	\$11,250	\$11,250	\$17,250	\$17,250	\$17,250	\$17,250	\$17,250	\$17,250	\$17,250	\$17,250
<b>Total New Retail Sales Tax from New Retail</b>		<b>\$318,311</b>	<b>\$318,311</b>	<b>\$789,611</b>	<b>\$789,611</b>	<b>\$789,611</b>	<b>\$789,611</b>	<b>\$798,300</b>	<b>\$798,300</b>	<b>\$798,300</b>	<b>\$798,300</b>
<b>Construction-related Sales Tax</b>											
Total Development Value		\$1,072,209,029	\$939,633,432	\$1,653,001,254	\$731,589,472	\$99,653,679	\$1,842,045,597	\$336,290,067	\$96,838,677	\$76,182,716	\$0
Supply/Materials Portion of Construction Cost	30%	\$321,662,708.83	\$281,890,030	\$495,900,376	\$219,476,842	\$29,896,104	\$552,613,679	\$100,887,020	\$29,051,603	\$22,854,815	\$0
San Francisco Capture of Taxable Sales	50% of total taxable sales	\$160,831,354	\$140,945,015	\$247,950,188	\$109,738,421	\$14,948,052	\$276,306,840	\$50,443,510	\$14,525,802	\$11,427,407	\$0
<b>New One-Time Retail Sales Tax from Construction</b>	1.0% of taxable sales	<b>\$1,608,314</b>	<b>\$1,409,450</b>	<b>\$2,479,502</b>	<b>\$1,097,384</b>	<b>\$149,481</b>	<b>\$2,763,068</b>	<b>\$504,435</b>	<b>\$145,258</b>	<b>\$114,274</b>	<b>\$0</b>
<b>Total Sales Tax Revenue to General Fund</b>		<b>\$2,347,936</b>	<b>\$2,170,672</b>	<b>\$4,073,388</b>	<b>\$2,766,169</b>	<b>\$2,019,757</b>	<b>\$4,633,345</b>	<b>\$2,869,264</b>	<b>\$2,589,466</b>	<b>\$2,558,482</b>	<b>\$2,444,208</b>

[1] Weighted average adjusted, uninflated sales price for Candlestick market-rate units.  
 [2] Assumes a 20 percent down payment.  
 [3] Assumes a 6 percent interest rate and a 30-year mortgage period.  
 [4] Assumes average household spends 30 percent of income on housing, with 26 percent of income remaining for rent or mortgage payments after netting out utilities and other housing costs.  
 [5] Based on 2022 Consumer Expenditure Survey.  
 [6] IMPLAN data for SF County suggests a citywide capture rate of 62.2% based on distribution of spending by retail category for households with the Project's average annual household incomes.  
 [7] Regional retail sales provided by FivePoint.  
 [8] Assumes 10 percent of sales a relocation of existing citywide retail sales to the site.  
 [9] Actual retail sales after accounting for neighborhood retailers not subject to sales tax. EPS assumption.  
 [10] Assumes neighborhood retail largely caters to Project residents. Discounted 50 percent to avoid double counting resident spending.  
 [11] Lower sales due to assumption that a portion of makerspace/ community facilities space will not generate retail sales.  
 [12] Discounted 50 percent to account for the relocation of existing retail to the site.

Sources: FivePoint; Economic & Planning Systems, Inc.

**Hotel Tax**

Hotel Room Tax (also known as Transient Occupancy Tax) will be generated by the proposed hotels in the Project. The City and County of San Francisco currently receives 14 percent of room charges and 100 percent of Hotel Room Tax proceeds are allocated to the General Fund. For this analysis an average daily room rate of \$275 was applied to the total number of rooms (220). A vacancy rate of 25 percent was subtracted and the 14 percent tax rate was applied. Total hotel tax revenue allocated to the General Fund at Project stabilization is estimated to be just \$2.3 million (see **Table 16**).

**Table 16 Hotel Tax**

Item	Estimating Factor	2028	2029	2030	2031	2032	2033	2034	2035	2036
		1	2	3	4	5	6	7	8	9
Hotel rooms <sup>1</sup>		0	0	0	0	0	0	0	0	0
Gross Daily Hotel Room Revenue <sup>1</sup>	\$275 per room- night	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Annual Hotel Room Revenue (minus) Vacancy	365 nights per year 25%	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$0 <u>\$0</u>
Total Hotel Room Proceeds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Hotel Tax Revenue to General Fund<sup>2</sup></b>	14% of room rent revenue	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

[1] According to email from FivePoint. Average daily rate of \$275.

[2] Assumes that 100 percent of the 14 percent hotel tax revenues were allocated to the General Fund.

Sources: FivePoint; Economic & Planning Systems, Inc.

**Table 16 Hotel Tax (continued)**

Item	Estimating Factor	Buildout					Stabilization				
		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
		10	11	12	13	14	15	16	17	18	19
Hotel rooms <sup>1</sup>		0	0	220	220	220	220	220	220	220	220
Gross Daily Hotel Room Revenue <sup>1</sup>	\$275 per room- night	\$0	\$0	\$60,500	\$60,500	\$60,500	\$60,500	\$60,500	\$60,500	\$60,500	\$60,500
Gross Annual Hotel Room Revenue (minus) Vacancy	365 nights per year 25%	\$0 <u>\$0</u>	\$0 <u>\$0</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>	\$22,082,500 <u>(\$5,520,625)</u>
Total Hotel Room Proceeds		\$0	\$0	\$16,561,875	\$16,561,875	\$16,561,875	\$16,561,875	\$16,561,875	\$16,561,875	\$16,561,875	\$16,561,875
<b>Total Hotel Tax Revenue to General Fund<sup>2</sup></b>	14% of room rent revenue	<b>\$0</b>	<b>\$0</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>	<b>\$2,318,663</b>

[1] According to email from FivePoint. Average daily rate of \$275.

[2] Assumes that 100 percent of the 14 percent hotel tax revenues were allocated to the General Fund.

Sources: FivePoint; Economic & Planning Systems, Inc.

## **Parking Tax**

The City collects a 25 percent parking tax from commercial off-street parking charges. The Project is estimated to result in approximately 4,796 net new paid off-street and structured parking spaces. The Project's parking spaces are assumed to be subject to the parking tax based on potential public parking revenues. Approximately 20 percent of the parking tax proceeds are allocated to the General Fund, while the remaining 80 percent are allocated to the San Francisco Municipal Transportation Agency (SFMTA). This analysis assumes a parking vacancy rate of 25 percent. The revenues per space are estimated at \$214 per parking space, reflecting a weighted average of parking rates for office, retail, hotel, and the film arts center uses. At buildout the Project is estimated to generate approximately \$2.3 million in parking tax, of which about \$460,000 will be allocated to the General Fund and \$1.8 million to the Municipal Transportation Fund (see **Table 17**).

**Table 17 Parking Tax**

Item	Estimating Factor	Fiscal Year								
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
Commercial Off-Street Parking at Buildout <sup>1</sup>	4,796 spaces	0	0	0	0	495	1,175	2,326	3,064	3,866
<u>Monthly Revenue Rates<sup>2</sup></u>	\$214 per space per month	\$0	\$0	\$0	\$0	\$105,878	\$251,122	\$497,145	\$654,948	\$826,291
Subtotal		\$0	\$0	\$0	\$0	\$105,878	\$251,122	\$497,145	\$654,948	\$826,291
Gross Annual Parking Revenue	12 months per year	\$0	\$0	\$0	\$0	\$1,270,537	\$3,013,469	\$5,965,744	\$7,859,371	\$9,915,492
(minus) Vacancy	25%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>(\$317,634)</u>	<u>(\$753,367)</u>	<u>(\$1,491,436)</u>	<u>(\$1,964,843)</u>	<u>(\$2,478,873)</u>
Total Parking Tax Proceeds		\$0	\$0	\$0	\$0	\$952,903	\$2,260,102	\$4,474,308	\$5,894,528	\$7,436,619
San Francisco Parking Tax	25% of annual revenue	\$0	\$0	\$0	\$0	\$238,226	\$565,025	\$1,118,577	\$1,473,632	\$1,859,155
<b>Total Parking Tax Revenue to General Fund</b>	20% of tax proceeds	\$0	\$0	\$0	\$0	\$47,645	\$113,005	\$223,715	\$294,726	\$371,831
<b>Municipal Transportation Fund Allocation</b>	80% of GF allocation	\$0	\$0	\$0	\$0	\$190,581	\$452,020	\$894,862	\$1,178,906	\$1,487,324

[1] Excludes residential parking, on-street parking, and parking for community, or artist uses not subject to the City's parking tax.

[2] Retail and hotel spaces are estimated to have a monthly rate of \$300. Office uses are estimated to have a rate of \$200.

Sources: FivePoint; Economic & Planning Systems, Inc.

**Table 17 Parking Tax (continued)**

Item	Estimating Factor	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
		10	11	12	13	14	15	16	17	18	19
Commercial Off-Street Parking at Buildout <sup>1</sup>	4,796 spaces	4,481	4,481	4,790	4,790	4,790	4,790	4,796	4,796	4,796	4,796
<u>Monthly Revenue Rates</u> <sup>2</sup>	\$214 per space per month	\$957,855	\$957,855	\$1,023,862	\$1,023,862	\$1,023,862	\$1,023,862	\$1,025,100	\$1,025,100	\$1,025,100	\$1,025,100
Subtotal		\$957,855	\$957,855	\$1,023,862	\$1,023,862	\$1,023,862	\$1,023,862	\$1,025,100	\$1,025,100	\$1,025,100	\$1,025,100
Gross Annual Parking Revenue	12 months per year	\$11,494,262	\$11,494,262	\$12,286,341	\$12,286,341	\$12,286,341	\$12,286,341	\$12,301,200	\$12,301,200	\$12,301,200	\$12,301,200
(minus) Vacancy	25%	<del>(\$2,873,566)</del>	<del>(\$2,873,566)</del>	<del>(\$3,071,585)</del>	<del>(\$3,071,585)</del>	<del>(\$3,071,585)</del>	<del>(\$3,071,585)</del>	<del>(\$3,075,300)</del>	<del>(\$3,075,300)</del>	<del>(\$3,075,300)</del>	<del>(\$3,075,300)</del>
Total Parking Tax Proceeds		\$8,620,697	\$8,620,697	\$9,214,756	\$9,214,756	\$9,214,756	\$9,214,756	\$9,225,900	\$9,225,900	\$9,225,900	\$9,225,900
San Francisco Parking Tax	25% of annual revenue	\$2,155,174	\$2,155,174	\$2,303,689	\$2,303,689	\$2,303,689	\$2,303,689	\$2,306,475	\$2,306,475	\$2,306,475	\$2,306,475
<b>Total Parking Tax Revenue to General Fund</b>	20% of tax proceeds	\$431,035	\$431,035	\$460,738	\$460,738	\$460,738	\$460,738	\$461,295	\$461,295	\$461,295	\$461,295
<b>Municipal Transportation Fund Allocation</b>	80% of GF allocation	\$1,724,139	\$1,724,139	\$1,842,951	\$1,842,951	\$1,842,951	\$1,842,951	\$1,845,180	\$1,845,180	\$1,845,180	\$1,845,180

[1] Excludes residential parking, on-street parking, and parking for community, or artist uses not subject to the City's parking tax.

[2] Retail and hotel spaces are estimated to have a monthly rate of \$300. Office uses are estimated to have a rate of \$200.

Sources: FivePoint; Economic & Planning Systems, Inc.

## 5. *SAN FRANCISCO GENERAL FUND EXPENDITURES*

---

This section summarizes key public costs for services that will be required as redevelopment occurs. This analysis is based on Project-specific estimates for on-site services, for example police and fire, as well as a “per-capita” approach for certain other citywide services. Actual costs will vary by department, and will depend on future service demands, fiscal and economic conditions, and policy decisions to be made by the Board of Supervisors related to staffing and service levels. **Table 18** summarizes General Fund expenditures in fiscal year 2023 - 2024 and the method of allocation used for this analysis. Calculations displaying EPS’s case study approach for expenditures are shown in **Table 19-Table 26**.

**Table 18 General Fund Expenditures**

Item	GF Expenditure 2023-2024	Allocation Method	
<u>General Fund</u>			
General Administration and Finance	\$345,406,000		
Elections <sup>1</sup>	-	\$360,406 at buildout	<i>Case Study</i>
Assessor/Recorder <sup>2</sup>	-	\$156,928 per year	
311 <sup>3</sup>	-	\$215,571 at buildout	<i>Case Study</i>
Other	-	- not estimated	
Public Protection			
Police Services <sup>4</sup>	\$673,673,000		<i>Case Study</i>
Fire Protection <sup>5</sup>	\$463,339,000		<i>Case Study</i>
911 Emergency Response <sup>6</sup>	-	\$955,161 at buildout	<i>Case Study</i>
Other Public Protection	\$610,192,000	- not estimated	
Community Health <sup>7</sup>	\$1,125,977,000		<i>Case Study</i>
Public Works, Transportation, and Commerce <sup>8</sup>	\$242,912,000		<i>Case Study</i>
Culture and Recreation	\$201,453,000		
Recreation and Parks <sup>9</sup>	-		<i>Case Study</i>
Library <sup>10</sup>	-		<i>Case Study</i>
Other Culture and Recreation	-	- not estimated	
Human Welfare and Neighborhood Development	\$1,604,163,000	- not estimated	
General City Responsibility	\$184,513,000	- not estimated	
Transfers Out	<u>\$1,309,516,000</u>	- not estimated	
<b>Total Expenditures</b>	<b><u>\$6,761,144,000</u></b>		

[1] Estimated cost growth is assumed in proportion to population growth. The Project cost is based on the City's estimates in 2017 and has been inflated using the CPI index to 2024 dollars.

[2] Assumes additional staff would be added to facilitate the assessment and recording process. Cost is based on the City's estimates in 2017 and has been inflated using the CPI index to 2024 dollars.

[3] Based on estimated calls and required staffing cost. Staff salary assumptions inflated to 2024 dollars.

[4] Additional officers are added to achieve 1.7 officers per 1,000 service population (Citywide average). Also includes cost for space expansion.

[5] Citywide operating costs per station and facility costs for a new station inflated to 2024 dollars.

[6] Based on estimated calls and required staffing cost. Staff salary assumptions inflated to 2024 dollars.

[7] Department of Public Health costs based on estimates of hospital admissions and emergency room visits not reimbursed from other sources (W. Lawson, 8/2008). Cost and staffing estimates have been inflated to 2024 dollars. Affordable units updated to 2024 plan.

[8] Transportation impacts are addressed separately. Cost of road maintenance based on 2024 BKF linear feet inputs.

[9] Parks and recreation costs will be covered by special taxes and an annuity provided by the Developer. The costs shown here are associated with recreational programming.

[10] Includes 2-3 staff, and costs for furnishings, fixtures, and equipment. Cost estimates inflated to 2024 dollars.

Sources: City and County of San Francisco Budget and Appropriations Ordinance Fiscal Year Ending June 30, 2023 and Fiscal Year Ending June 30, 2024 (page 32); BKF; Economic and Planning Systems, Inc.

## Elections

The community will require equipment and staffing for elections. Costs are based on previous study estimated costs required annually to serve the projected population and have been inflated to 2024 dollars. The estimates are based on estimates of new residents in the 2024 plan, the percentage eligible to vote, number of required polling places, and costs including voting materials, signage, and equipment. The cost is estimated to be approximately \$360,400 (see **Table 19**) multiplied by the annual number of new residents at the Project through buildout.

**Table 19 Elections**

<b>Item</b>	<b>Assumptions</b>	<b>Total</b>
New Residents		16,818
New Residents Eligible to Register <sup>1</sup>	72% of total residents	12,109
Registered Voters <sup>1</sup>	80% of eligible residents	9,687
Polling places needed <sup>1</sup>	1 per 800 residents	12
<b>Total Annual Cost<sup>2</sup></b>	<b>\$29,764 per polling place</b>	<b>\$360,406</b>

[1] 2010 analysis assumptions.

[2] Using the CPI index, EPS inflated the 2017 cost per polling place to 2024 dollars.

Sources: City and County of San Francisco; W. Lawson, E. McGrath (December 4, 2008); Economic & Planning Systems, Inc.

## **Assessor**

Assessment services will be required to assure that developing properties are added to the tax rolls in a timely manner. This will also help to assure that property taxes and tax increment financing are available as projected. The estimated costs assume that an approximately one Full-Time Equivalent (FTE) position will be required. The services may actually include portions of an FTE from an appraiser, principal appraiser, and mapping engineer. The previous study estimates of one FTE position have been inflated to 2024 dollars using the Consumer Price Index, resulting in an annual cost of approximately \$157,000.

## **311**

The City's "311" service provides residents with assistance over the phone with non-emergency City and County of San Francisco government matters. The potential impacts on "311" services have been estimated based on average calls per resident in 2023, and the staff required to respond to those calls. The costs have been spread over time as population of CP grows. Actual costs and staff will depend on timing of buildout, demand for "311," and capacity of the service at future points in time (see **Table 20**).



**Table 20      311 Cost**

Item	Total				
City Population	831,703				
Annual Calls to 311 <sup>1</sup>	679,999				
Call per Resident	0.82				
New Residents at CP/HPS	16,818				
Annual Call Increase	13,750				
Current Staffed CSR <sup>2</sup>	74				
Annual Calls per CSR	9,189				
Increase in CSR	1.50				
Increase in CSR Supervisor <sup>2</sup>	0.15				
		<u>Step 5</u>	<u>Fringe<sup>3</sup></u>	<u>Total</u>	<u>Increase</u>
1324 Customer Service Agent <sup>4</sup>	\$96,928	\$32,471	\$129,400	\$193,628	
1326 Customer Service Agent Supervisor <sup>3</sup>	\$109,842	\$36,797	\$146,639	\$21,942	
<b>Total 311 Cost</b>				<b>\$215,571</b>	

[1] Number of calls in 2023 according to DataSF.org.

[2] Organization chart on sf311.org website (2017).

[3] Fringe rate is percent of total salaries.

[4] Using the CPI index, EPS inflated the 2017 salaries to 2024 dollars.

Sources: W. Lawson, E. McGrath (December 4, 2008); Economic & Planning Systems, Inc.

## Police Services

The current level of staffing may provide some capacity to handle increased calls and could be augmented as demands exceed that capacity and/or the types of calls require a greater level of backup. Based on a current San Francisco average officers per service population,<sup>5</sup> approximately 35 officers would be required to serve the project 24/7 at buildout to maintain a service level of 1.7 officers per service population. Staffing and related costs are phased as development occurs, although actual staff and service area configurations will need to be developed based on future demands and service configurations in neighboring areas. The level and cost of future police protection will vary depending on the type and extent of future calls for service.

Expansion of service is likely to require additional equipment and facilities on approximately 6,000 square feet of land. The land will either be existing land owned and provided by the SFPD or by the Developer for community facilities. A new or expanded facility is not expected to be needed until year 10 (2037). The cost assumes development costs for newly constructed/expanded SFPD space; to the extent that a new facility locates within a commercial building built onsite by the Developer, estimated costs could be lower than shown. The previous study facility costs have been inflated to 2024 dollars. Annual police service costs are estimated in **Table 21**, with a cost of \$11.8 million at stabilization.

---

<sup>5</sup> Service population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given 50 percent the weight of residents because of more modest demands for public service.

**Table 21 Police Services**

Item	Estimating Factor	Fiscal Year									
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9	2037 10
Sworn Police Officers <sup>1</sup>	2,001										
Officers per 1,000 Service Population	1.7										
Cumulative New Service Population	20,943 service population	792	792	792	792	2,716	3,317	5,395	6,920	8,020	9,139
Officers Required	35 officers	1	1	1	1	5	6	9	11	13	15
Officer Cost <sup>2</sup>	\$330,301 per officer	\$434,203	\$434,203	\$434,203	\$434,203	\$1,489,340	\$1,818,526	\$2,957,887	\$3,794,270	\$4,396,975	\$5,010,649
Facilities Cost <sup>3</sup>	\$743 per square foot										\$289,980
<b>Total Police Cost</b>		<b>\$434,203</b>	<b>\$434,203</b>	<b>\$434,203</b>	<b>\$434,203</b>	<b>\$1,489,340</b>	<b>\$1,818,526</b>	<b>\$2,957,887</b>	<b>\$3,794,270</b>	<b>\$4,396,975</b>	<b>\$5,300,628</b>

[1] sf.gov

[2]Based on CCSF Police Department 2023-24 costs; includes costs of salaries, fringe benefits, materials, and supplies.

[3] Consistent with 2017 analysis, assumes 6,000 square feet of facilities by tenth year of occupancy. Cost estimate assumes \$743 per square foot, amortized over 30 years at 5 percent.

Sources: City and County of San Francisco; Economic & Planning Systems, Inc.

**Table 21 Police Services (continued)**

Item	Estimating Factor	Fiscal Year								
		2038	2039	2040	2041	2042	2043	2044	2045	2046
		11	12	13	14	15	16	17	18	19
Sworn Police Officers <sup>1</sup>	2,001									
Officers per 1,000 Service Population	1.7									
Cumulative New Service Population	20,943 service population	9,327	12,861	13,470	15,604	15,604	20,311	20,943	20,943	20,943
Officers Required	35 officers	15	21	22	26	26	34	35	35	35
Officer Cost <sup>2</sup>	\$330,301 per officer	\$5,113,723	\$7,051,547	\$7,385,252	\$8,555,151	\$8,555,151	\$11,135,999	\$11,482,588	\$11,482,588	\$11,482,588
Facilities Cost <sup>3</sup>	\$743 per square foot	\$289,980	\$289,980	\$289,980	\$289,980	\$289,980	\$289,980	\$289,980	\$289,980	\$289,980
<b>Total Police Cost</b>		<b>\$5,403,703</b>	<b>\$7,341,527</b>	<b>\$7,675,231</b>	<b>\$8,845,131</b>	<b>\$8,845,131</b>	<b>\$11,425,979</b>	<b>\$11,772,568</b>	<b>\$11,772,568</b>	<b>\$11,772,568</b>

[1] sf.gov

[2]Based on CCSF Police Department 2023-24 costs; includes costs of salaries, fringe benefits, materials, and supplies.

[3] Consistent with 2017 analysis, assumes 6,000 square feet of facilities by tenth year of occupancy. Cost estimate assumes \$743 per square foot, amortized over 30 years at 5 percent.

Sources: City and County of San Francisco; Economic & Planning Systems, Inc.

## Fire Protection

Fire protection service costs provided to CP assume development of a new station on the site to serve areas of CP. The services are likely to include an engine company, truck company, and ambulance.<sup>6</sup> The fiscal analysis utilizes the previous study average cost per station (inflated to 2024 dollars) to estimate the operating costs. Depending on the magnitude and type of future service demands, and possible re-configuration of other existing or new stations in the City, it may be necessary to modify staff and/or facilities and equipment relative to typical City stations.

The new station is assumed to be required at year 15. This analysis assumes that a new station will cost approximately \$18 million for construction. Additional costs are included for vehicles and equipment and estimated to cost a total of \$3 million; these costs are amortized over multiple years. **Table 22** provides an estimate of the operating and capital costs for a new fire station. Note that only Years 15-19 are shown, as costs do not occur until Year 15. At Project stabilization, total fire costs are approximately \$10.3 million.

**Table 22 Fire Protection**

Item	Estimating Factor	2042	2043	2044	2045	2046
		15	16	17	18	19
Operations Cost <sup>1</sup>	\$9,176,642 per station	\$9,176,642	\$9,176,642	\$9,176,642	\$9,176,642	\$9,176,642
Facilities Cost <sup>2</sup>	\$17,844,516 per facility	\$1,160,811	\$1,160,811	\$1,160,811	\$1,160,811	\$1,160,811
Equipment and vehicles cost <sup>2</sup>	\$2,974,086	\$2,974,086	\$0	\$0	\$0	\$0
<b>Total Fire Cost</b>		<b>\$13,311,539</b>	<b>\$10,337,453</b>	<b>\$10,337,453</b>	<b>\$10,337,453</b>	<b>\$10,337,453</b>

[1] Cost per station is inflated from based on FY16 Adopted Budget, total fire budget (including GF and Departmental revenue-funded costs) per 47 stations (2016 CAFR statistical data). Cost assumed to be incurred in Year 15, as was assumed in 2010 and 2017 analyses.

[2] Assumes \$17,844,516 facility cost amortized over 30 years at 5 percent. Equipment and vehicles assumed at \$2,974,086. EPS has inflated the 2017 cost estimates to 2024 dollars.

Sources: City and County of San Francisco; Project EIR (p. III.0-12); 2016 CCSF CAFR Report; Economic & Planning Systems, Inc.

<sup>6</sup> Draft EIR (III.0-20).

## 911

Other Public Protection services may be affected by new development. Costs for the City's "911" service have been estimated based on potential call volume and additional staff required to handle the calls. The costs have been spread over time as population of CP grows. Actual costs and staff will depend on timing of buildout, demand for "911," and capacity of the service at future points in time. **Table 23** summarizes the estimated cost for additional 911 demand.

**Table 23 911 Calls**

Item	Total				
City Population	831,703				
Annual Calls to 911 <sup>1</sup>	1,240,257				
Calls per Resident	1.49				
New Residents at CP/HPS	16,818				
Annual Call Increase	25,079				
Current Staffed PSD <sup>1</sup>	261				
Annual Calls per PSD	4,752				
Increase in PSD	5.28				
Increase in PSD Supervisor <sup>2</sup>	0.88				
		<u>Step 5</u>	<u>Fringe<sup>3</sup></u>	<u>Total</u>	<u>Increase</u>
8238 Public Safety Dispatcher		\$114,172	\$38,248	\$152,420	\$804,427
8239 Public Safety Supervising Dispatcher		\$128,362	\$43,001	\$171,363	\$150,734
<b>Total 911 Costs</b>					<b>\$955,161</b>

[1] San Francisco Department of Emergency Management Annual Report (2016).

[2] 2010 assumption.

[3] Fringe rate is percent of total salaries.

Sources: City and County of San Francisco; W. Lawson, E. McGrath (December 4, 2008); Economic & Planning Systems, Inc.

## Public Health

Public health expenditures reflect costs related to emergency room visits and hospital stays, which are partially funded by the General Fund. The costs were estimated by the Department of Public Health (DPH) in previous analyses based on the number of affordable units, average number of visits and admissions, and average cost per visit after accounting for reimbursements. This analysis has updated the number of affordable units and inflated the average cost per visit to 2024 dollars (see **Table 24**).

**Table 24 Public Health**

<b>Item</b>	<b>Total</b>
Total number of Units	7,218
Affordable Units <sup>1</sup>	2,459
Person per Unit <sup>2</sup>	2.33
Population seeking DPH services <sup>3</sup>	5,729
<u>DPH</u>	
Expected number of ER visits annually <sup>5</sup>	1,719
Percent increase in people to ER <sup>6</sup>	2.9%
Inpatient cost per visit <sup>7</sup>	\$840
Annual cost of ER visits	\$1,444,135
Number of patients admitted annually <sup>8</sup>	241
Cost per day of inpatient <sup>9</sup>	\$4,461
Average length of stay (days) <sup>10</sup>	5.8
Annual admission cost	\$6,226,393
Total cost ER + Inpatient Admissions	\$7,670,527
Non-GF Reimbursements <sup>11</sup>	\$6,136,422
<b>Remaining General Fund Cost</b>	<b>\$1,534,105</b>
<b>City Per Capita Cost</b>	<b>\$91</b>

[1] Units sold or rented to individuals with less than the area median income (AMI).

[2] Derived from housing units and US Census data for people per household in San Francisco County.

[3] Conservative assumption that residents with less than AMI are more likely to be uninsured.

[4] Ratio of children to total number of units assumed to be consistent with 2010 analysis.

[5] Estimate from 2017 analysis.

[6] Estimate of 60,000 according to the Department of Public Health (DPH) in 2010.

[7] EPS inflated the 2017 cost to 2024 dollars.

[8] 0.3 visits per person according to the California Health Care Foundation (CHF) in 2010.

[9] EPS inflated the 2017 cost to 2024 dollars.

[10] According to OSHPD (state regulatory agency for acute care hospitals) in 2010.

[11] In 2010, on average, SFGH generated \$4 in reimbursements for every \$5 spent per patient visit.

Sources: City and County of San Francisco; California Health Care Foundation; OSHPD; Economic & Planning Systems, Inc.

## **Public Works**

Maintenance of roadways will include street sweeping, routine maintenance (pothole repair and patching), sidewalks, striping and signage, as well as resurfacing and reconstruction that will be necessary as roads age. Costs have been estimated for periodic resurfacing and reconstruction to City standards on an optimal schedule to maintain a high level of street condition. The costs have been converted to an average annual cost equivalent. The previous study average annual cost has been inflated to 2024 dollars.

Maintenance costs are phased proportionate to the schedule of new road construction, which was provided by BKF Engineers in February 2024. The costs are assumed to be incurred annually beginning no earlier than about three years after road construction is initiated. This phasing allows for completion of new development sites, absorption of new units, then conveyance of streets for public use and maintenance. During construction, the developer is assumed to be responsible for maintenance of streets to address wear because of construction activity. Street sweeping will be required and is included in the cost estimates shown in **Table 25**. At buildout, road costs are approximately \$867,000.



**Table 25 Public Works**

Item	Estimating Factor	Fiscal Year								
		2028 1	2029 2	2030 3	2031 4	2032 5	2033 6	2034 7	2035 8	2036 9
<u>Mileage<sup>1</sup></u>										
CP Annual Roads	6.95	1.72	0.00	0.59	0.00	0.39	0.00	1.10	0.00	1.17
CP <sup>2</sup> Cumulative Road Total		1.72	1.72	1.72	2.30	2.30	2.70	2.70	3.80	3.80
City Road Maintenance Responsibility		1.72	1.72	1.72	1.72	1.72	2.30	2.30	2.70	2.70
<b>Total CP Roads Service Costs<sup>3</sup></b>	\$124,677 per mile	<b>\$213,823</b>	<b>\$213,823</b>	<b>\$213,823</b>	<b>\$213,823</b>	<b>\$213,823</b>	<b>\$287,167</b>	<b>\$287,167</b>	<b>\$336,165</b>	<b>\$336,165</b>

[1] Mileage schedule according to BKF Engineers, February 2024. Existing mileage in 2024 based on public roads previously built around the Alice Griffith housing.

[2] City responsibility assumed to begin 3 years after the start of road construction, by year.

[3] Includes periodic partial and full reconstruction, and pothole repair/patching during interim years. Per mile cost includes cost of maintenance and street sweeping, less Prop. K sales tax revenue and a portion of gas tax revenue. Per mile cost at stabilization in 2017 inflated to 2024 dollars.

Sources: City and County of San Francisco; BKF Engineers Construction Schedule; Economic & Planning Systems, Inc.

**Table 25 Public Works (continued)**

Item	Estimating Factor	Buildout					Stabilization				
		2037 10	2038 11	2039 12	2040 13	2041 14	2042 15	2043 16	2044 17	2045 18	2046 19
<u>Mileage<sup>1</sup></u>											
CP Annual Roads	6.95	0.00	1.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CP <sup>2</sup> Cumulative Road Total		4.97	4.97	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95
City Road Maintenance Responsibility		3.80	3.80	4.97	4.97	6.95	6.95	6.95	6.95	6.95	6.95
<b>Total CP Roads Service Costs<sup>3</sup></b>	\$124,677 per mile	<b>\$473,385</b>	<b>\$473,385</b>	<b>\$619,838</b>	<b>\$619,838</b>	<b>\$866,932</b>	<b>\$866,932</b>	<b>\$866,932</b>	<b>\$866,932</b>	<b>\$866,932</b>	<b>\$866,932</b>

[1] Mileage schedule according to BKF Engineers, February 2024. Existing mileage in 2024 based on public roads previously built around the Alice Griffith housing.

[2] City responsibility assumed to begin 3 years after the start of road construction, by year.

[3] Includes periodic partial and full reconstruction, and pothole repair/patching during interim years. Per mile cost includes cost of maintenance and street sweeping, less Prop. K sales tax revenue and a portion of gas tax revenue. Per mile cost at stabilization in 2017 inflated to 2024 dollars.

Sources: City and County of San Francisco; BKF Engineers Construction Schedule; Economic & Planning Systems, Inc.

## Recreation

The CP plan will include new public parks, trails, and sports fields and urban recreation areas, which will require maintenance and operation. The Project will also likely result in a need for new recreational programs once the recreational facilities are built. The potential costs of new recreational programs are estimated on per capita basis based on the 2024 budget for recreation programming at an approximate cost of \$9.10 per person.

## Library

The community facilities include a reading room operated by the San Francisco Public Library (SFPL) system. It would be staffed by two to three librarians, and would include programming space as well as collections and computers with internet connections. In addition, the Project envisions the incorporation of automated book pick-up and drop-off kiosks to be operated by the SFPL. The operating and capital costs for a new library facility have been inflated from previous study costs to 2024 dollars in **Table 26**.

**Table 26 Library**

<b>Item</b>	<b>Total</b>
<u>Annual Operating Costs<sup>1</sup></u>	
Personnel	\$263,892
Telephone Costs	\$307
Internet Costs	\$1,051
Utilities <sup>2</sup>	<u>\$12,417</u>
Total Annual Costs	\$277,666
<u>Capital Costs<sup>1</sup></u>	
Programming Space <sup>3</sup>	\$127,140
Collections	\$122,672
Technology <sup>4</sup>	\$201,328
FF&E Contingency	<u>\$32,360</u>
Total Capital Costs	\$483,500

[1] Costs inflated to 2024 dollars.

[2] Includes light, heat, power, water, sewer, and trash.

[3] Includes tables, chairs, white board, curtains, book trucks, and miscellaneous supplies and tax.

[4] Includes Phone, WiFi, copier, data projector, retractable screen, audio visual, laptops, printer, and a keycard system.

Sources: City and County of San Francisco; Economic & Planning Systems, Inc.

## 6. TRANSPORTATION

---

The results of the transit fiscal impact analysis are presented earlier in this report in **Chapter 2**. **Table 3** shows annual transit revenues and cost at project stabilization. **Table 4** shows the annual forecasted Project-related transit revenue and expenditure forecasts from 2028 through 2046.

Fehr & Peers estimated all the transit expenditures as well as a number of transit revenues. Transit revenues estimated by Fehr & Peers included revenues from FastPasses, Farebox recovery, advertising, on-street parking, and parking fees and fines.

EPS estimated the Project-related transit revenues associated with the taxable sales and parking revenues discussed in **Chapter 3** as well as the City Charter's appropriation of a portion of General Fund revenues to SFMTA. These revenue items are addressed briefly below. It is important to note that while, historically, Muni's capital costs have been funded through federal and state sources in addition to local, this analysis makes the conservative assumption that no State and federal revenues will be available.

EPS estimated the following revenue sources assumed for transportation:

- Sales Tax (Prop K) - The City of San Francisco has enacted a 1/2-cent sales tax for purposes of funding transportation projects, 36.8 percent of which is allocated to transit system maintenance and renovation.
- Parking Tax – 80% of parking tax from off-street, commercial spaces is transferred from General Fund to SFMTA.
- State sales tax (AB 1107 or BART) is a one-half cent sales tax, which allocates 25 percent to SFMTA and AC Transit and 75 percent to BART.
- TDA Sales Tax – SFMTA receives an amount equal to ¼ cent sales tax. The analysis estimates sales tax revenues based on new commercial space at the Project and resident expenditures.

The transportation services provided by the SFMTA are an integral component of the success of the new neighborhood, and therefore, its ability to generate the additional General Fund revenues. Section 8A.105 of the City's Charter directs the Controller to adjust the Base Amount of annual General Fund appropriations to the SFMTA for any increases in service not provided in the Base Year. This mechanism will allow Muni to direct additional surplus General Fund revenue generated by the Project to Muni for operations and maintenance expenses, as well as financing for capital and facilities expenses through mechanisms such as certificates of participation, revenue bonds, or leases. In 2024, 9.57 percent of discretionary General Fund revenues will be transferred to SFMTA. For the purposes of this analysis, this appropriation is assumed to remain constant, though it might increase over time as transit demand increases.