

## Appendix I

### Project Area I Comprised of Sub-Project Areas I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, and I-13 (Mission Rock – Port of San Francisco)

*This Appendix supplements and amends the main body of the Infrastructure Financing Plan (the "IFP") for City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco) (the "IFD") as it relates to Project Area I ("Project Area I"), which is comprised of Sub-Project Areas I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, and I-13 (each a "Sub-Project Area" and collectively, the "Sub-Project Areas"). This Appendix constitutes the Infrastructure Financing Plan for Sub-Project Areas in accordance with the provisions of Section 53395.8(g) of Chapter 2.8 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53395 of the California Government Code (the "IFD Law"). In the event of any inconsistency between the main body of the IFP and this Appendix, the provisions of this Appendix shall govern with respect to the Sub-Project Areas.*

**Background:** The City, acting by and through the Port Commission (the "Port"), and Seawall Lot 337 Associates, LLC ("Developer") anticipate entering into a Disposition and Development Agreement (the "DDA"), including a Financing Plan, which will govern the disposition and development of the Seawall 337 and Pier 48 and provide for the financing of certain capital facilities and public services related to the proposed project. The Project, known as "Mission Rock" (the "Project") is anticipated to be comprised of the following components:

- Over 8 acres of parks and open space;
- 1,327 rental residential apartments, of which 40% will be affordable to households earning less than 150% of the Area Median Income;
- 1.7 million square feet of office, retail, and production space; and
- Approximately one million square feet of structured parking.

The cost of public parks, plazas, utilities, open space, and streets to serve the Project is anticipated to total approximately \$191 million in current 2017 dollars. It is currently expected that these public improvements will be built by the Mission Rock developer and then transferred to public ownership. Tax increment revenues to be allocated to the IFD from the Sub-Project Areas will be used to acquire and construct the public improvements, and will also fund additional public improvements within the boundaries of the IFD.

The Project is anticipated to be constructed in Phases, as follows:

- Phase 1 – Sub-Project Area 1 (Block A), Sub-Project Area 2 Block B), Sub-Project Area 7 (Block G), Sub-Project Area 11 (Block K)
- Phase 2 – Sub-Project Area 3 (Block C), Sub-Project Area 4 (Block D)

- Phase 3 – Sub-Project Area 5 (Block E), Sub-Project Area 6 (Block F), Sub-Project Area 13 (Mission Rock Square)
- Phase 4 – Sub-Project Area 8 (Block H), Sub-Project Area 9 (Block I), Sub-Project Area 10 (Block J), Sub-Project Area 12 (Pier 48)

**Port as agent of the IFD with respect to the Sub-Project Areas:** The Board of Supervisors has appointed the City, acting by and through Port, as the agent of the IFD to implement this Appendix.

**Boundaries and legal descriptions of Sub-Project Areas:** The boundaries of the Sub-Project Areas are described in the maps attached to this Appendix as Attachment 1. The legal descriptions of the Sub-Project Areas are also attached to this Appendix as Attachment 1. The Sub-Project Areas do not initially correspond to the boundaries of assessor parcels. Tax increment will not be allocated to the IFD from a Sub-Project Area until assessor parcels for the development parcels within the Sub-Project Areas have been created.

**Waterfront District:** Each of the Sub-Project Areas is a "waterfront district," as defined in Section 53395.8(c)(17) of the IFD Law. This Appendix includes an infrastructure financing plan for the Sub-Project Areas in accordance with the requirements of Section 53395.8(g)(3).

Other initially-capitalized terms used, but not defined in this Appendix, have the meanings ascribed to them in the IFD Law or the IFP.

**Future Amendments of this Infrastructure Financing Plan.** The Board of Supervisors reserves the right, and nothing in this Appendix or the IFP limits the ability of the Board of Supervisors, to update or amend this Infrastructure Financing Plan in accordance with and subject to applicable law. In addition, and in furtherance of the foregoing, the Board reserves the right to amend this Appendix and the IFP by ordinance, and without any public hearing or vote of the registered voters or landowners in the Sub-Project Areas or other proceedings, for the following purposes:

- a. to extend the effective date of this Appendix and the period for allocation of tax increment from the Sub-Project Areas to the IFD, if the IFD Law is amended to allow a longer period;
- b. to allocate to the IFD from the Sub-Project Areas any portion of the ad valorem property tax revenue that has not been allocated to the IFD prior to the date of the amendment of this Appendix, if the IFD Law is amended to permit such an allocation;
- c. to increase the maximum amount of bonded indebtedness and other debt for the Sub-Project Areas based on the increased period of tax increment allocation described in the preceding clause (a) or the increased allocation of tax increment described in the preceding clause (b);

- d. to adopt any alternative amendment or annexation procedure with respect to the Sub-Project Areas that is permitted by an amendment to the IFD Law; and
- e. to amend the list of Facilities as long as the Board finds that the resulting Facilities are permitted by the IFD Law, will serve the development in the Sub-Project Areas and are of communitywide significance.

#### **A. Base Year; Commencement of Tax Increment Allocation**

The “**Base Year**” for each of the Sub-Project Areas is the fiscal year in which the assessed value of taxable property in such Sub-Project Area was last equalized prior to the effective date of the ordinance adopted to create the Sub-Project Areas or a subsequent fiscal year. The Base Year for each Sub-Project Area is FY 2017-2018.

Tax increment may begin to be allocated to the IFD from each Sub-Project Area beginning in the fiscal year following the Base Year, provided that no tax increment will be allocated to the IFD from a Sub-Project Area until (i) assessor parcels for the development parcels within the Sub-Project Area have been created and (ii) the amount of increment available to be allocated from the Sub-Project Area in the fiscal year is equal to at least \$100,000.

#### **B. Allocation of Tax Increment**

1. The annual allocation of tax increment generated in each of the Sub-Project Areas to the IFD for purposes of Section 53396(b) of the IFD Law will be the amount appropriated in each fiscal year by the Board of Supervisors for deposit in the respective special fund established for each Sub-Project Area.
2. The Board of Supervisors will appropriate 100 percent of the “Allocated Tax Increment” (as defined below) for allocation to the IFD until the IFD repays all debt (as defined in the IFD Law) from Allocated Tax Increment to fund the capital facilities authorized by Section 53395.8(d) and listed in Exhibit I-1 of this Appendix (the “**Facilities**”). The financing of the Facilities satisfies the “waterfront set-aside” requirement set forth in Section 53395.8(g)(3)(C)(ii) of the IFD Law.
3. In order for the Facilities to be developed concurrently with the Project, and because there will be some lag time between the construction of the Facilities and availability of Allocated Tax Increment, multiple sources of funding will be needed to pay for the Facilities, and such sources, to the extent repaid by the IFD with Allocated Tax Increment from the Sub-Project Areas, will constitute secured debt of the Sub-Project Areas.

- Funds (“**Developer Capital**”) to be advanced by the Developer;
- Funds to be advanced by the Port as either direct Port capital or advances of land proceeds;
- Proceeds from bonds that would be issued by the IFD and/or a Community Facilities District (“**CFD**”) that would be established by the City to include all or a portion of the property in the Sub-Project Areas.

In addition, the Port, as the agency of the IFD, may use Allocated Tax Increment to pay directly for Facilities costs. The financial obligation of the IFD to fund Facilities costs with Allocated Tax Increment from each of the Sub-Project Areas is a debt of each of the Sub-Project Areas and will be reflected in the annual Statement of Indebtedness required by the IFD Law.

4. Notwithstanding the foregoing, the allocation made by the Board of Supervisors in this Appendix shall be the following:
  - (A) The Board of Supervisors hereby irrevocably allocates all of the "City Share of Tax Increment" (as defined below) from the Sub-Project Areas to the IFD to the extent that the City Share of Tax Increment is necessary to repay bonds, notes or related agreements or to meet contractual obligations that the IFD or the Port is obligated to satisfy with Allocated Tax Increment (including the DDA), in each case to the extent such bonds, notes, agreements or obligations have been approved by the Board of Supervisors.
  - (B) The Board of Supervisors retains the discretion to make annual appropriations for the allocation of City Share of Tax Increment from the Sub-Project Areas to the IFD to pay for debt that is not described in the preceding clause (A), including the financial obligation to fund Facilities costs from annual deposits of Allocated Tax Increment.
5. For purposes of this Appendix, the following capitalized terms are defined as follows:

"**Gross Tax Increment**" is, for each of the Sub-Project Areas, 100% of the revenue produced by the application of the 1% ad valorem tax rate to the Incremental Assessed Property Value of property within each Sub-Project Area;

"**Incremental Assessed Property Value**" is, in any year, for each Sub-Project Area, the difference between the assessed value of the property within such Sub-Project Area for that fiscal year and the assessed value of the property within such Sub-Project Area in the Base Year, to the extent that the difference is a positive number;

"**City Share of Tax Increment**" is 64.588206% of Gross Tax Increment.



“**Allocated Tax Increment**” is, for each of the Sub-Project Areas, the City Share of Tax Increment.

“**CFD**” is a Mello-Roos community facilities district formed over the Project.

**C. Maximum Portion of Tax Increment Revenue of San Francisco and Affected Taxing Agencies to be Committed to the Sub-Project Areas**

100% of the City Share of Tax Increment shall be allocated to the IFD from each of the Sub-Project Areas.

None of the incremental tax revenue of the local educational agencies in the boundaries of the Sub-Project Areas will be allocated to the IFD.

**D. Projection of Tax Increment Revenue to the Sub-Project Areas**

The financing section for a Sub Project Area must include a projection of the amount of tax increment expected to be allocated to the IFD from the Sub-Project Area assuming an allocation period for such Sub-Project Area of 45 fiscal years after the fiscal year in which the City projects that the IFD will have received \$100,000 of tax increment from such Sub-Project Area under the IFD Law.

The projection of Allocated Tax Increment from the Sub-Project Areas to be allocated to the IFD is attached in the following Riders:

<b>Sub-Project Area</b>	<b>Rider</b>
Sub-Project Area I-1	#1
Sub-Project Area I-2	#2
Sub-Project Area I-3	#3
Sub-Project Area I-4	#4
Sub-Project Area I-5	#5
Sub-Project Area I-6	#6
Sub-Project Area I-7	#7
Sub-Project Area I-8	#8
Sub-Project Area I-9	#9
Sub-Project Area I-10	#10
Sub-Project Area I-11	#11
Sub-Project Area I-12	#12
Sub-Project Area I-13	#13

**E. Tax Increment Limit**

The financing section must include a limit on the total number of dollars of tax increment that may be allocated to the IFD pursuant to the IFP, subject to amendment of the IFP.

The initial tax increment limit for each Sub-Project Area is listed below. The total limit on the property tax increment that can be allocated to the IFD from the Sub-Project Areas over their 45-year terms is \$3.85 billion. These limits reflect projected total property tax increment plus a contingency factor of approximately 200 percent to account for variables such as higher assessed values of taxable property due to resales. And, the limit for Sub-Project Area 13 reflects the assumption that subterranean parking is built on the Mission Square block.

<b>Sub-Project Area</b>	<b>Tax Increment Limit</b>
Sub-Project Area I-1	\$370,000,000
Sub-Project Area I-2	\$236,000,000
Sub-Project Area I-3	\$384,000,000
Sub-Project Area I-4	\$829,000,000
Sub-Project Area I-5	\$170,000,000
Sub-Project Area I-6	\$411,000,000
Sub-Project Area I-7	\$266,000,000
Sub-Project Area I-8	\$182,000,000
Sub-Project Area I-9	\$280,000,000
Sub-Project Area I-10	\$204,000,000
Sub-Project Area I-11	\$130,000,000
Sub-Project Area I-12	\$240,000,000
Sub-Project Area I-13	\$143,000,000

**F. 20% Waterfront Set-Aside Requirement for Waterfront Districts**

Pursuant to Section 53395.8(g)(3)(C)(ii) of the IFD Law, 20% of the Allocated Tax Increment received by the IFD as a whole (“**Set-Aside**”) must be set aside to be expended solely on shoreline restoration, removal of bay fill, or waterfront public access to or environmental remediation of the San Francisco waterfront (“**Authorized Set-Aside Uses**”). The IFD Law allows the Set-Aside Requirement to apply on a Project Area wide basis (entire Project Area I) rather than on a Sub-Project Area basis.

On a cumulative basis, it is estimated that approximately 37.5% of the aggregate Allocated Tax Increment to the IFD from the Sub-Project Areas will be used for Authorized Set-Aside Uses.

**G. Time Limits**

The financing section must include the following time limits for each Sub-Project Area:

1. A date on which the effectiveness of the infrastructure financing plan and all tax increment allocations to the Sub-Project Area will end, not to exceed 45 years from the date the IFD actually received \$100,000 in incremental tax revenues from the Sub-Project Area under the IFD Law;

2. A time limit on the IFD's authority to repay indebtedness with incremental tax revenues received in the Sub-Project Area under the IFD Law, not to exceed 45 years from the date the IFD actually received \$100,000 in incremental tax revenues from the Sub-Project Area under the IFD Law;

For Sub-Project Areas I-1 through I-12, the following are the applicable time limits:

- Date on which the effectiveness of the infrastructure financing plan with respect to the Sub-Project Area and all tax increment allocations to the Sub-Project Area will end: ***for each Sub-Project Area, the final day of the 45<sup>th</sup> fiscal year after the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from such Sub-Project Area under the IFD Law.***
- Date after which the IFD may no longer repay indebtedness with incremental tax revenues received under the IFD Law from the Sub-Project Area: for each Sub-Project Area, ***the final day of the 45<sup>th</sup> fiscal year after the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from such Sub-Project Area under the IFD Law.***

Sub-Project Area I-13 (Mission Square) is anticipated to be developed with tax-exempt public facilities. Therefore, it is not anticipated to generate tax increment. However, the Developer may elect to build up to 700 subterranean spaces at Mission Square. Given this potential but not anticipated scenario, the applicable time limits for Sub-project Area I-13 are as follows:

- Date on which the effectiveness of the infrastructure financing plan with respect to Sub-Project Area I-13 and all tax increment allocations to Sub-Project Area I-13 will end: ***the final day of the 45<sup>th</sup> fiscal year after the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub-Project Area I-13 under the IFD Law or June 30, 2073, whichever occurs first.***
- Date after which the IFD may no longer repay indebtedness with incremental tax revenues received under the IFD Law from Sub-Project Area I-13: ***the final day of the 45<sup>th</sup> fiscal year after the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub-Project Area I-13 under the IFD Law or June 30, 2073, whichever occurs first.***

## H. Description of Public Facilities

The IFD Law requires an infrastructure financing plan to contain the following information with respect to each of the Sub-Project Areas:

1. Public facilities to be provided by the private sector.

In accordance with the terms of the DDA, the Developer and/or private vertical developers are obligated to provide the Project's public facilities identified in Exhibit I-1, excluding the Seawall and Port-wide sea level rise facilities to be built by the Port. The facilities will be partially initially funded by Developer capital, which will be repaid by IFD tax increment and CFD special taxes and/or bond proceeds supported by IFD tax increment and/or CFD special taxes.

2. Public facilities to be provided by governmental entities without assistance under the IFD Law.

In addition to issuing bonds that may be payable from CFD special taxes and Allocated Tax Increment (as described in this Appendix), the Port intends to levy two or more special taxes and/or issue bonds secured by such special taxes on some or all of the Project through the CFD to fund improvements that will not be funded by the IFD ("CFD-only Financing").

3. Public facilities to be financed with assistance from the Sub-Project Areas.

The Facilities that will be funded with Allocated Tax Increment from the Sub-Project Areas are listed in Exhibit I-1.

<b>Exhibit I-1</b>		
<b>Facilities to be Funded by IFD</b>	<b>Target Timing</b>	<b>Estimated Cost (2017 \$)</b>
Entitlement Phase Costs related to Facilities	2012 – 2018	\$25,000,000
<b>Location: Phase 1 - Sub-Project Areas I-1, I-2, I-7, I-11</b>		
Demo, Grading & Compaction, Building Pads, Piles	2018-2025	\$6,070,000
Streets, Streetscape and Stone Columns	2021-2025	\$31,380,000
Parks and Open Space	2021-2025	\$14,010,000
Soft Costs and Contingency related to Facilities	2018-2025	\$29,740,000
<b>Subtotal – Phase 1</b>	2018-2025	\$81,200,000
<b>Location: Phase 2 – Sub-Project Areas I-3, and I-4</b>		
Demo, Grading & Compaction, Building Pads, Piles	2019-2025	\$8,160,000
Streets, Streetscape and Stone Columns	2021-2025	\$17,060,000
Parks and Open Space	2021-2025	\$0
Soft Costs and Contingency	2019-2025	\$14,580,000
<b>Subtotal – Phase 2</b>	2019-2025	\$39,800,000
<b>Location: Phase 3 - Sub-Project Areas I-5, I-6, and I-13</b>		
Demo, Grading & Compaction, Building Pads, Piles	2019-2026	\$640,000
Streets, Streetscape and Stone Columns	2022-2026	\$5,700,000
Parks and Open Space	2022-2026	\$7,260,000
Soft Costs and Contingency related to Facilities	2019-2026	\$8,070,000
<b>Subtotal – Phase 3</b>	2019-2026	\$21,670,000
<b>Location: Phase 4 – Sub-Project Areas I-8, I-9, I-10, and I-12</b>		
Demo, Grading & Compaction, Building Pads, Piles	2023-2029	\$460,000
Streets, Streetscape and Stone Columns	2025-2029	\$10,840,000
Parks and Open Space	2025-2029	\$3,200,000
Soft Costs and Contingency related to Facilities	2023-2029	\$8,820,000
<b>Subtotal – Phase 4</b>	2023-2029	\$23,320,000
<b>Estimated Cost, Facilities</b>	<b>NA</b>	<b>\$190,990,000</b>
<b>Location: Historic Rehabilitation, Seawall, Sea Level Rise Portwide</b>		
Pier 48 Sub- & Super-structure	2025-2029	\$90,400,000
Seawall & Sea Level Rise, Port-wide	Throughout IFD Term	Not available

Pursuant to Attachment 2: "Guidelines for Establishment and Use of an Infrastructure Financing District (IFD) with Project Areas on Land under the Jurisdiction of the San Francisco Port Commission", which were adopted by the Board of Supervisors pursuant to Resolution No. 123-13 on April 23, 2013, excess tax increment not required to fund horizontal improvements in the Project Areas will be allocated to either (a) the City's General Fund, (b) funding improvements to the City's seawall, or (c) protecting the City against sea level rise, as allowed by State law. Accordingly, the Port plans to allocate any excess tax increment not required to fund the Phase 1-Phase 4 horizontal improvements listed in Exhibit I-1 to protecting the City against sea level rise.

4. Public facilities to be provided jointly by the private sector and governmental entities

There are no public facilities that will be jointly provided by the private and governmental entities.

**I. Projected Sources of Financing for the Public Facilities**

The financing section must include the projected sources of financing for the Facilities, including debt to be repaid with Allocated Tax Increment, projected revenues from future leases, sales, or other transfers of any interest in land within the Sub-Project Areas and any other legally available sources of funds.

The financing plan is presented in Exhibit I-2. As shown, it is anticipated that the Facilities will be financed with a combination of Allocated Tax Increment from the Sub-Project Areas, used on a pay-go basis, CFD and/or IFD bond proceeds, capital to be advanced by the Developer (to be repaid by the IFD with Allocated Tax Increment from the Sub-Project Areas and/or CFD revenues), and advances of land proceeds (to be repaid by the IFD with Allocated Tax Increment and/or CFD revenues from the Sub-Project Areas). At this time, it is contemplated that CFD and/or IFD bonds will be issued. In the case of CFD bonds, Allocated Tax Increment may be used to pay debt service. In the case of IFD bonds, Allocated Tax Increment will be used to pay debt service. The type of bond to be issued will be determined based on market conditions approaching the time of issuance.

The Port intends to levy a “shoreline special tax” on all development in the Project to finance shoreline improvements. All of the Shoreline Special Taxes from Phase 1 are anticipated to be used to protect the Project site from sea level rise. Shoreline special taxes from subsequent phases will be used within the Port-wide IFD, including the Project site. Additionally, it is anticipated that the Port will advance capital to finance facilities (to be repaid by the IFD with Allocated Tax Increment and/or CFD revenues from the Sub-Project Areas). The Financing Plan allows Port advances in the form pre-paid ground lease revenue or other discretionary Port sources. Current project modeling only contemplates Port advances in the form of pre-paid ground lease revenue.

The amounts shown in Exhibit I-2 include the City Share of Tax Increment that will be allocated to the IFD from the Sub-Project Areas to pay for Facilities on a pay-go basis pursuant to Government Code Section 53395.2. A cash flow projection of annual sources and uses of funds is provided in Attachment 3. As described elsewhere in this Appendix, for each Sub-Project Area, the obligation of the IFD to use Allocated Tax Increment from each Sub-Project Area to pay for the Facilities under this Appendix constitutes a debt (as defined in the IFD Law) and shall be payable from Allocated Tax Increment from the applicable Sub-Project Area through the period ending on the final day of the 45<sup>th</sup> fiscal year after the fiscal

year in which the IFD actually receives \$100,000 of Allocated Tax Increment from the applicable Sub-Project Area.

<b>Exhibit I-2</b>		
<b>Anticipated Sources and Uses of Funds Excluding Bond Debt Service</b>		
<b>Anticipated Sources and Uses</b>	<b>Dollars (millions)</b>	
	<b>2017</b>	<b>Nominal Total</b>
<b>Project Sources</b>		
Horizontal Sponsor Capital Contribution	\$193.3	\$217.6
Port's Advance of Land Proceeds	\$63.1	\$67.0
<u>CFD</u>		
Net Bond Proceeds	\$61.2	\$73.7
CFD Pay Go	\$84.0	\$257.2
<u>Tax Increment</u>		
Net IFD Bond Proceeds	\$109.3	\$143.2
IFD Pay Go	\$186.7	\$563.7
<b>Total Sources</b>	<b>\$697.6</b>	<b>\$1,322.4</b>
<b>Project Uses</b>		
Entitlement Costs	\$25.0	\$25.0
Hard and Soft IFD Facility Costs	\$203.3	\$300.6
Preferred Return to Horizontal Sponsor	\$88.3	\$111.4
Reimbursement of Horizontal Sponsor Capital	\$180.0	\$217.6
Repayment of Port's Advance of Land Proceeds	\$71.9	\$171.1
Seawall & Sea Level Rise, Port-Wide Improvements	\$129.2	\$496.7
<b>Total Uses</b>	<b>\$697.6</b>	<b>\$1,322.4</b>

*\*All Numbers are in millions of dollars*

This Appendix does not project the anticipated costs of administering the IFD, but the Port, as agent of the IFD, expects to pay the costs of administering the IFD with Allocated Tax Increment from the Sub-Project Areas.

## **J. Accounting Procedures**

The IFD will maintain accounting procedures for each of the Sub-Project Areas in accordance, and otherwise comply, with Section 6306 of Public Resources Code for the term of this Appendix.

## **K. Cost and Revenue Analysis**

The financing section must include an analysis of: (a) the costs to the City's General Fund for providing facilities and services to the Sub-Project Areas while they are being developed and

after they are developed and (b) the taxes, fees, charges, and other revenues expected to be received by the City's General Fund as a result of expected development in Project Area I.

1. Costs to the City's General Fund for providing facilities and services to the Sub-Project Areas, while they are being developed and after they are developed.

Estimates of costs to the City's General Fund for providing facilities and services to the Sub-Project Areas, while they are being developed and after they are developed are detailed in Attachment 4: "Assessment of Fiscal Impacts to the City and County of San Francisco – Mission Rock – Port of San Francisco (Project Area I of Infrastructure Financing District No. 2)" and summarized in the following Exhibit I-3. As shown, upon build-out the annual cost to the City's General Fund to provide services to the thirteen Sub-Project Areas is estimated to be approximately \$6.4 million (2017\$). Service costs during the construction period are estimated to range from \$2.6 million to \$6.3 million (2017\$). General Fund costs are comprised of marginal costs to the following departments: police, fire, community health, human welfare, recreation, general administration, and finance. The cost of maintaining and operating the Project's parks, plazas, open spaces, and public right of way will not be funded by the General Fund. These costs will be funded by a CFD services tax and/or other exactions on property owners.

<b>Exhibit I-3: Annual Cost to City's General Fund</b>			
<b>General Fund Expenditures</b>	<b>Low-Year Operating Costs during Construction FY 2021/22</b>	<b>High-Year Operating Costs during Construction FY 2025/26</b>	<b>Stabilized Year FY 2028/29</b>
	<b>\$2017 millions</b>	<b>\$2017 millions</b>	<b>\$2017 millions</b>
<b>Total</b>	<b>\$2.6</b>	<b>\$6.3</b>	<b>\$6.4</b>

2. Taxes, fees, charges and other revenues expected to be received by the City's General Fund as a result of expected development in the Sub-Project Areas.

Taxes, fees, charges and other revenues expected to be received by the City's General Fund as a result of expected development in the Sub-Project Areas are detailed in Attachment 4 and summarized in the following Exhibit I-4. As shown, upon stabilization, the Project is anticipated to generate annually \$12.1 million (2017\$) of new revenue to the City's General Fund.

Under current City policies, approximately 20% of aggregate discretionary revenues (ADR) are transferred from the General Fund to the San Francisco Municipal Transportation Agency (SFMTA), Library Preservation and Children's Services Funds.

As shown in Exhibit I-5, it is estimated that the Project will annually generate a net fiscal surplus to City's General Fund of \$5.7 million per year (2017\$), before ADR transfers



and \$3.1 million after ADR transfers. The Project is anticipated to generate an annual fiscal surplus during each and every year, from construction through the anticipated termination of the IFD in FY 2072/73.

<b>Exhibit I-4: Recurring General Fund Revenues, Before ADR Transfers</b>		
<b>General Fund Revenues</b>	<b>Stabilized Year FY 2028/29</b>	
<b>Recurring Revenues</b>	<b>\$2017 millions</b>	<b>\$nominal millions</b>
<b>Total</b>	<b>\$12.1</b>	<b>\$16.8</b>

<b>Exhibit I-5: Net General Fund Impact</b>		
	<b>Annual Impacts Upon Build-out / Stabilization (FY 2028/29)</b>	
	<b>\$2017 millions</b>	<b>\$ nominal millions</b>
<b>Impacts Before ADR Transfers</b>		
Revenues	\$12.1	\$16.8
Expenditures	(\$6.4)	(\$8.8)
<b>Net Surplus (Expense)</b>	<b>\$5.7</b>	<b>\$8.0</b>
<b>Impacts After ADR Transfers</b>		
Revenues	\$9.5	\$13.1
Expenditures	(\$6.4)	(\$8.8)
<b>Net Surplus (Expense)</b>	<b>\$3.1</b>	<b>\$4.3</b>

**Appendix I-1**  
**Rider #1**  
**Projection of Allocated Tax Increment, Sub-Project Area I-1**  
**(Block A, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2021-22	\$115,000
2	2022-23	\$118,000
3	2023-24	\$1,858,000
4	2024-25	\$1,895,000
5	2025-26	\$1,933,000
6	2026-27	\$1,972,000
7	2027-28	\$2,012,000
8	2028-29	\$2,053,000
9	2029-30	\$2,094,000
10	2030-31	\$2,136,000
11	2031-32	\$2,179,000
12	2032-33	\$2,223,000
13	2033-34	\$2,268,000
14	2034-35	\$2,313,000
15	2035-36	\$2,360,000
16	2036-37	\$2,407,000
17	2037-38	\$2,456,000
18	2038-39	\$2,505,000
19	2039-40	\$2,556,000
20	2040-41	\$2,607,000
21	2041-42	\$2,660,000
22	2042-43	\$2,713,000
23	2043-44	\$2,768,000
24	2044-45	\$2,823,000
25	2045-46	\$2,880,000
26	2046-47	\$2,938,000
27	2047-48	\$2,997,000
28	2048-49	\$3,057,000
29	2049-50	\$3,119,000
30	2050-51	\$3,181,000
31	2051-52	\$3,245,000
32	2052-53	\$3,310,000
33	2053-54	\$3,377,000
34	2054-55	\$3,445,000
35	2055-56	\$3,514,000
36	2056-57	\$3,585,000
37	2057-58	\$3,657,000
38	2058-59	\$3,730,000
39	2059-60	\$3,805,000
40	2060-61	\$3,881,000
41	2061-62	\$3,959,000
42	2062-63	\$4,039,000
43	2063-64	\$4,120,000
44	2064-65	\$4,202,000
45	2065-66	\$4,287,000
	<b>Nominal TOTAL</b>	<b>\$125,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$55,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-1 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-1 under the IFD Law.

**Appendix I-2**  
**Rider #2**  
**Projection of Allocated Tax Increment, Sub-Project Area I-2**  
**(Block B, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2021-22	\$116,000
2	2022-23	\$118,000
3	2023-24	\$1,184,000
4	2024-25	\$1,208,000
5	2025-26	\$1,232,000
6	2026-27	\$1,257,000
7	2027-28	\$1,282,000
8	2028-29	\$1,308,000
9	2029-30	\$1,335,000
10	2030-31	\$1,361,000
11	2031-32	\$1,389,000
12	2032-33	\$1,417,000
13	2033-34	\$1,445,000
14	2034-35	\$1,474,000
15	2035-36	\$1,504,000
16	2036-37	\$1,534,000
17	2037-38	\$1,565,000
18	2038-39	\$1,597,000
19	2039-40	\$1,629,000
20	2040-41	\$1,662,000
21	2041-42	\$1,695,000
22	2042-43	\$1,729,000
23	2043-44	\$1,764,000
24	2044-45	\$1,799,000
25	2045-46	\$1,836,000
26	2046-47	\$1,873,000
27	2047-48	\$1,910,000
28	2048-49	\$1,949,000
29	2049-50	\$1,988,000
30	2050-51	\$2,028,000
31	2051-52	\$2,069,000
32	2052-53	\$2,110,000
33	2053-54	\$2,152,000
34	2054-55	\$2,196,000
35	2055-56	\$2,240,000
36	2056-57	\$2,285,000
37	2057-58	\$2,331,000
38	2058-59	\$2,378,000
39	2059-60	\$2,425,000
40	2060-61	\$2,474,000
41	2061-62	\$2,524,000
42	2062-63	\$2,574,000
43	2063-64	\$2,626,000
44	2064-65	\$2,679,000
45	2065-66	\$2,732,000
	<b>Nominal TOTAL</b>	<b>\$80,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$35,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-2 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-2 under the IFD Law.

**Appendix I-3**  
**Rider #3**  
**Projection of Allocated Tax Increment, Sub-Project Area I-3**  
**(Block C, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2023-24	\$161,000
2	2024-25	\$164,000
3	2025-26	\$1,631,000
4	2026-27	\$1,664,000
5	2027-28	\$1,697,000
6	2028-29	\$1,731,000
7	2029-30	\$1,766,000
8	2030-31	\$1,802,000
9	2031-32	\$1,838,000
10	2032-33	\$1,875,000
11	2033-34	\$1,913,000
12	2034-35	\$1,951,000
13	2035-36	\$1,991,000
14	2036-37	\$2,031,000
15	2037-38	\$2,072,000
16	2038-39	\$2,113,000
17	2039-40	\$2,156,000
18	2040-41	\$2,199,000
19	2041-42	\$2,243,000
20	2042-43	\$2,289,000
21	2043-44	\$2,335,000
22	2044-45	\$2,382,000
23	2045-46	\$2,429,000
24	2046-47	\$2,478,000
25	2047-48	\$2,528,000
26	2048-49	\$2,579,000
27	2049-50	\$2,631,000
28	2050-51	\$2,684,000
29	2051-52	\$2,737,000
30	2052-53	\$2,792,000
31	2053-54	\$2,849,000
32	2054-55	\$2,906,000
33	2055-56	\$2,964,000
34	2056-57	\$3,024,000
35	2057-58	\$3,084,000
36	2058-59	\$3,146,000
37	2059-60	\$3,210,000
38	2060-61	\$3,274,000
39	2061-62	\$3,340,000
40	2062-63	\$3,407,000
41	2063-64	\$3,475,000
42	2064-65	\$3,545,000
43	2065-66	\$3,616,000
44	2066-67	\$3,689,000
45	2067-68	\$3,763,000
<b>Nominal TOTAL</b>		<b>\$110,000,000</b>
<b>2017 (3% discount)</b>		<b>\$46,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-3 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-3 under the IFD Law.

**Appendix I-4**  
**Rider #4**  
**Projection of Allocated Tax Increment, Sub-Project Area I-4**  
**(Block D, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2025-26	\$3,513,000
2	2026-27	\$3,583,000
3	2027-28	\$3,655,000
4	2028-29	\$3,728,000
5	2029-30	\$3,803,000
6	2030-31	\$3,879,000
7	2031-32	\$3,957,000
8	2032-33	\$4,036,000
9	2033-34	\$4,117,000
10	2034-35	\$4,200,000
11	2035-36	\$4,284,000
12	2036-37	\$4,370,000
13	2037-38	\$4,457,000
14	2038-39	\$4,547,000
15	2039-40	\$4,638,000
16	2040-41	\$4,731,000
17	2041-42	\$4,825,000
18	2042-43	\$4,922,000
19	2043-44	\$5,021,000
20	2044-45	\$5,121,000
21	2045-46	\$5,224,000
22	2046-47	\$5,329,000
23	2047-48	\$5,435,000
24	2048-49	\$5,544,000
25	2049-50	\$5,655,000
26	2050-51	\$5,769,000
27	2051-52	\$5,884,000
28	2052-53	\$6,002,000
29	2053-54	\$6,122,000
30	2054-55	\$6,245,000
31	2055-56	\$6,370,000
32	2056-57	\$6,497,000
33	2057-58	\$6,628,000
34	2058-59	\$6,760,000
35	2059-60	\$6,896,000
36	2060-61	\$7,034,000
37	2061-62	\$7,175,000
38	2062-63	\$7,318,000
39	2063-64	\$7,465,000
40	2064-65	\$7,614,000
41	2065-66	\$7,767,000
42	2066-67	\$7,922,000
43	2067-68	\$8,081,000
44	2068-69	\$8,243,000
45	2069-70	\$8,408,000
	<b>Nominal TOTAL</b>	<b>\$253,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$102,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-4 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-4 under the IFD Law.

**Appendix I-5**  
**Rider #5**  
**Projection of Allocated Tax Increment, Sub-Project Area I-5**  
**(Block E, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2025-26	\$647,000
2	2026-27	\$660,000
3	2027-28	\$673,000
4	2028-29	\$687,000
5	2029-30	\$700,000
6	2030-31	\$715,000
7	2031-32	\$729,000
8	2032-33	\$744,000
9	2033-34	\$759,000
10	2034-35	\$774,000
11	2035-36	\$789,000
12	2036-37	\$805,000
13	2037-38	\$822,000
14	2038-39	\$838,000
15	2039-40	\$855,000
16	2040-41	\$872,000
17	2041-42	\$890,000
18	2042-43	\$908,000
19	2043-44	\$926,000
20	2044-45	\$944,000
21	2045-46	\$963,000
22	2046-47	\$983,000
23	2047-48	\$1,003,000
24	2048-49	\$1,023,000
25	2049-50	\$1,043,000
26	2050-51	\$1,064,000
27	2051-52	\$1,086,000
28	2052-53	\$1,107,000
29	2053-54	\$1,130,000
30	2054-55	\$1,152,000
31	2055-56	\$1,176,000
32	2056-57	\$1,199,000
33	2057-58	\$1,223,000
34	2058-59	\$1,248,000
35	2059-60	\$1,273,000
36	2060-61	\$1,298,000
37	2061-62	\$1,324,000
38	2062-63	\$1,351,000
39	2063-64	\$1,378,000
40	2064-65	\$1,406,000
41	2065-66	\$1,434,000
42	2066-67	\$1,463,000
43	2067-68	\$1,492,000
44	2068-69	\$1,522,000
45	2069-70	\$1,553,000
	<b>Nominal TOTAL</b>	<b>\$47,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$19,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-5 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-5 under the IFD Law.

**Appendix I-6**  
**Rider #6**  
**Projection of Allocated Tax Increment, Sub-Project Area I-6**  
**(Block F, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2024-25	\$100,000
2	2025-26	\$102,000
3	2026-27	\$1,603,000
4	2027-28	\$1,636,000
5	2028-29	\$1,669,000
6	2029-30	\$1,702,000
7	2030-31	\$1,737,000
8	2031-32	\$1,772,000
9	2032-33	\$1,807,000
10	2033-34	\$1,844,000
11	2034-35	\$1,881,000
12	2035-36	\$1,919,000
13	2036-37	\$1,957,000
14	2037-38	\$1,997,000
15	2038-39	\$2,037,000
16	2039-40	\$2,078,000
17	2040-41	\$2,119,000
18	2041-42	\$2,162,000
19	2042-43	\$2,205,000
20	2043-44	\$2,250,000
21	2044-45	\$2,295,000
22	2045-46	\$2,341,000
23	2046-47	\$2,388,000
24	2047-48	\$2,436,000
25	2048-49	\$2,485,000
26	2049-50	\$2,535,000
27	2050-51	\$2,586,000
28	2051-52	\$2,638,000
29	2052-53	\$2,691,000
30	2053-54	\$2,745,000
31	2054-55	\$2,800,000
32	2055-56	\$2,856,000
33	2056-57	\$2,914,000
34	2057-58	\$2,972,000
35	2058-59	\$3,032,000
36	2059-60	\$3,093,000
37	2060-61	\$3,155,000
38	2061-62	\$3,218,000
39	2062-63	\$3,283,000
40	2063-64	\$3,349,000
41	2064-65	\$3,416,000
42	2065-66	\$3,484,000
43	2066-67	\$3,554,000
44	2067-68	\$3,626,000
45	2068-69	\$3,698,000
<b>Nominal TOTAL</b>		<b>\$108,000,000</b>
<b>2017 (3% discount)</b>		<b>\$44,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-6 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-6 under the IFD Law.

**Appendix I-7**

**Rider #7**

**Projection of Allocated Tax Increment, Sub-Project Area I-7  
(Block G, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2021-22	\$129,000
2	2022-23	\$132,000
3	2023-24	\$1,314,000
4	2024-25	\$1,340,000
5	2025-26	\$1,367,000
6	2026-27	\$1,395,000
7	2027-28	\$1,423,000
8	2028-29	\$1,452,000
9	2029-30	\$1,481,000
10	2030-31	\$1,511,000
11	2031-32	\$1,541,000
12	2032-33	\$1,572,000
13	2033-34	\$1,604,000
14	2034-35	\$1,636,000
15	2035-36	\$1,669,000
16	2036-37	\$1,703,000
17	2037-38	\$1,737,000
18	2038-39	\$1,772,000
19	2039-40	\$1,808,000
20	2040-41	\$1,844,000
21	2041-42	\$1,881,000
22	2042-43	\$1,919,000
23	2043-44	\$1,958,000
24	2044-45	\$1,997,000
25	2045-46	\$2,037,000
26	2046-47	\$2,078,000
27	2047-48	\$2,120,000
28	2048-49	\$2,163,000
29	2049-50	\$2,206,000
30	2050-51	\$2,250,000
31	2051-52	\$2,296,000
32	2052-53	\$2,342,000
33	2053-54	\$2,389,000
34	2054-55	\$2,437,000
35	2055-56	\$2,486,000
36	2056-57	\$2,536,000
37	2057-58	\$2,587,000
38	2058-59	\$2,639,000
39	2059-60	\$2,692,000
40	2060-61	\$2,746,000
41	2061-62	\$2,801,000
42	2062-63	\$2,857,000
43	2063-64	\$2,914,000
44	2064-65	\$2,973,000
45	2065-66	\$3,032,000
	<b>Nominal TOTAL</b>	<b>\$89,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$39,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-7 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-7 under the IFD Law.



**Appendix I-8**  
**Rider #8**  
**Projection of Allocated Tax Increment, Sub-Project Area I-8**  
**(Block H, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2026-27	\$713,000
2	2027-28	\$727,000
3	2028-29	\$742,000
4	2029-30	\$757,000
5	2030-31	\$772,000
6	2031-32	\$787,000
7	2032-33	\$803,000
8	2033-34	\$819,000
9	2034-35	\$836,000
10	2035-36	\$853,000
11	2036-37	\$870,000
12	2037-38	\$887,000
13	2038-39	\$905,000
14	2039-40	\$923,000
15	2040-41	\$942,000
16	2041-42	\$961,000
17	2042-43	\$980,000
18	2043-44	\$1,000,000
19	2044-45	\$1,020,000
20	2045-46	\$1,041,000
21	2046-47	\$1,062,000
22	2047-48	\$1,083,000
23	2048-49	\$1,105,000
24	2049-50	\$1,127,000
25	2050-51	\$1,150,000
26	2051-52	\$1,173,000
27	2052-53	\$1,196,000
28	2053-54	\$1,220,000
29	2054-55	\$1,245,000
30	2055-56	\$1,270,000
31	2056-57	\$1,295,000
32	2057-58	\$1,321,000
33	2058-59	\$1,348,000
34	2059-60	\$1,375,000
35	2060-61	\$1,403,000
36	2061-62	\$1,431,000
37	2062-63	\$1,459,000
38	2063-64	\$1,489,000
39	2064-65	\$1,519,000
40	2065-66	\$1,549,000
41	2066-67	\$1,580,000
42	2067-68	\$1,612,000
43	2068-69	\$1,644,000
44	2069-70	\$1,677,000
45	2070-71	\$1,711,000
	<b>Nominal TOTAL</b>	<b>\$51,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$20,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-8 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-8 under the IFD Law.

**Appendix I-9**  
**Rider #9**  
**Projection of Allocated Tax Increment, Sub-Project Area I-9**  
**(Block I, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2027-28	\$1,004,000
2	2028-29	\$1,024,000
3	2029-30	\$1,045,000
4	2030-31	\$1,066,000
5	2031-32	\$1,087,000
6	2032-33	\$1,109,000
7	2033-34	\$1,131,000
8	2034-35	\$1,154,000
9	2035-36	\$1,177,000
10	2036-37	\$1,201,000
11	2037-38	\$1,225,000
12	2038-39	\$1,250,000
13	2039-40	\$1,275,000
14	2040-41	\$1,301,000
15	2041-42	\$1,327,000
16	2042-43	\$1,354,000
17	2043-44	\$1,381,000
18	2044-45	\$1,409,000
19	2045-46	\$1,437,000
20	2046-47	\$1,466,000
21	2047-48	\$1,495,000
22	2048-49	\$1,525,000
23	2049-50	\$1,556,000
24	2050-51	\$1,587,000
25	2051-52	\$1,619,000
26	2052-53	\$1,652,000
27	2053-54	\$1,685,000
28	2054-55	\$1,719,000
29	2055-56	\$1,753,000
30	2056-57	\$1,788,000
31	2057-58	\$1,824,000
32	2058-59	\$1,861,000
33	2059-60	\$1,898,000
34	2060-61	\$1,936,000
35	2061-62	\$1,975,000
36	2062-63	\$2,015,000
37	2063-64	\$2,055,000
38	2064-65	\$2,097,000
39	2065-66	\$2,139,000
40	2066-67	\$2,182,000
41	2067-68	\$2,225,000
42	2068-69	\$2,270,000
43	2069-70	\$2,315,000
44	2070-71	\$2,362,000
45	2071-72	\$2,409,000
<b>Nominal TOTAL</b>		<b>\$72,000,000</b>
<b>2017 (3% discount)</b>		<b>\$27,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-9 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-9 under the IFD Law.

**Appendix I-10**

**Rider #10**

**Projection of Allocated Tax Increment, Sub-Project Area I-10  
(Block J, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2027-28	\$734,000
2	2028-29	\$749,000
3	2029-30	\$764,000
4	2030-31	\$779,000
5	2031-32	\$795,000
6	2032-33	\$811,000
7	2033-34	\$828,000
8	2034-35	\$844,000
9	2035-36	\$861,000
10	2036-37	\$879,000
11	2037-38	\$896,000
12	2038-39	\$914,000
13	2039-40	\$933,000
14	2040-41	\$951,000
15	2041-42	\$971,000
16	2042-43	\$990,000
17	2043-44	\$1,010,000
18	2044-45	\$1,030,000
19	2045-46	\$1,051,000
20	2046-47	\$1,072,000
21	2047-48	\$1,094,000
22	2048-49	\$1,116,000
23	2049-50	\$1,138,000
24	2050-51	\$1,161,000
25	2051-52	\$1,184,000
26	2052-53	\$1,208,000
27	2053-54	\$1,232,000
28	2054-55	\$1,257,000
29	2055-56	\$1,282,000
30	2056-57	\$1,308,000
31	2057-58	\$1,334,000
32	2058-59	\$1,361,000
33	2059-60	\$1,388,000
34	2060-61	\$1,416,000
35	2061-62	\$1,445,000
36	2062-63	\$1,474,000
37	2063-64	\$1,503,000
38	2064-65	\$1,533,000
39	2065-66	\$1,564,000
40	2066-67	\$1,596,000
41	2067-68	\$1,628,000
42	2068-69	\$1,660,000
43	2069-70	\$1,694,000
44	2070-71	\$1,728,000
45	2071-72	\$1,762,000
	<b>Nominal TOTAL</b>	<b>\$53,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$20,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-10 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-10 under the IFD Law.

**Appendix I-11**  
**Rider #11**  
**Projection of Allocated Tax Increment, Sub-Project Area I-11**  
**(Block K, Mission Rock – SWL 337 & Pier 48)**

	Fiscal Year	Total Taxes Allocated to IFD
	2017-18	\$0
1*	2023-24	\$586,000
2	2024-25	\$598,000
3	2025-26	\$610,000
4	2026-27	\$623,000
5	2027-28	\$635,000
6	2028-29	\$648,000
7	2029-30	\$661,000
8	2030-31	\$674,000
9	2031-32	\$688,000
10	2032-33	\$702,000
11	2033-34	\$716,000
12	2034-35	\$730,000
13	2035-36	\$745,000
14	2036-37	\$760,000
15	2037-38	\$775,000
16	2038-39	\$791,000
17	2039-40	\$807,000
18	2040-41	\$823,000
19	2041-42	\$839,000
20	2042-43	\$856,000
21	2043-44	\$874,000
22	2044-45	\$891,000
23	2045-46	\$909,000
24	2046-47	\$927,000
25	2047-48	\$946,000
26	2048-49	\$965,000
27	2049-50	\$984,000
28	2050-51	\$1,004,000
29	2051-52	\$1,024,000
30	2052-53	\$1,045,000
31	2053-54	\$1,066,000
32	2054-55	\$1,087,000
33	2055-56	\$1,109,000
34	2056-57	\$1,131,000
35	2057-58	\$1,154,000
36	2058-59	\$1,177,000
37	2059-60	\$1,201,000
38	2060-61	\$1,225,000
39	2061-62	\$1,250,000
40	2062-63	\$1,275,000
41	2063-64	\$1,300,000
42	2064-65	\$1,326,000
43	2065-66	\$1,353,000
44	2066-67	\$1,380,000
45	2067-68	\$1,408,000
	<b>Nominal TOTAL</b>	<b>\$42,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$18,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-11 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-11 under the IFD Law.

**Appendix I-12**

**Rider #12**

**Projection of Allocated Tax Increment, Sub-Project Area I-12  
(Block Pier 48, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2028-29	\$792,000
2	2029-30	\$808,000
3	2030-31	\$825,000
4	2031-32	\$841,000
5	2032-33	\$858,000
6	2033-34	\$876,000
7	2034-35	\$893,000
8	2035-36	\$911,000
9	2036-37	\$930,000
10	2037-38	\$948,000
11	2038-39	\$968,000
12	2039-40	\$987,000
13	2040-41	\$1,007,000
14	2041-42	\$1,027,000
15	2042-43	\$1,048,000
16	2043-44	\$1,069,000
17	2044-45	\$1,091,000
18	2045-46	\$1,113,000
19	2046-47	\$1,135,000
20	2047-48	\$1,158,000
21	2048-49	\$1,181,000
22	2049-50	\$1,205,000
23	2050-51	\$1,229,000
24	2051-52	\$1,254,000
25	2052-53	\$1,279,000
26	2053-54	\$1,305,000
27	2054-55	\$1,331,000
28	2055-56	\$1,358,000
29	2056-57	\$1,385,000
30	2057-58	\$1,413,000
31	2058-59	\$1,441,000
32	2059-60	\$1,470,000
33	2060-61	\$1,500,000
34	2061-62	\$1,530,000
35	2062-63	\$1,561,000
36	2063-64	\$1,592,000
37	2064-65	\$1,624,000
38	2065-66	\$1,657,000
39	2066-67	\$1,690,000
40	2067-68	\$1,724,000
41	2068-69	\$1,759,000
42	2069-70	\$1,794,000
43	2070-71	\$1,830,000
44	2071-72	\$1,867,000
45	2072-73	\$1,904,000
	<b>Nominal TOTAL</b>	<b>\$57,000,000</b>
	<b>2017 (3% discount)</b>	<b>\$21,000,000</b>

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-12 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-12 under the IFD Law.

**Appendix I-13**

**Rider #13**

**Projection of Allocated Tax Increment, Sub-Project Area I-13  
(Block Mission Square, Mission Rock – SWL 337 & Pier 48)**

	<b>Fiscal Year</b>	<b>Total Taxes Allocated to IFD</b>
	2017-18	\$0
1*	2028-29	\$0
2	2029-30	\$0
3	2030-31	\$0
4	2031-32	\$0
5	2032-33	\$0
6	2033-34	\$0
7	2034-35	\$0
8	2035-36	\$0
9	2036-37	\$0
10	2037-38	\$0
11	2038-39	\$0
12	2039-40	\$0
13	2040-41	\$0
14	2041-42	\$0
15	2042-43	\$0
16	2043-44	\$0
17	2044-45	\$0
18	2045-46	\$0
19	2046-47	\$0
20	2047-48	\$0
21	2048-49	\$0
22	2049-50	\$0
23	2050-51	\$0
24	2051-52	\$0
25	2052-53	\$0
26	2053-54	\$0
27	2054-55	\$0
28	2055-56	\$0
29	2056-57	\$0
30	2057-58	\$0
31	2058-59	\$0
32	2059-60	\$0
33	2060-61	\$0
34	2061-62	\$0
35	2062-63	\$0
36	2063-64	\$0
37	2064-65	\$0
38	2065-66	\$0
39	2066-67	\$0
40	2067-68	\$0
41	2068-69	\$0
42	2069-70	\$0
43	2070-71	\$0
44	2071-72	\$0
45	2072-73	\$0
	<b>Nominal TOTAL</b>	\$0
	<b>2017 (3% discount)</b>	\$0

\*For purposes of illustration only. The actual commencement date for Allocated Tax Increment in Sub-Project Area I-13 will be the fiscal year in which the IFD actually receives \$100,000 of Allocated Tax Increment from Sub Project Area I-13 under the IFD Law.

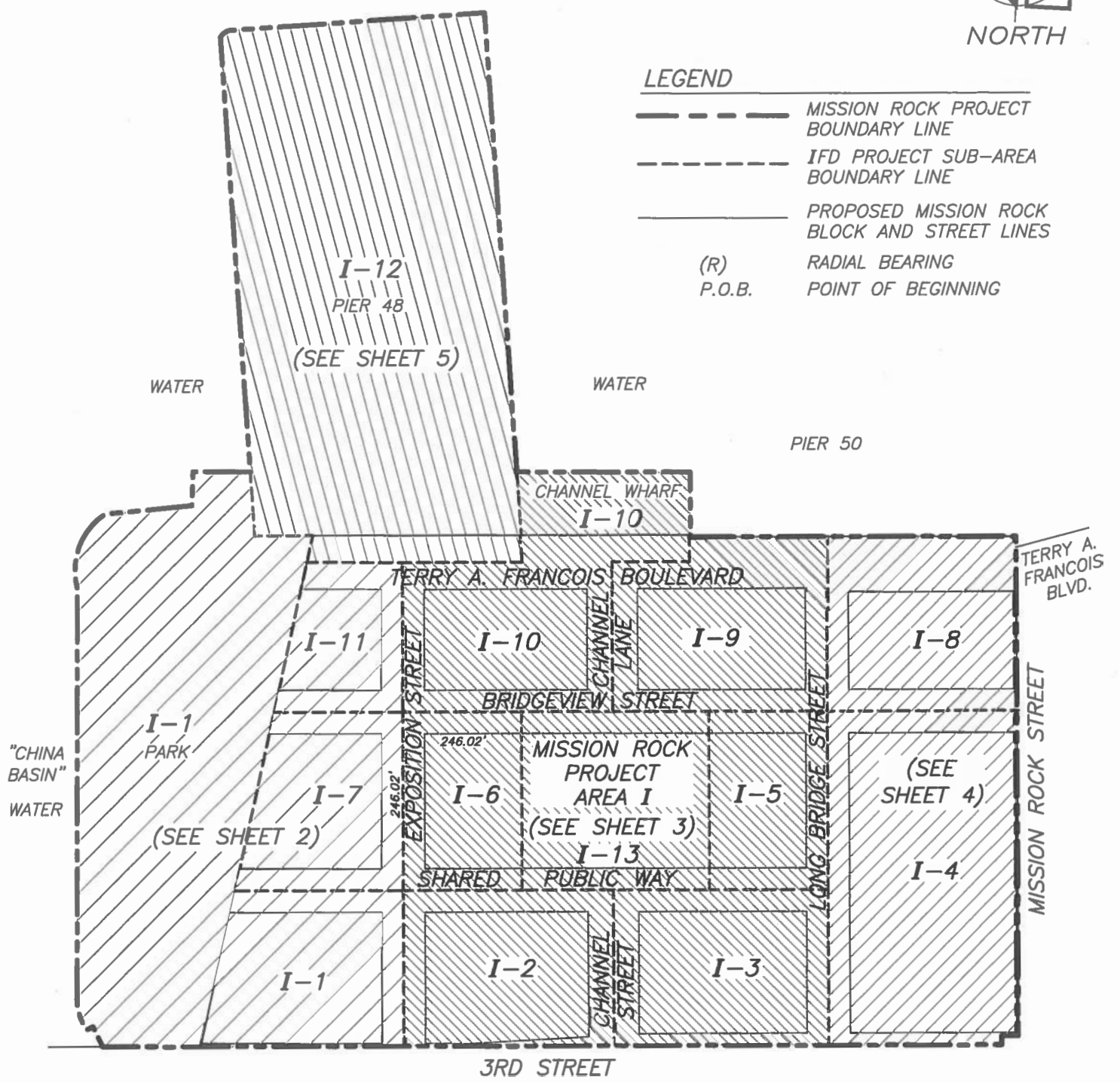
**Attachment 1:**

**Infrastructure Financing District Sub-Project Area Boundary Maps and Legal  
Descriptions**



**LEGEND**

- MISSION ROCK PROJECT BOUNDARY LINE
- IFD PROJECT SUB-AREA BOUNDARY LINE
- PROPOSED MISSION ROCK BLOCK AND STREET LINES
- (R) RADIAL BEARING
- P.O.B. POINT OF BEGINNING



**INFRASTRUCTURE FINANCING  
DISTRICT I (MISSION ROCK-PORT OF SAN FRANCISCO)**

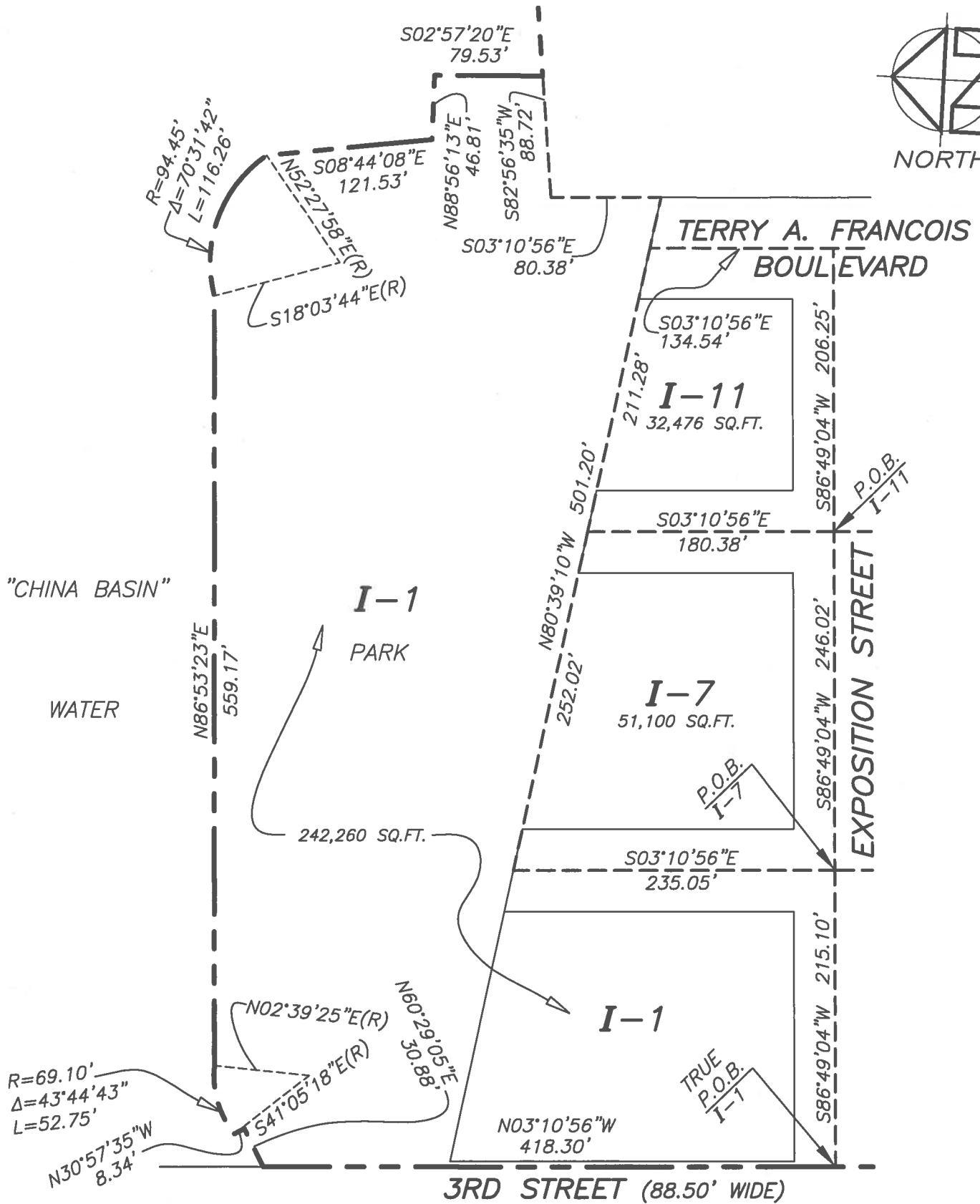
CITY AND COUNTY  
OF SAN FRANCISCO,  
STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11-3-17 SCALE NONE SHEET 1 OF 5 JOB NO. S-9229

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500  
S-9229 LEGAL DESCRIPTION  
PLATS OF IFD I AREAS.dwg





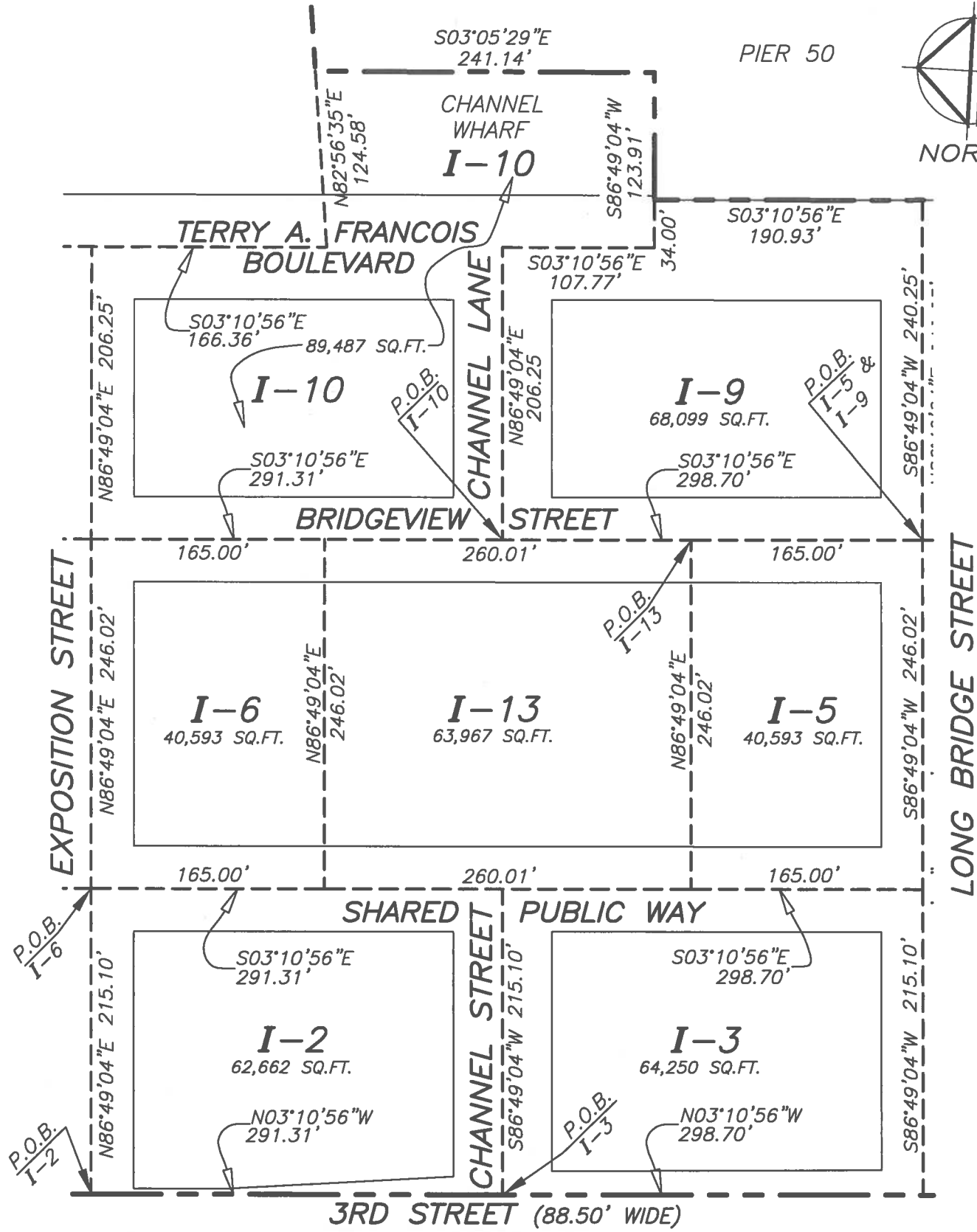
**INFRASTRUCTURE FINANCING**  
**DISTRICT I** (MISSION ROCK-PORT OF SAN FRANCISCO)

CITY AND COUNTY  
 OF SAN FRANCISCO,  
 STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11-3-17 SCALE 1"=100' SHEET 2 OF 5 JOB NO. S-9229

**MARTIN M. RON ASSOCIATES, INC.**  
 LAND SURVEYORS

859 HARRISON STREET  
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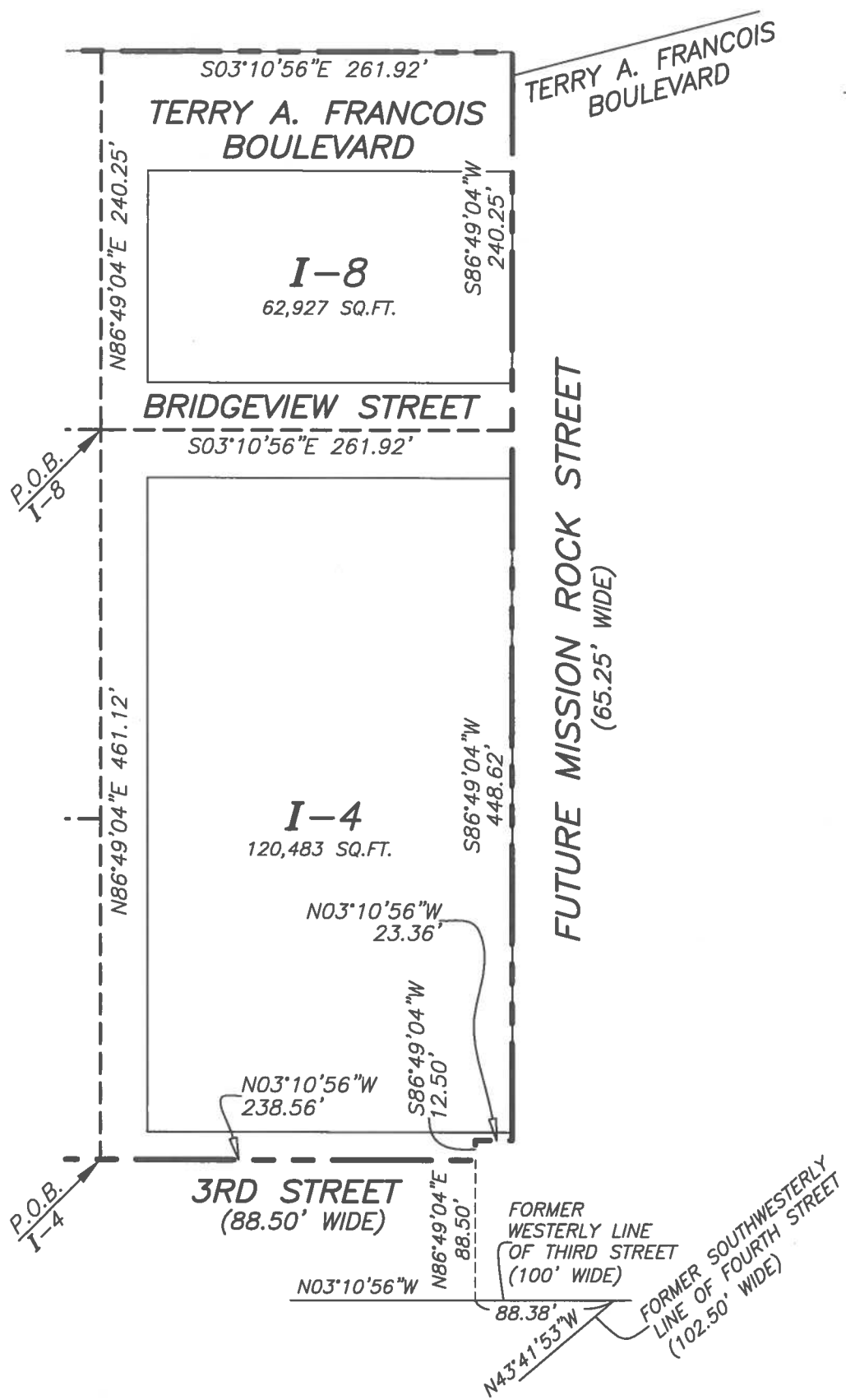
**INFRASTRUCTURE FINANCING**  
**DISTRICT I (MISSION ROCK-PORT OF SAN FRANCISCO)**

CITY AND COUNTY  
 OF SAN FRANCISCO,  
 STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11-3-17 SCALE 1"=100' SHEET 3 OF 5 JOB NO. S-9229

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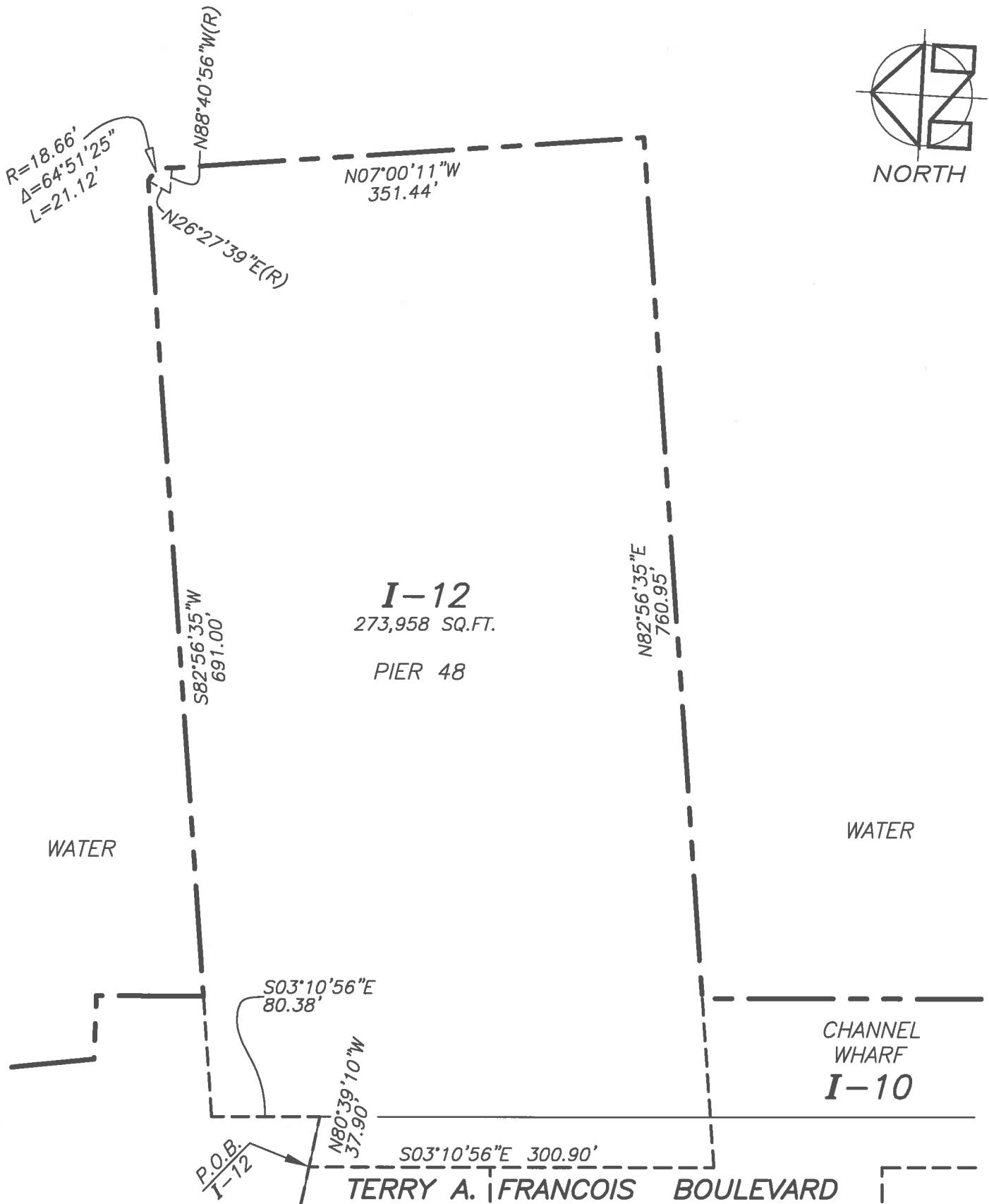
**INFRASTRUCTURE FINANCING**  
**DISTRICT I** (MISSION ROCK-PORT OF SAN FRANCISCO)

CITY AND COUNTY  
 OF SAN FRANCISCO,  
 STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11-3-17 SCALE 1"=100' SHEET 4 OF 5 JOB NO. S-9229

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 S-9229 LEGAL DESCRIPTION  
 PLATS OF IFD I AREAS.dwg



**I-12**  
 273,958 SQ.FT.  
 PIER 48

CHANNEL  
 WHARF  
**I-10**

TERRY A. FRANCOIS BOULEVARD

**INFRASTRUCTURE FINANCING**  
**DISTRICT I** (MISSION ROCK-PORT OF SAN FRANCISCO)

CITY AND COUNTY  
 OF SAN FRANCISCO,  
 STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11-3-17 SCALE 1"=100' SHEET 5 OF 5 JOB NO. S-9229

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 LAND SURVEYORS

859 HARRISON STREET  
 SAN FRANCISCO, CA. 94107  
 (415) 543-4500  
 S-9229 LEGAL DESCRIPTION  
 PLATS OF IFD | AREAS.dwg

LEGAL DESCRIPTION

"INFRASTRUCTURE FINANCING DISTRICT I"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I-1

COMMENCING AT THE POINT OF INTERSECTION OF THE FORMER WESTERLY LINE OF THIRD STREET (100.00 FEET WIDE) WITH THE FORMER SOUTHWESTERLY LINE OF FOURTH STREET (102.50 FEET WIDE), AS SAID STREET LINES ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED RECORD OF SURVEY MAP OF MISSION BAY" RECORDED JUNE 3, 1999, IN BOOK "Z" OF MAPS AT PAGES 74-94 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG THE PROLONGATION OF SAID LINE OF THIRD STREET N03°10'56"W 88.38 FEET; THENCE N86°49'04"E 88.50 FEET TO AN ANGLE POINT IN THE CURRENT EASTERLY LINE OF THIRD STREET (88.50 FEET WIDE); THENCE ALONG SAID EASTERLY LINE OF THIRD STREET N03°10'56"W 828.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE N03°10'56"W 418.30 FEET; THENCE N60°29'05"E 30.88 FEET; THENCE N30°57'35"W 8.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S41°05'18"E 69.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°44'43", AN ARC LENGTH OF 52.75 FEET; THENCE N86°53'23"E 559.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S18°03'44"E 94.45 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°31'42", AN ARC LENGTH OF 116.26 FEET; THENCE S08°44'08"E 121.53 FEET; THENCE N88°56'13"E 46.81 FEET; THENCE S02°57'20"E 79.53 FEET; THENCE S82°56'35"W 88.72 FEET; THENCE S03°10'56"E 80.38 FEET; THENCE N80°39'10"W 501.20 FEET; THENCE S03°10'56"E 235.05 FEET; THENCE S86°49'04"W 251.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,260 SQ. FT. MORE OR LESS.

PARCEL I-2

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL I-1, AS SAID PARCEL IS DESCRIBED HEREINABOVE, SAID POINT OF BEGINNING BEING ON THE EASTERLY LINE OF THIRD STREET (88.50 FEET WIDE); THENCE N86°49'04"E 215.10 FEET; THENCE S03°10'56"E 291.31 FEET; THENCE S86°49'04"W 215.10 FEET TO SAID EASTERLY LINE OF THIRD STREET; THENCE ALONG SAID EASTERLY LINE, N03°10'56"W 291.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,662 SQ. FT. MORE OR LESS..

PARCEL I-3

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL I-2, AS SAID PARCEL IS DESCRIBED HEREINABOVE, SAID POINT OF BEGINNING BEING ON THE EASTERLY LINE OF THIRD STREET (88.50 FEET WIDE); THENCE N86°49'04"E 215.10 FEET; THENCE S03°10'56"E 298.70 FEET; THENCE S86°49'04"W 215.10 FEET TO SAID EASTERLY LINE OF THIRD STREET; THENCE ALONG SAID EASTERLY LINE, N03°10'56"W 298.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,250 SQ. FT. MORE OR LESS.

PARCEL I-4

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL I-3, AS SAID PARCEL IS DESCRIBED HEREINABOVE, SAID POINT OF BEGINNING BEING ON THE EASTERLY LINE OF THIRD STREET (88.50 FEET WIDE); THENCE N86°49'04"E 461.12 FEET; THENCE S03°10'56"E 261.92 FEET TO THE FUTURE NORTHERLY LINE OF MISSION ROCK STREET (65.25 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE S86°49'04"W 448.62 FEET TO THE EASTERLY LINE OF THIRD STREET; THENCE ALONG SAID EASTERLY LINE, N03°10'56"W 23.36 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE OF THIRD STREET S86°49'04"W 12.50 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE OF THIRD STREET (88.50 FEET WIDE) N03°10'56"W 238.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 120,483 SQ. FT. MORE OR LESS.

PARCEL I-5

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-4, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE S86°49'04"W 246.02 FEET; THENCE N03°10'56"W 165.00 FEET; THENCE N86°49'04"E 246.02 FEET; THENCE S03°10'56"E 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,593 SQ. FT. MORE OR LESS.

PARCEL I-6

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-2, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N86°49'04"E 246.02 FEET; THENCE S03°10'56"E 165.00 FEET; THENCE S86°49'04"W 246.02 FEET; THENCE N03°10'56"W 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,593 SQ. FT. MORE OR LESS.

PARCEL I-7

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-2, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N03°10'56"W 235.05 FEET; THENCE S80°39'10"E 252.02 FEET; THENCE S03°10'56"E 180.38 FEET; THENCE S86°49'04"W 246.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,100 SQ. FT. MORE OR LESS.

PARCEL I-8

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-4, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N86°49'04"E 240.25 FEET; THENCE S03°10'56"E 261.92 FEET TO THE EASTERLY PROLONGATION OF THE FUTURE NORTHERLY LINE OF MISSION ROCK STREET (65.25 FEET WIDE); THENCE ALONG SAID PROLONGATION AND ALONG SAID NORTHERLY LINE S86°49'04"W 240.25 FEET; THENCE N03°10'56"W 261.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,927 SQ. FT. MORE OR LESS.

PARCEL I-9

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-4, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N03°10'56"W 298.70 FEET; THENCE N86°49'04"E 206.25 FEET; THENCE S03°10'56"E 107.77 FEET; THENCE N86°49'04"E 34.00 FEET; THENCE S03°10'56"E 190.93 FEET; THENCE S86°49'04"W 240.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,099 SQ. FT. MORE OR LESS.

PARCEL I-10

BEGINNING AT THE NORTHWEST CORNER OF PARCEL I-10, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N03°10'56"W 291.31 FEET; THENCE N86°49'04"E 206.25 FEET; THENCE S03°10'56"E 166.36 FEET; THENCE N82°56'35"E 124.58 FEET; THENCE S03°05'29"E 241.14 FEET; THENCE S86°49'04"W 123.91 FEET; THENCE N03°10'56"W 107.77 FEET; THENCE S86°49'04"W 206.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,487 SQ. FT. MORE OR LESS.

PARCEL I-11

BEGINNING AT THE NORTHWEST CORNER OF PARCEL I-11, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE N03°10'56"W 180.38 FEET; THENCE S80°39'10"E 211.28 FEET; THENCE S03°10'56"E 134.54 FEET; THENCE S86°49'04"W 206.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,476 SQ. FT. MORE OR LESS.

PARCEL I-12

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-12, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE S03°10'56"E 300.90 FEET; THENCE N82°56'35"E 760.95 FEET; THENCE N07°00'11"W 351.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS N88°40'56"W 18.66 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64°51'25", AN ARC LENGTH OF 21.12 FEET; THENCE S82°56'35"W 691.00 FEET; THENCE S03°10'56"E 80.38 FEET; THENCE N80°39'10"W 37.90 FEET TO THE POINT OF BEGINNING.

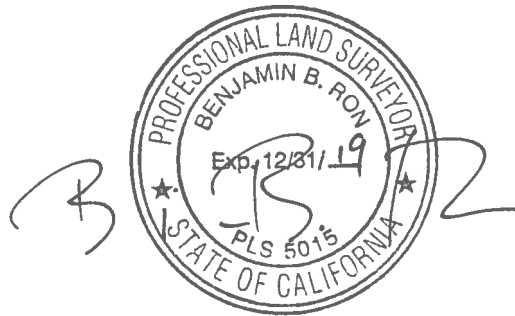
CONTAINING 273,958 SQ. FT. MORE OR LESS.

PARCEL I-13

BEGINNING AT THE NORTHEAST CORNER OF PARCEL I-5, AS SAID PARCEL IS DESCRIBED HEREINABOVE; THENCE S86°49'04"W 246.02 FEET; THENCE N03°10'56"W 260.01 FEET; THENCE N86°49'04"E 246.02 FEET; THENCE S03°10'56"E 260.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,967 SQ. FT. MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE THIRD STREET MONUMENT LINE TAKEN TO BE N03°10'56"W AS SHOWN ON THAT CERTAIN "FINAL MAP" FILED FOR RECORD ON MAY 31, 2005, IN BOOK BB OF MAPS, AT PAGES 6-10 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.





**Attachment 2:**

**Guidelines for Establishment and Use of an Infrastructure Financing District (IFD) with  
Project Areas on Land under the Jurisdiction of the San Francisco Port Commission**

File No. 130264

Committee Item No. 6

Board Item No. 15

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Sub-Committee Date 04/17/2013

Board of Supervisors Meeting

Date APRIL 23, 2013

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date April 12, 2013

Completed by: Victor Young Date 4/18/13

1 [Adoption of Guidelines for the Establishment and Use of an Infrastructure Financing District  
2 on Port Land]

3 **Resolution adopting Guidelines for the Establishment and Use of an Infrastructure**  
4 **Financing District with Project Areas on Land Under the Jurisdiction of the San**  
5 **Francisco Port Commission.**

6  
7 WHEREAS, Government Code Sections 53395-53398.47 (IFD Law) authorizes certain  
8 public agencies, including the City and County of San Francisco, to establish infrastructure  
9 financing districts (IFDs) to finance the planning, design, acquisition, construction, and  
10 improvement of public facilities meeting the requirements of IFD Law; and

11 WHEREAS, IFDs are formed to facilitate the design, acquisition, construction, and  
12 improvement of necessary public facilities and provide an alternative means of financing when  
13 local resources are insufficient; and

14 WHEREAS, Government Code Sections 53395.8 and 53395.81 authorize the  
15 establishment of IFDs on land under the jurisdiction of the Port Commission of San Francisco  
16 (Port) to finance additional public facilities to improve the San Francisco waterfront and further  
17 authorizes the establishment of project areas within an IFD for the same purposes; and

18 WHEREAS, By Board Resolution No. 110-12, adopted on March 27, 2012, and Board  
19 Resolution No. 227-12, adopted on June 12, 2012, the Board stated its intention to form a  
20 single IFD consisting of all Port land (waterfront district) with project areas corresponding to  
21 Port development projects within the waterfront district; and

22 WHEREAS, By Board Resolution No. 66-11, adopted on February 8, 2011, the Board  
23 adopted "Guidelines for the Establishment and Use of Infrastructure Financing Districts in the

24 *///*

1 City and County of San Francisco," which do not apply to land owned or managed by the Port;  
2 and

3 WHEREAS, A draft document entitled "Guidelines for the Establishment and Use of an  
4 Infrastructure Financing District with Project Areas on Land under the Jurisdiction of the San  
5 Francisco Port Commission" (Port Guidelines) setting forth proposed policy criteria and  
6 guidelines for the waterfront district is on file with the Clerk of the Board of Supervisors in File  
7 No. <sup>130264</sup>, which is hereby declared to be a part of this Resolution as if set forth fully herein;  
8 now, therefore, be it

9 RESOLVED, That the Board of Supervisors finds that the Port Guidelines will ensure  
10 that a rational and efficient process is established for the formation the waterfront district and  
11 project areas within it, and adopts the Port Guidelines; and, be it

12 FURTHER RESOLVED, That this Resolution and the Port Guidelines will be effective  
13 on the date the Board of Supervisors adopts this Resolution.

14  
15 APPROVED AS TO FORM:

16 DENNIS J. HERRERA  
17 City Attorney

18 By:   
19 Joanne Sakai  
20 Deputy City Attorney

OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: *for* Mayor Edwin M. Lee *gr*  
RE: Adoption of Guidelines for the Establishment and Use of an Infrastructure Financing District on Port Land  
DATE: March 19, 2013

---

Attached for introduction to the Board of Supervisors is the Resolution adopting "Guidelines for the Establishment and Use of an Infrastructure Financing District with Project Areas on Land Under the Jurisdiction of the San Francisco Port Commission".

Please note this item is cosponsored by Supervisors Kim

I request that this item be calendared in Budget and Finance Committee.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

RECEIVED  
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*[Handwritten signature]*

cc. Supervisor Jane Kim

130264 ✓

Item 6  
File 13-0264

Department:  
The Port

**EXECUTIVE SUMMARY**

**Legislative Objectives**

- The proposed resolution would adopt “Guidelines for the Establishment and Use of an Infrastructure Financing District (IFD) with Project Areas on Land under the Jurisdiction of the San Francisco Port Commission”. The Port IFD Guidelines establish the threshold criteria that must be met in order to establish a Port IFD and the strategic criteria that should be considered by the Board of Supervisors but are not required to establish the Port IFD.

**Key Points**

- State law authorizes the establishment of a Port IFD to finance public improvement projects along the San Francisco waterfront. The Port IFD may finance the same types of improvement projects that are financed by non-Port IFDs (open space, parks, and street improvements), as well as projects specific to the Port, including removal of bay fill, storm water management facilities, shoreline restoration, and maritime facility improvements. Increased property tax revenues resulting from certain Port development projects (tax increment) may be redirected from the General Fund to the Port IFD in order to finance public improvements, subject to Board of Supervisors approval.
- The Board of Supervisors previously approved a resolution of intention (1) to establish the Port IFD consisting of eight project areas; and (2) directing the Port Executive Director to prepare a financing plan, subject to Board of Supervisors’ approval. The Port intends to submit a Port IFD financing plan for proposed development on Piers 30-32 and Seawall Lot 330 to the Board of Supervisors in late 2014.
- The Budget and Legislative Analyst recommends amendments to the proposed Port IFD guidelines, including to Threshold Criteria 6, 7, and 8, to clarify the intent of the threshold criteria, as noted in the recommendations below.

**Fiscal Impact**

- Threshold Criteria 5 requires that financing plans for each of the Port IFD project areas demonstrate a net economic benefit, while the City’s IFD Guidelines. Previously approved by the Board of Supervisors require that the IFD demonstrate a net fiscal benefit to the General Fund. The City’s IFD Guidelines acknowledge that the Port’s use of IFD law differs from the City. However, in order to fully disclose the fiscal impact of the Port IFD on the City’s General Fund, the proposed Port IFD Guidelines should be amended to require that project area financing plans project the net fiscal impact to the City’s General Fund, as well as the net economic benefits.

**Policy Considerations**

- Property taxes are apportioned to the Educational Revenue Augmentation Fund (ERAF), the City’s General Fund, and other taxing entities. Under State law, in five of the Port IFD project areas, the ERAF portion of tax increment may be redirected to the Port IFD in an amount proportional to the General Fund portion of tax increment that is redirected to the Port IFD. Threshold Criteria 6 maximizes redirection of the ERAF portion of tax increment to the Port IFD in order to maximize the Port’s ability to finance public improvements. Redirecting the ERAF’s share of tax increment could potentially result in a State General Fund cost to backfill those monies intended for education.
- The proposed Port IFD Guidelines will guide future Board of Supervisors’ decisions on allocation of City and ERAF tax increment. Therefore, approval of the proposed resolution is a policy decision for the Board of Supervisors.

### Recommendations

1. Amend the proposed resolution to request the Port to amend:
  - (a) The Port IFD Guidelines to specify that the threshold criteria must be met in order to establish a Port IFD or project area, and the strategic criteria should be considered by the Board of Supervisors but are not required to establish a Port IFD;
  - (b) Threshold Criteria 5 to require that the project area financing plan projects the net fiscal impact to the City's General Fund, as well as the net economic benefits, over the term of the Port IFD;
  - (c) Threshold Criteria 6 and 7 to specify that the share of tax increment allocated to the City and ERAF is the tax rate established annually by the State for the ERAF and by the Board of Supervisors for the City pursuant to the California Revenue and Taxation Code; and
  - (d) Threshold Criteria 8 to specify that ERAF's excess share of tax increment may not be re-allocated to the City's General Fund or to improvements in the City's seawall and other measures to protect against sea level rise.
2. Approval of the proposed resolution, as amended, is a policy decision for the Board of Supervisors.

## MANDATE STATEMENT AND BACKGROUND

### Mandate Statement

California Government Code Section 53395 et seq., which became law in 1990, authorizes cities and counties to establish Infrastructure Financing Districts (IFD), subject to approval by the city council or county board of supervisors, to finance "public capital facilities of communitywide significance." The definition of such public facilities includes parks, other open space, and street improvements. In addition, Section 53395.8 authorizes the establishment of an IFD by the Port of San Francisco (Port IFD) to finance additional improvement projects along the San Francisco waterfront, such as structural repairs and improvements to piers, seawalls, and wharves as well as historic rehabilitation of and seismic and life-safety improvements to existing buildings. The establishment of a Port IFD is subject to approval by the Board of Supervisors.

### Background

#### State Law Authorizes the Establishment of Infrastructure Financing Districts

In order to provide alternative financing mechanisms for local jurisdictions to fund public works and services, State law<sup>1</sup> authorizes cities and counties to establish IFDs within individual city or county boundaries to finance the:

- Purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of any real or other tangible property with an estimated life of 15 years or longer, including parks, other open space, and street improvements;
- Planning and design work directly related to the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of that property;
- Reimbursement to a developer of a project located entirely within the boundaries of an IFD for any permit expenses incurred and to offset additional expenses incurred by the developer in constructing affordable housing units;

<sup>1</sup> California Government Code Section 53395 et seq.

- Costs incurred by a county in connection with the division of taxes collected.

An IFD, once established with specific boundaries, obtains revenue in the same manner as former redevelopment districts. Assessed values on properties located within the IFD, and the property taxes derived from those values, are fixed at a baseline value. Increases in assessed value above the baseline and the associated increase in property tax, known as tax increment, may then be used to pay for the new public facilities that the IFD was established to pay for.

The City's Guidelines for IFDs, "Guidelines for the "Establishment and Use of Infrastructure Financing Districts in the City and County of San Francisco" were adopted by the Board of Supervisors on February 8, 2011 (Resolution No. 66-11). The City's Guidelines do not apply to an IFD on land owned or managed by the Port. The City currently has one established IFD, located in Rincon Hill, which is subject to the adopted guidelines, and was approved by the Board of Supervisors on February 15, 2011 (Ordinance No. 19-11).

### **State Law Authorizes the Establishment of an Infrastructure Financing District on Port Property**

State law<sup>2</sup> authorizes the establishment of a Port IFD to finance additional improvement projects along the San Francisco waterfront. The additional improvement projects include removal of bay fill, storm water management facilities, shoreline restoration, maritime facility improvements, historic rehabilitation, and other improvement projects not included in non-Port IFDs.

A Port IFD may be divided into individual project areas, subject to Board of Supervisors approval. The State laws described in this report would apply to each Port project area that the Board of Supervisors approves.<sup>3</sup> On March 27, 2012, the Board of Supervisors approved a resolution of intention to establish a Port IFD (Resolution No. 110-12), with seven project areas. On June 12, 2012, the Board of Supervisors amended the resolution of intention to include Seawall Lot 351 as the eighth project area in the Port IFD (Resolution No. 227-12). The eight project areas for the Port IFD in the amended resolution of intention are:

1. Seawall Lot 330 (Project Area A)
2. Piers 30-32 (Project Area B)
3. Pier 28 (Project Area C)
4. Pier 26 (Project Area D)
5. Seawall Lot 351 (Project Area E)
6. Pier 48 (Project Area F)
7. Pier 70 (Project Area G)
8. Rincon Point-South Point (Project Area H)

The resolution of intention allows the Port to establish additional project areas in compliance with State law, as noted below.

The previously approved resolution of intention directs the Port Executive Director to prepare a financing plan, which is subject to approval of the Board of Supervisors. According to Mr. Brad

<sup>2</sup> California Government Code Section 53395.8

<sup>3</sup> California Government Code Section 53395.8(g)



Benson, Port Special Projects Manager, the Port intends to submit a Port IFD financing plan associated with the proposed multi-purpose venue on Piers 30-32 and the companion mixed use development on Seawall Lot 330 to the Board of Supervisors in late 2014, after the City has completed environmental review of the proposed project.

According to State law<sup>4</sup>, the portion of the tax increment allocated to local educational agencies, San Francisco Unified School District, San Francisco Community College District, and the San Francisco County Office of Education, may not be allocated to the Port IFD. The tax increment from other recipients of City property taxes, including the Bay Area Air Quality Management District and Bay Area Rapid Transit District, may be allocated to the Port IFD if a resolution approving the financing plan is adopted by that recipient and sent to the Board of Supervisors.<sup>5</sup>

Except for specified circumstances, State law<sup>6</sup> mandates that any tax increment allocated to the Port IFD must be used within the Port IFD's boundaries. In addition, a minimum of 20 percent of the tax increment allocated to the Port IFD must be set aside to be expended exclusively on shoreline restoration, removal of bay fill, or waterfront public access to or environmental remediation of the San Francisco waterfront.

#### **Educational Revenue Augmentation Fund Tax Increment Allocated to Port IFD in Specific Project Areas**

According to State law<sup>7</sup>, the Port may use tax increment generated by the five project areas noted below, which would otherwise be allocated to the Educational Revenue Augmentation Fund<sup>8</sup>'s (ERAF), subject to specific limitations. Two of the five project areas – Seawall Lot 330 and Pier 70 - were included in the resolution of intention, previously approved by the Board of Supervisors, while three of the five project areas – Piers 19, 23, and 29 – may be proposed by the Port for inclusion in the Port IFD at a future date. According to Ms. Joanne Sakai, Deputy City Attorney, the Board of Supervisors may opt to not allocate ERAF's share of tax increment generated by any of the five project areas to the Port IFD on a case-by-case basis when considering whether to approve the proposed Port IFD financing plan.

<sup>4</sup> California Government Code Section 53395.8.g.3.c.i

<sup>5</sup> California Government Code Section 53395.8.g.5.

<sup>6</sup> California Government Code Section 53395.8.g.3.c.ii

<sup>7</sup> On September 29, 2012, Assembly Bill (AB) 2259 was passed.

<sup>8</sup> The Educational Revenue Augmentation Fund redirects one-fifth of total statewide property tax revenue from cities, counties and special districts to school and community college districts. The redirected property tax revenue is deposited into a countywide fund for schools and community colleges (ERAF). The property tax revenue is distributed to the county's non-basic aid schools and community colleges (i.e, school and community college districts that receive more than the minimum amount of state aid required by the State constitution). In 2004, the State approved a complex financing mechanism, known as the triple flip, in which one-quarter cent of the local sales tax is used to repay the Proposition 57 deficit financing bond; property taxes are redirected from ERAF to cities and counties to offset revenue losses from the one-quarter cent sales tax; and State aid offsets losses to school and community college districts from the redirected ERAF funds.

### Pier 70 Project Area

A Pier 70 project area may not be formed prior to January 1, 2014. According to Mr. Benson, the Port intends to submit a financing plan for the Pier 70 project area for Board of Supervisors consideration after it completes environmental review of the proposed Pier 70 mixed use development, likely in 2015 or 2016. The Port may allocate ERAF's share of tax increment from the Pier 70 project area to the Port IFD to fund public improvements at Pier 70. Under State law, the amount of ERAF's share of tax increment allocated to the Port IFD is proportional to the City's share of tax increment allocated to the Port IFD.<sup>9</sup>

The Port may issue debt, secured by the ERAF share of tax increment from the Pier 70 project area for up to 20 fiscal years from the first Pier 70 debt issuance. Once any ERAF-secured debt issued within the Pier 70 project area has been paid, ERAF's share of tax increment will be paid into ERAF. Beginning in the 21<sup>st</sup> fiscal year, ERAF's share of tax increment may only be used to meet debt service obligations for previously issued debt secured by ERAF's allocation of tax increment. ERAF's share of tax increment exceeding debt service obligations must be paid into ERAF.

### Seawall Lot 330 and Piers 19, 23, and 29 Project Areas

ERAF's share of tax increment from Seawall Lot 330 and Piers 19, 23, and 29 may only be allocated to fund (a) construction of the Port's Cruise Terminal at Pier 27, (b) planning and design work directly related to construction of the Port's Cruise Terminal at Pier 27, (c) future installations of shoreside power facilities on Port maritime facilities, and (d) planning, design, acquisition, and construction of improvements to publicly-owned waterfront lands held by trustee agencies, such as the National Park Service, California State Parks, and City and County of San Francisco Departments to be used as a public spectator viewing site for America's Cup related events.

ERAF's share of tax increment allocated to Seawall Lot 330 and Piers 19, 23, and 29 project areas must be equal to the percentage of the City's share of tax increment allocated to these project areas and cannot exceed \$1,000,000 annually. The Port must set aside a minimum of 20 percent of ERAF's share of tax increment allocated to these project areas to pay for planning, design, acquisition, and construction of improvements to waterfront lands owned by Federal, State, or local trustee agencies, such as the National Park Service or the California State Parks.<sup>10</sup>

Any improvements made with ERAF's share of tax increment for the above purposes are not required to be located within the individual project areas from which ERAF's share of tax increment is allocated. To enable allocation of ERAF's share of tax increment from all of the eligible project areas noted above, the Board of Supervisors would have to approve an amendment the previously approved resolution of intention to form the Port IFD to authorize Piers 19, 23 and 29 as Port IFD project areas.

<sup>9</sup> For example, for every \$1.00 in Property Taxes (not including Property Taxes designated to pay General Obligation bonds), \$0.25 is allocated to ERAF, \$0.65 is allocated to the City's General Fund, and \$0.10 is allocated to the other taxing entities (SFUSD, Community College District, BART, and Bay Area Air Quality Management District). If the Board of Supervisors were to approve 50% of the City's General Fund share of tax increment (or \$0.325 of \$0.65), then the ERA share of tax increment is 50% (or \$0.125 of \$0.25).

<sup>10</sup> State law sets aside 20 percent from ERAF's tax increment in lieu of the minimum of 20 percent of the tax increment allocated to the Port IFD required to be set aside to be expended exclusively on shoreline restoration, removal of bay fill, or waterfront public access to or environmental remediation of the San Francisco waterfront.

Maps of the Port IFD, with specific project area boundaries defined, are provided in the Attachment to this report.

## DETAILS OF PROPOSED LEGISLATION

The proposed resolution would adopt “Guidelines for the Establishment and Use of an Infrastructure Financing District with Project Areas on Land under the Jurisdiction of the San Francisco Port Commission” (Port IFD Guidelines). The City’s Capital Planning Committee recommended approval of the Port IFD Guidelines on January 2, 2013.

The Port IFD Guidelines identify 10 threshold criteria and four strategic criteria. According to Mr. Benson, the threshold criteria must be met in order to establish a Port IFD and the strategic criteria should be considered by the Board of Supervisors but are not required for the establishment of a Port IFD. Because neither the proposed Port IFD Guidelines nor the proposed resolution define the purpose of the threshold criteria and strategic criteria, the proposed Port IFD Guidelines should be amended to specify that (1) the threshold criteria must be met in order to establish a Port IFD, and (2) the strategic criteria should be considered by the Board of Supervisors but are not required for the establishment of a Port IFD, comparable to language in the City’s Guidelines.

The Port IFD Guidelines are summarized below.

### Threshold Criteria of the Port IFD Guidelines

1. Any Port IFD initially established is subject to Board of Supervisors approval and must:
  - Consist exclusively of Port property;
  - Meet the threshold criteria proposed in the Port IFD Guidelines;
  - Be accompanied by a project area-specific financing plan that meets State law requirements.
2. Potential property annexations to the Port IFD of non-Port property adjacent to Port property are subject to Board of Supervisors approval and will be evaluated individually to determine whether to annex the non-Port property. If annexation is approved, the percentage of the tax increment generated by the non-Port property not used to finance Port public facilities should be subject to the City’s IFD Guidelines.
3. No tax increment will be allocated to the Port IFD without completion of environmental review and recommendation for approval by the City’s Capital Planning Committee.
4. Public facilities financed by tax increment in project areas and any adjacent property annexations approved by the Board of Supervisors must be consistent with:
  - State law regarding IFDs;
  - The Port’s Waterfront Land Use Plan;
  - Any restrictions on Port land use pursuant to the Burton Act;
  - The Port’s 10-Year Capital Plan.
5. The Port must demonstrate that the project area will result in a net economic benefit to the City in the project area-specific financing plan by including:

- Total revenue that the General Fund is projected to receive;
  - Total number of jobs and other economic development benefits the project is expected to produce.
6. When an allocation of ERAF's share of tax increment, identified in the Port IFD Guidelines as \$0.25 per \$1.00 in tax increment, is authorized under State law, the City, subject to Board of Supervisors approval, should maximize such contributions to those project areas by allocating the maximum amount of City tax increment to those areas, identified in the Guidelines as \$0.65 per \$1.00 in tax increment. As previously noted, ERAF's share of tax increment is authorized for allocation within the Seawall Lot 330, Pier 19, Pier 23, Pier 29, and Pier 70 project areas.
  7. Tax increment amounts based on project area-specific financing plans for project areas are subject to approval by the Board of Supervisors and should be sufficient to enable the Port to:
    - Obtain fair market rent for Port leases after build-out of the project area;
    - Enable proposed development projects to attract equity;
    - Fund debt service and debt service coverage for any bonds issued in public facilities financed by tax increment in Port IFD project areas;
    - Fund the Port's administrative costs and authorized public facilities with available revenue on a pay-as-you-go<sup>11</sup> basis.
  8. Excess tax increment not required to fund public facilities in project areas will be allocated to either (a) the City's General Fund, (b) funding improvements to the City's seawall, or (c) protecting the City against sea level rise, as allowed by State law, contingent upon Board of Supervisors approval.
  9. The Port will include pay-as-you-go tax increment revenue allocated to the project area in the Port's Capital Budget if the Port issues revenue bonds to be repaid by tax increment revenue generated in one or more Port project areas in order to provide debt service coverage for Port revenue bonds as a source of funding.
  10. The Port is required to identify sources of funding to construct, operate and maintain public facilities by project area tax increment in the project area-specific financing plan.

### **Strategic Criteria of the Port IFD Guidelines**

The four strategic criteria for the Board of Supervisors to consider, when approving the Port IFD, provide guidance in the appropriate use of Port IFD financing and in the selection of projects within the Port IFD. These strategic criteria are:

- Port IFD financing should be used for public facilities serving Port land where other Port monies are insufficient;
- Port IFD financing should be used to leverage non-City resources, such as any additional regional, State, or Federal funds that may be available;
- The Port should continue utilizing the "best-practices" citizen participation procedures<sup>12</sup> to help establish priorities for public facilities serving Port land;

<sup>11</sup> Pay-as-you-go is a method of financing expenditures with funds that are currently available rather than borrowed.

- The Port, the Mayor's Budget Office and the Controller should collaborate to conduct periodic nexus studies every ten years, at minimum, to examine whether the cost of basic municipal services, such as services provided by the Fire and Police Departments, are covered by the sum of the portion of property taxes the City receives from Port land, hotel, sales, payroll or gross receipts taxes, and any other taxes the City receives from Port land, and any other revenues that the City receives from Port land.

## FISCAL ANALYSIS

While there is no direct fiscal impact of the proposed resolution to adopt the Port's Guidelines for Establishment and Use of an Infrastructure Financial District with Project Areas on Land under the Jurisdiction of the Port Commission, there are criteria within the Port IFD Guidelines that may have fiscal impacts to the Port and the City.

### Threshold Criteria 5 Requires Net Economic, Not Fiscal, Benefit to the City

Threshold Criteria 5 requires that the project area financing plan demonstrate a net economic benefit to the City that, over the term of the project area, includes the (a) total estimated amount of revenue to the City's General Fund; and (b) number of jobs and other economic development benefits. In contrast, the City's IFD Guidelines require that the IFD provide a net fiscal benefit over the 30-year term of the IFD, "guaranteeing that there is at least some gain to the General Fund in all circumstances". In addition, State law<sup>13</sup> requires only an analysis of costs and revenues to the City.

Threshold Criteria 5 states that the project area financing plan should be similar to findings of fiscal responsibility and feasibility reports prepared in accordance with Administrative Code Chapter 29. Administrative Code Chapter 29 requires more detailed evaluation of fiscal benefits to the City than required by the proposed Port IFD Guidelines, including direct and indirect financial benefits to the City, project construction costs, available funding to pay project costs, ongoing maintenance and operating costs, and debt service costs.

The City's IFD Guidelines acknowledge that the Port's use of IFD law differs from the City in that the Port intends to build infrastructure to attract private investment to create jobs, small business, waterfront visitors and other growth, and therefore would not necessarily be "predicated on up-zonings<sup>14</sup> that result in net fiscal benefits to the General Fund". However, in order to fully disclose the fiscal impact of the Port IFD on the City's General Fund, the Budget and Legislative Analyst recommends that the proposed Port IFD Guidelines be amended to require that the project area financing plan project the net fiscal impact to the City's General Fund, as well as the net economic benefits, over the term of the Port IFD.

<sup>12</sup> Best practices citizen participation procedures include regular publicly-noticed meetings of waterfront advisory committees to support ongoing communication with neighborhood and waterfront stakeholders as well as community planning processes for major waterfront open space, maritime, and development project opportunities and needs.

<sup>13</sup> California Government Code Section 53395.8.g.3.c.vii

<sup>14</sup> "Up-zonings" are increases in height, bulk or density, allowing increased development.

### **Threshold Criteria 6 and 7 Refer to Specific Tax Increment Percentages Which are Subject to Change**

Threshold Criteria 6 and 7 refer to specific property tax rate allocations, as they are currently allocated. The City's property tax allocation is referred to in specific numeric terms as \$0.65 per \$1.00 in tax increment and ERAF's Property Tax allocation is referred to as \$0.25 per \$1.00 in tax increment. However, future State law may change these property tax allocations. In addition, these property tax allocations are subject to approval by the State for ERAF and by Board of Supervisors for the City on an annual basis. Therefore, the Budget and Legislative Analyst recommends that Threshold Criteria 6 and 7 specify that the share of tax increment allocated to the City and ERAF is the tax rate established annually by the State for ERAF and by the Board of Supervisors for the City pursuant to the California Revenue and Taxation Code.

### **Threshold Criteria 8 Does Not Specify ERAF's Excess Share of Tax Increment May Not be Re-Allocated to the City's General Fund**

Threshold Criteria 8 states that excess tax increment not required to fund project area-specific public facilities should be allocated to the General Fund or to improvements in the City's seawall and other measures to protect against sea level rise. However, Threshold Criteria 8 does not specify that ERAF's excess share of tax increment may not be diverted in the manner outlined by Threshold Criteria 8. State law contains specific restrictions for how ERAF's share of tax increment may be used, as described in the Background Section of this report. Therefore, the Budget and Legislative Analyst recommends that Threshold Criteria 8 should specify that ERAF tax increment may not be re-allocated to the City's General Fund or to improvements in the City's seawall and other measures to protect against sea level rise.

## **POLICY CONSIDERATIONS**

### **State Law Allows ERAF Tax Increment Intended to Fund Local Education to be used to Fund Construction of the Pier 27 Cruise Terminal and Development at Pier 70**

As previously noted, ERAF's share of tax increment may be allocated to five project areas within the Port IFD and used for limited purposes. Threshold Criteria 6 specifies that the City should maximize ERAF contributions in designated project areas by allocating the maximum City contribution to those same project areas.<sup>15</sup> The rationale for maximizing ERAF contributions is to maximize the Port's ability to pay for development of public infrastructure along the Port, such as the Cruise Terminal at Pier 27. Such allocations are subject to Board of Supervisors approval for each individual project area.

According to the Senate Appropriation Committee's fiscal summary of the State law, diverting ERAF's share of tax increment could potentially result in a State General Fund cost to backfill those monies intended for education. However, the potential State General Fund cost is unknown because the economic activity that would be generated absent a Port IFD is unclear.

<sup>15</sup> ERAF's share of tax increment is allocated in proportion to the percentage of City tax increment allocated to the designated project areas.

### **Approval of the Proposed Resolution is a Policy Decision for the Board of Supervisors**

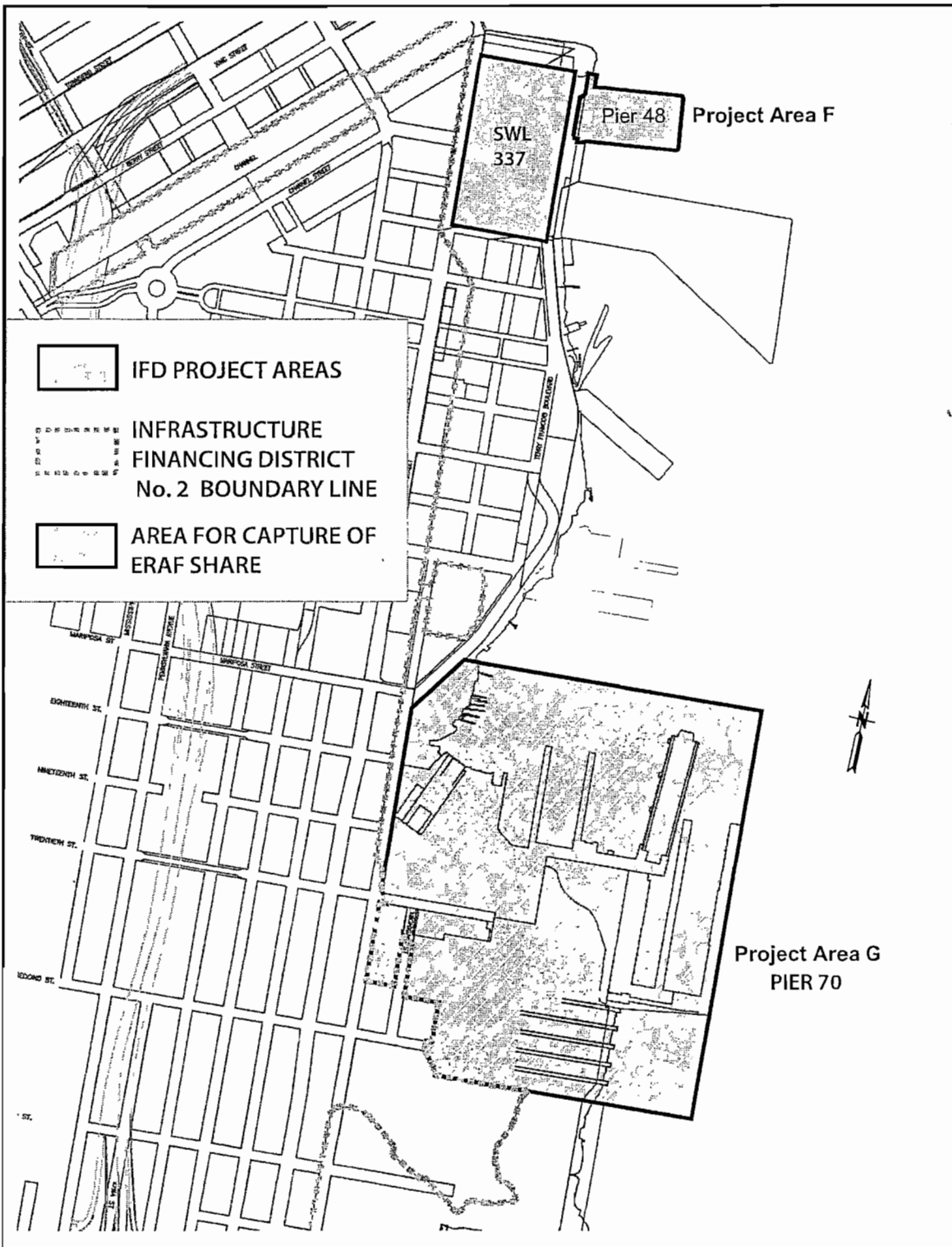
The proposed Port IFD Guidelines will guide future Board of Supervisors' decisions on allocation of City and ERAF tax increment. Therefore, approval of the proposed resolution is a policy decision for the Board of Supervisors.

#### **RECOMMENDATIONS**

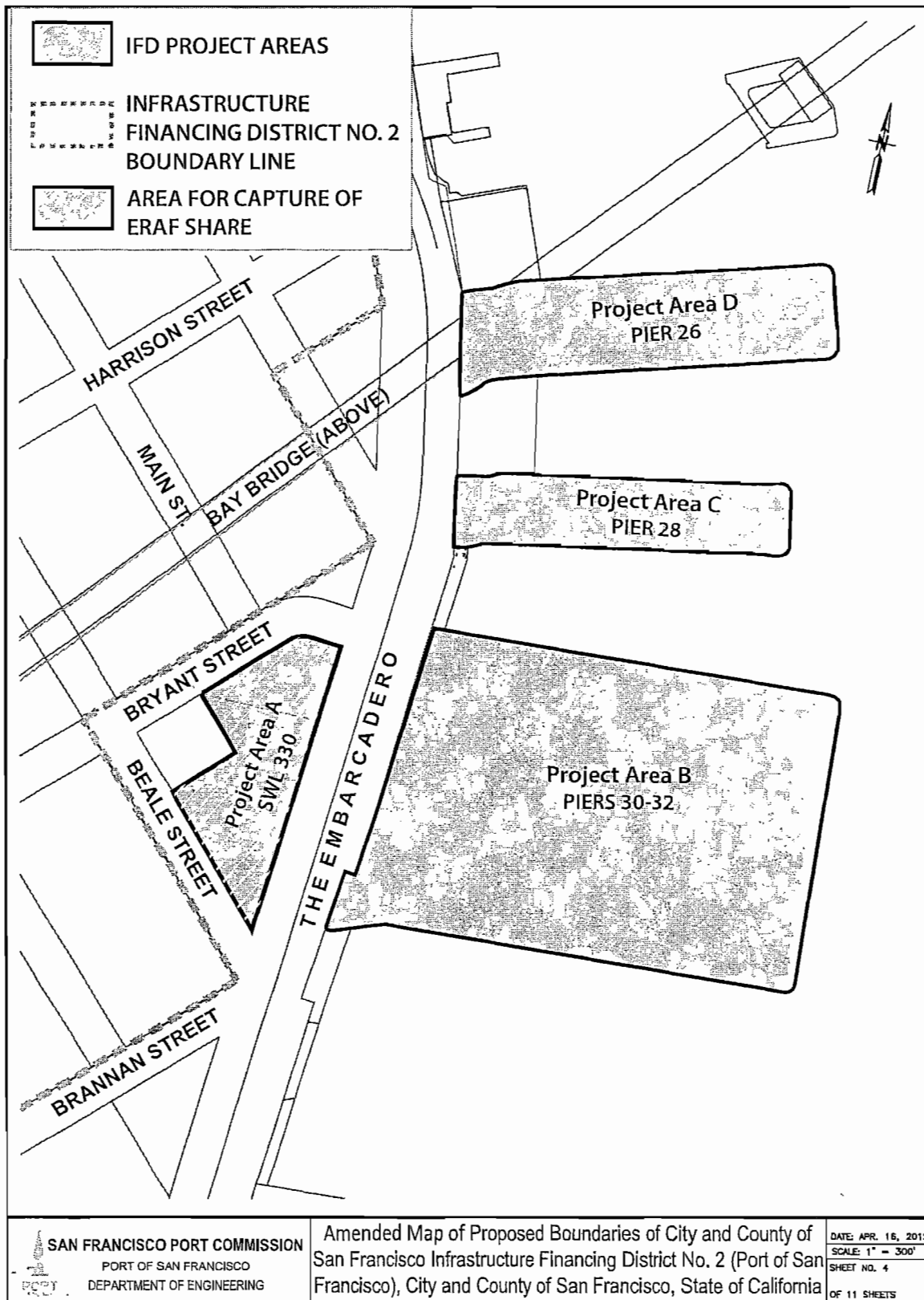
1. Amend the proposed resolution to request the Port to amend:
  - (a) The Port IFD Guidelines to specify that the threshold criteria must be met in order to establish a Port IFD or project area, and the strategic criteria should be considered by the Board of Supervisors but are not required to establish a Port IFD;
  - (b) Threshold Criteria 5 to require that the project area financing plan projects the net fiscal impact to the City's General Fund, as well as the net economic benefits, over the term of the Port IFD;
  - (c) Threshold Criteria 6 and 7 to specify that the share of tax increment allocated to the City and ERAF is the tax rate established annually by the State for the ERAF and by the Board of Supervisors for the City pursuant to the California Revenue and Taxation Code; and
  - (d) Threshold Criteria 8 to specify that ERAF's excess share of tax increment may not be re-allocated to the City's General Fund or to improvements in the City's seawall and other measures to protect against sea level rise.
2. Approval of the proposed resolution, as amended, is a policy decision for the Board of Supervisors.







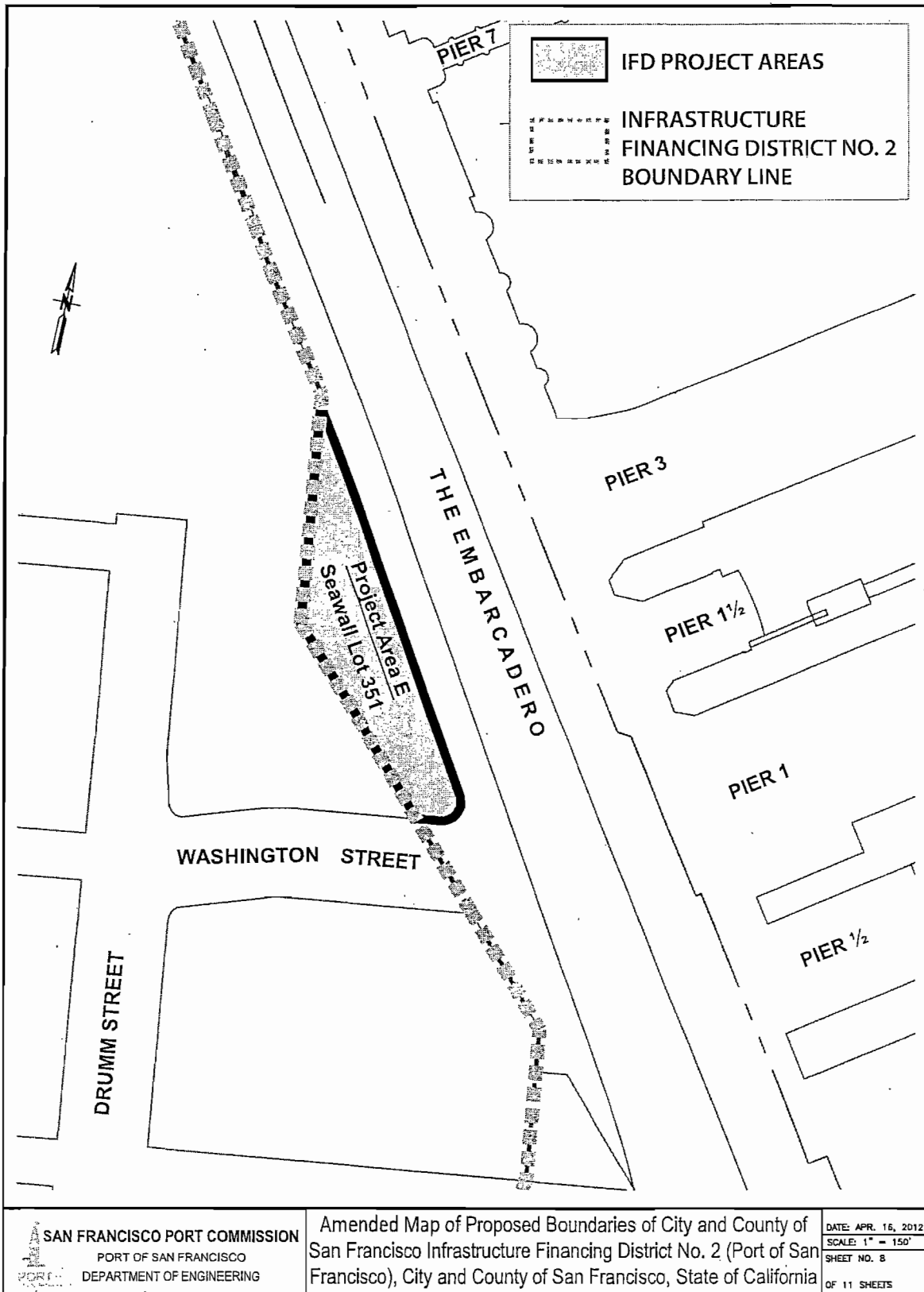
<p><b>SAN FRANCISCO PORT COMMISSION</b>          PORT OF SAN FRANCISCO          DEPARTMENT OF ENGINEERING</p>	<p>Amended Map of Proposed Boundaries of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco), City and County of San Francisco, State of California</p>	<p>DATE: APR. 16, 2012          SCALE: 1" = 2000'          SHEET NO. 3          OF 11 SHEETS</p>
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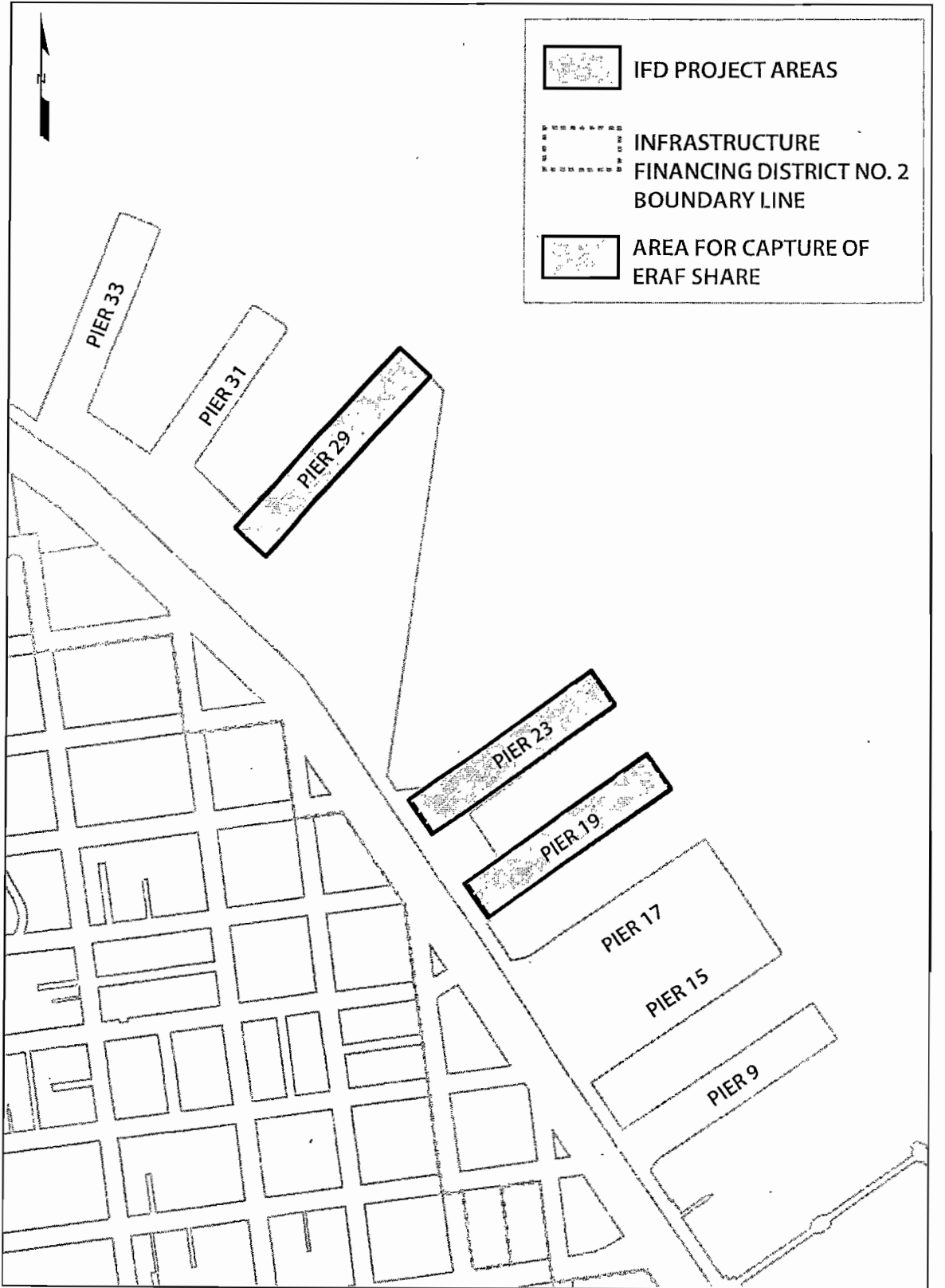
**SAN FRANCISCO PORT COMMISSION**  
 PORT OF SAN FRANCISCO  
 DEPARTMENT OF ENGINEERING



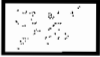
Amended Map of Proposed Boundaries of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco), City and County of San Francisco, State of California

DATE: APR. 16, 2012  
 SCALE: 1" = 300'  
 SHEET NO. 4  
 OF 11 SHEETS



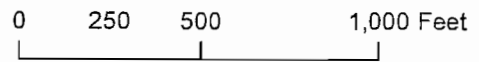




-  IFD PROJECT AREAS
-  INFRASTRUCTURE FINANCING DISTRICT NO. 2 BOUNDARY LINE
-  AREA FOR CAPTURE OF ERAF SHARE



Port of San Francisco  
Infrastructure Financing Districts in the  
Northern Waterfront Defined by AB 2259



Revised 4-11-13

**Draft Guidelines for the Establishment and Use of an  
Infrastructure Financing District with Project Areas on  
Land under the Jurisdiction of the San Francisco Port Commission**  
*(Revised 4/16/13 per Budget Analyst's recommendations)*

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**Threshold Criteria:** The following Threshold Criteria must be met to establish an infrastructure financing district (IFD) or project area on Port land.

- 1. At formation, limit waterfront districts and project areas to Port land.** Consistent with California Infrastructure Financing District (IFD) law (Gov. Code §§ 53395-53398.47) (IFD law), the City may form an IFD consisting only of land under the jurisdiction of the San Francisco Port Commission (Port) without an election (waterfront district). The formation of a waterfront district consisting of all Port land with project areas corresponding to Port development projects within the waterfront district<sup>1</sup> will be subject to the criteria in these *Guidelines for Establishment and Use of Infrastructure Financing Districts and Project Areas on Land under the Jurisdiction of the San Francisco Port Commission* (Port Guidelines). The City will consider allocating property tax increment from a project area to the waterfront district when the Port submits a project area-specific infrastructure financing plan that specifies: (a) the public facilities to be financed by tax increment<sup>2</sup> generated in the project area; (b) the projected cost of the proposed public facilities; (c) the projected amount of tax increment that will be generated over the term of the project area; (d) the amount of tax increment that is proposed to be allocated to the IFD to finance public facilities; and (e) any other matters required under IFD law.
- 2. Consider requests to annex non-Port land to a project area on a case-by-case basis.** If an owner of non-Port land adjacent to a project area petitions to add the adjacent property to the project area in accordance with the IFD law, the City will consider on a case-by-case basis: (a) whether to annex the non-Port property to the project area to assist in financing public facilities; and (b) the extent to which tax increment generated by the non-Port land but not used for Port public facilities should be subject to the *Guidelines for the Establishment and Use of Infrastructure Financing Districts in the City and County of San Francisco* (City Guidelines).<sup>3</sup>
- 3. Require completion of environmental review and the affirmative recommendation of the Capital Planning Committee before approving any infrastructure financing plan that allocates tax increment from a project area.** The City may form the Port-wide waterfront district without allocating tax increment to the waterfront district. The City will

<sup>1</sup> In accordance with Board of Supervisors intent as stated in Board Resolution No. 110-12, adopted on March 27, 2012, and Board Resolution No. 227-12, adopted on June 12, 2012. These Port Guidelines will apply even if the Board later decides to create multiple IFDs on Port land, rather than a single waterfront district.

<sup>2</sup> IFD law generally authorizes certain classes of public facilities to be financed through IFDs. The Legislature has broadened the types of authorized public facilities for waterfront districts to include: (1) remediation of hazardous materials in, on, under, or around any real or tangible property; (2) seismic and life-safety improvements to existing buildings; (3) rehabilitation, restoration, and preservation of structures, buildings, or other facilities having special historical, architectural, or aesthetic interest or value and that are listed on the National Register of Historic Places, are eligible for listing on the National Register of Historic Places individually or because of their location within an eligible registered historic district, or are listed on a state or local register of historic landmarks; (4) structural repairs and improvements to piers, seawalls, and wharves, and installation of piles; (5) removal of bay fill; (6) stormwater management facilities, other utility infrastructure, or public open-space improvements; (7) shoreline restoration; (8) other repairs and improvements to maritime facilities; (9) planning and design work that is directly related to any public facilities authorized to be financed by a waterfront district; (10) reimbursement payments made to the California Infrastructure and Economic Development Bank in accordance with IFD law; (11) improvements, which may be publicly owned, to protect against potential sea level rise; (12) Port maritime facilities at Pier 27; (13) shoreside power installations at Port maritime facilities; and (14) improvements to publicly-owned waterfront lands used as public spectator viewing sites for America's Cup activities in San Francisco. Gov. Code §§ 53395.3, 53395.8(d), and 53395.81(c)(1).

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not approve an infrastructure financing plan that would allocate property tax increment to the waterfront district from any project area, however, until the following have occurred: (a) the City has completed environmental review of the proposed development project associated with the project area and any proposed public facilities to be financed with property tax increment from the project area; and (b) the Capital Planning Committee has recommended approval of the related infrastructure financing plan.

4. **Public facilities financed by tax increment must be consistent with applicable laws, policies, and the Port's capital plan.** Project areas in the waterfront district must finance public facilities that are consistent with: (a) IFD law; (b) the Port's Waterfront Land Use Plan; (c) any restrictions imposed by the public trust for commerce, navigation, and fisheries, the Burton Act (stats. 1968, ch. 1333), or other applicable statute; and (d) the Port's 10-Year Capital Plan, all as in effect on the date the City approves any project area infrastructure financing plan.
5. **The Port must demonstrate the net fiscal impact of the proposed project area on the City's General Fund and show that the project area will result in a net economic benefit to the City, including the Port.** The Port must include in the infrastructure financing plan for each project area: (a) the total amount of revenue that the City's General Fund is projected to receive and the projected costs to the City's General Fund over the term of the project area; and (b) the number of jobs and other economic development benefits that the project assisted by the waterfront district is projected to produce over the term of the project area. The projections in the infrastructure financing plan should be similar to those prepared to demonstrate that certain projects are fiscally feasible and responsible in accordance with Administrative Code Chapter 29 and include projections of direct and indirect financial benefits to the City, construction costs, available funding to pay project costs, ongoing operating and maintenance costs, and debt service.
6. **Where applicable, maximize State contributions to project areas through matching City contributions.** IFD law authorizes the allocation of the State's share of property tax increment to certain Port project areas in proportion to the City's allocation of tax increment to the Port project area to assist in financing specified Port public facilities, such as historic preservation at Pier 70 and the Port's new James R. Herman Cruise Terminal at Pier 27. When an allocation of the State's share of property tax increment to a Port project area is authorized under IFD law, the City will allocate to the waterfront district the amount of tax increment from the project area that will maximize the amount of the State's tax increment that is available to fund authorized public facilities. In accordance with the California Revenue and Taxation Code, the Board of Supervisors annually approves the share of City property tax dollars allocated to the City (\$0.646 in FY 2012-2013), and the State annually approves the State's share of City property tax dollars (\$0.253 in FY 2012-2013). To maximize State contributions to project areas through matching City contributions in project areas where the City's use of the State's share is authorized, the City would budget up to \$0.90 per the sum of all of the City's share of property tax dollars from the project area plus all of the State's share of property tax dollars from the project area (i.e., the sum of \$0.65 of tax increment allocated by the City to the waterfront district from the project area and the State's share of tax increment), until the earlier to occur of: (a) full financing of the authorized public facilities by tax increment; or (b) the allocation to the waterfront district of the full amount of tax increment from the project area authorized under the approved infrastructure financing plan.
7. **Determine the amount of tax increment to be allocated to the waterfront district from a project area in relation to project economics.** The City will consider approving infrastructure financing plans for Port project areas that provide for allocations of tax increment of up to \$0.65 per up to the sum of property tax dollars allocated to the City from

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the project area in accordance with tax rates established annually by the Board of Supervisors for the City, or, where permitted by IFD law, the sum of the City's share of property tax dollars from the project area \$0.65 of tax increment so that, in combination with plus State the State's share of property tax dollars from the project area as established annually by the State's share of tax increment, the total allocated is up to \$0.90 per property tax dollar, to fund authorized public facilities necessary for each proposed development project. Each infrastructure financing plan must include projections of the amount of tax increment that will be needed to fund necessary public facilities. The allocation should be sufficient to enable the Port to: (a) obtain fair market rent for Port ground leases after build-out of the project area; and (b) enable proposed development projects to attract private equity. No tax increment will be used to pay a developer's return on equity or other internal profit metric in excess of limits imposed by applicable state and federal law; the IFD law currently measures permissible developer return by reference to a published bond index and both the State Mello-Roos Community Facilities Act and federal tax law require a return that is consistent with industry standards. The Board of Supervisors in its discretion may allocate additional tax increment to other public facilities serving the waterfront district that require funding.

An approved infrastructure financing plan will state the City's agreement that, for any debt secured by tax increment allocated to the waterfront district from a project area to finance authorized public facilities, the City will disburse tax increment to the waterfront district from the project area in amounts sufficient to fund: (a) debt service and debt service coverage for bonds issued under IFD law (IFD Bonds), bonds issued under the Mello-Roos Community Facilities Act of 1982<sup>4</sup> (CFD Bonds), and other forms of indebtedness that the Port is authorized to issue to fund public facilities authorized to be financed in the infrastructure financing plan to the extent not funded by special tax levies; and (b) costs of administration and authorized public facilities on a pay-as-you-go basis.

8. **Use excess tax increment for citywide purposes.** Any portion of the City's share of Tax increment that the City allocated to the waterfront district from the project area but that is not required to fund eligible project-specific public facilities will be re-allocated to the City's General Fund or to improvements to the City's seawall and other measures to protect the City against sea level rise or other foreseeable risks to the City's waterfront. Under IFD law, any portion of the State's share of tax increment not needed to fund eligible public facilities reverts to the State and may not be re-allocated for citywide purposes.
9. **Port Capital Budget.** If the Port issues Port revenue bonds (instead of CFD Bonds or IFD Bonds) to be repaid by tax increment revenue generated in one or more Port project areas, to further the purposes Port Commission Resolution No. 12-22 adopting the Port's Policy for Funding Capital Budget Expenditures, the Port will include annually in its Capital Budget any tax increment revenue allocated to the waterfront district from the project area to provide debt service coverage on any Port revenue bond debt payable from tax increment.
10. **Require each project area infrastructure financing plan to identify sources of funding to construct, operate, and maintain public facilities financed by project area tax increment.** Tax increment will be allocated to the waterfront district from a project area under a project area infrastructure financing plan only if the Port has identified anticipated sources of funding to construct, operate, and maintain any public facilities to be financed with project area tax increment. Examples of acceptable sources for operation and maintenance are: (a) private financing mechanisms, such as a homeowners association assessment; (b) a supplemental special tax levied by a community facilities district formed

<sup>4</sup> Gov. Code §§ 553311-53368.3 (Mello-Ross Act).



under the Mello-Roos Act or assessments levied by a community benefits district; and (c) the Port's maintenance budget or other allocation of the Port Harbor Fund.

Strategic Criteria: are to be considered by the Board of Supervisors, but are not required to establish a Port IFD or project area.

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- **Use Port IFD financing for public facilities serving Port land where other Port moneys are insufficient.** Port IFD financing should be used to finance public facilities serving Port land when the Port does not otherwise have sufficient funds.
- **Use Port IFD financing to leverage non-City resources.** Port IFD financing should be used to leverage additional regional, state, and federal funds. For example, IFD funds may prove instrumental in securing matching federal or state dollars for transportation projects.
- **Continue the Port's "best-practices" citizen participation procedures to help establish priorities for public facilities serving Port land.** Continue to use the Port's "best-practices" citizen participation procedures to: (a) establish community and municipal priorities for construction of infrastructure serving Port land; and (b) ensure that infrastructure financing plans for Port project areas provide financing to help the Port and the City meet those priorities.
- **The Port, the Mayor's Budget Office, and the Controller should collaborate to conduct periodic nexus studies.** No less than every ten years, the Port, the Mayor's Budget Office, and the Controller should collaborate on a nexus study. The nexus analysis will examine whether the cost of basic municipal services provided to Port property, such as services provided by the Fire and Police Departments, is covered by the sum of: (a) the portion of property taxes the City receives from Port land that is not allocated to the waterfront district; (b) hotel, sales, payroll or gross receipts, and any other taxes the City receives from Port land; and (c) any other revenues that the City receives from Port land.

**Draft**  
**Guidelines for the Establishment and Use of an**  
**Infrastructure Financing District with Project Areas on**  
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**Threshold Criteria:**

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5. **The Port must demonstrate that the project area will result in a net economic benefit to the City, including the Port.** The Port must include in the infrastructure financing plan for each project area: (a) the total amount of revenue that the City's General Fund is projected to receive over the term of the project area; and (b) the number of jobs and other economic development benefits that the project assisted by the waterfront district is projected to produce over the term of the project area. The projections in the infrastructure financing plan should be similar to those prepared to demonstrate that certain projects are fiscally feasible and responsible in accordance with Administrative Code Chapter 29.
6. **Where applicable, maximize State contributions to project areas through matching City contributions.** IFD law authorizes the allocation of the State's share of property tax increment to certain Port project areas in proportion to the City's allocation of tax increment to the Port project area to assist in financing specified Port public facilities, such as historic preservation at Pier 70 and the Port's new James R. Herman Cruise Terminal at Pier 27. When an allocation of the State's share of property tax increment to a Port project area is authorized under IFD law, the City will allocate to the waterfront district the amount of tax increment from the project area that will maximize the amount of the State's tax increment that is available to fund authorized public facilities. To do so, the City would budget up to \$0.90 per property tax dollar (i.e., the sum of \$0.65 of tax increment allocated by the City to the waterfront district from the project area and the State's share of tax increment), until the earlier to occur of: (a) full financing of the authorized public facilities by tax increment; or (b) the allocation to the waterfront district of the full amount of tax increment from the project area authorized under the approved infrastructure financing plan.
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8. **Use excess tax increment for citywide purposes.** Tax increment not required to fund eligible project-specific public facilities will be allocated to the City's General Fund or to improvements to the City's seawall and other measures to protect the City against sea level rise or other foreseeable risks to the City's waterfront.
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### Strategic Criteria

- **Use Port IFD financing for public facilities serving Port land where other Port moneys are insufficient.** Port IFD financing should be used to finance public facilities serving Port land when the Port does not otherwise have sufficient funds.
- **Use Port IFD financing to leverage non-City resources.** Port IFD financing should be used to leverage additional regional, state, and federal funds. For example, IFD funds may prove instrumental in securing matching federal or state dollars for transportation projects.
- **Continue the Port's "best-practices" citizen participation procedures to help establish priorities for public facilities serving Port land.** Continue to use the Port's "best-practices" citizen participation procedures to: (a) establish community and municipal priorities for construction of infrastructure serving Port land; and (b) ensure that

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infrastructure financing plans for Port project areas provide financing to help the Port and the City meet those priorities.

- **The Port, the Mayor's Budget Office, and the Controller should collaborate to conduct periodic nexus studies.** No less than every ten years, the Port, the Mayor's Budget Office, and the Controller should collaborate on a nexus study. The nexus analysis will examine whether the cost of basic municipal services provided to Port property, such as services provided by the Fire and Police Departments, is covered by the sum of: (a) the portion of property taxes the City receives from Port land that is not allocated to the waterfront district; (b) hotel, sales, payroll or gross receipts, and any other taxes the City receives from Port land; and (c) any other revenues that the City receives from Port land.

# **CITY POLICY FOR PORT IFD**

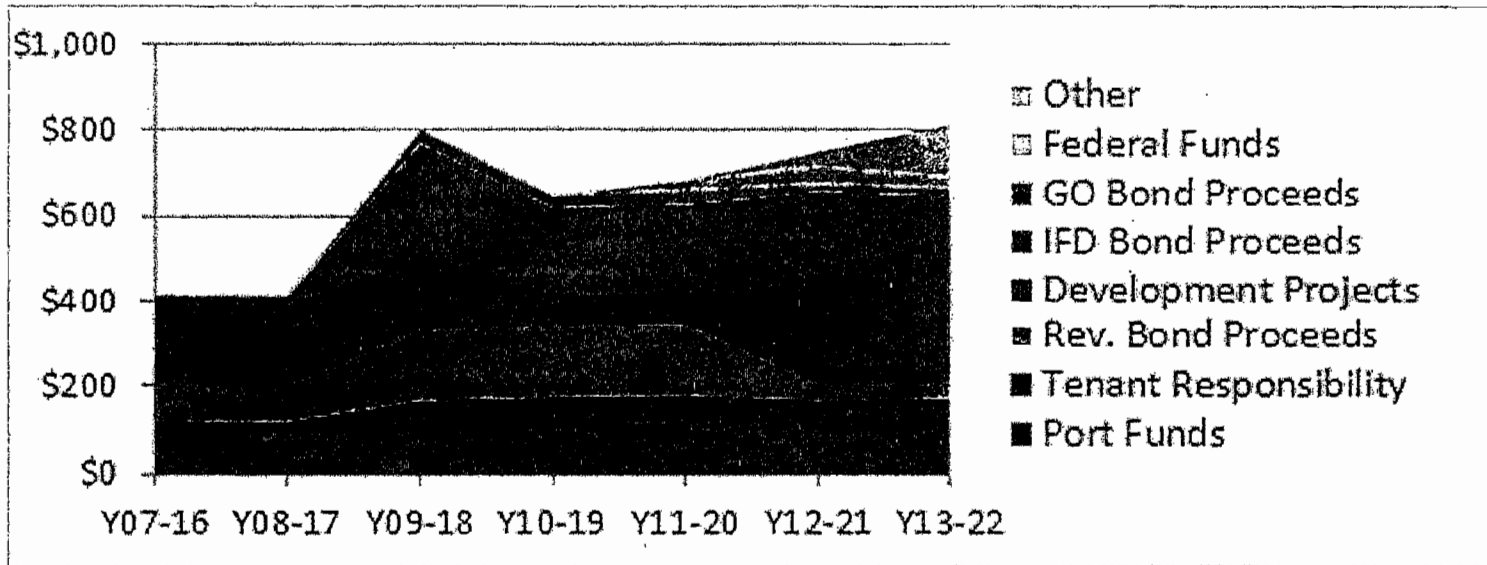
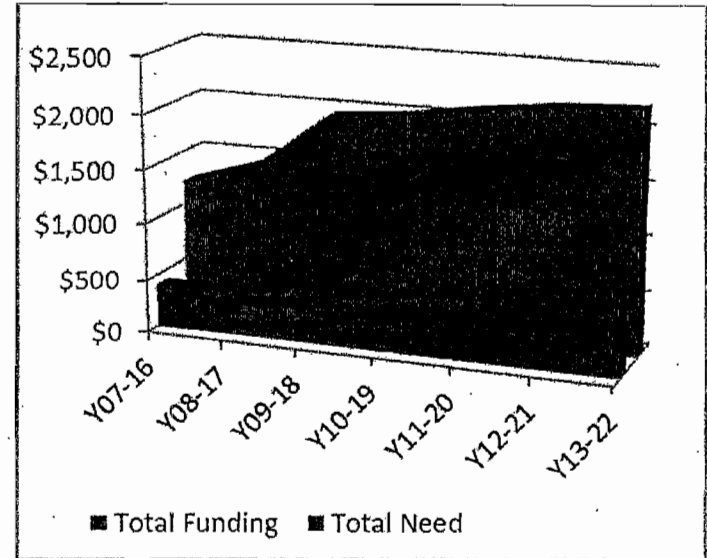
## **BOARD OF SUPERVISORS BUDGET COMMITTEE**



# INFRASTRUCTURE FINANCING DISTRICTS

- A city or county may form an Infrastructure Financing District (technically a separate political subdivision) to finance public improvements like new **streets, utility infrastructure and parks.**
- The method of financing – *tax increment* – is similar to redevelopment, where growth in property taxes may be captured for periods of up to 45 years, except that in most cases, **only local property tax may be captured.**
- Tax increment may be used to pay for infrastructure via the sale of bonds, or on a pay-as-you go basis.
- Port IFDs are structured to provide different types of public benefits than redevelopment, which focused on affordable housing. By state law, **20% of the Port IFD tax increment must be spent on parks, Bay access and fill removal and environmental remediation.**

# PORT 10 YEAR CAPITAL PLAN





## IFD LEGISLATIVE EFFORTS

- **SB 1085 (2005)** – Authorized the Board of Supervisors to form Infrastructure Financing Districts along Port of San Francisco property
- **AB 1199 (2010)** – Pier 70 State Share of Tax Increment
- **AB 664 & AB 2259 (2012)** – 34<sup>th</sup> America's Cup IFD State Share of Tax Increment

# PROPOSED PORT IFD POLICY

## Nexus Analysis

- Charter and the Burton Act established Port Harbor Fund
- 2004 and 2008 nexus analysis (taxes and revenues from Port vs. cost of City services)
- Taxes generated from Port property are sufficient to pay for City services on leased property and the workorder budget supports services on unleased property.
- **Principle:** General Fund should not subsidize City services for unleased Port property, and the Harbor Fund should not pay for City services on leased property.

# PORTWIDE IFD

- **Waterfront project areas for each project**

- **Eligible uses:**

- Piers, docks, wharves & aprons
- Installation of piles
- Seismic upgrades
- Utility infrastructure
- Streets and sidewalks
- **Parks and Bay access**
- **Fill removal**
- **Environmental remediation**
- Historic rehabilitation
- Seawall and sea level rise
- Port maritime facilities

# PROPOSED PORT IFD POLICY

1. **Port land.** Districts formed on Port property.
2. **Annexing Non-Port Land.** Case-by-case policy decision about applying existing City IFD Guidelines.
3. **CEQA.** Conduct CEQA prior to adopting an Infrastructure Financing Plan.
4. **Priority of Improvements.** Consistent with: IFD law, Waterfront Plan, public trust and Capital Plan.
5. **Economic Benefit and General Fund Impact.** Results in total net revenue to General Fund, jobs and other economic development benefits.
6. **State and City matching contributions.** Maximize use of local increment to leverage the maximum available State share.

# PROPOSED PORT IFD POLICY

7. **Amount of increment allocated.** Up to **\$0.65 per property tax dollar**, or, where permitted by State law, **up to \$0.90 per property tax dollar**, until the costs of required infrastructure are fully paid or reimbursed. No increment will be used to pay a developer's return, except as permitted by law.
8. **Excess increment.** To the City's General Fund or to improvements to the City's seawall or to address sea level rise.
9. **Port Annual Capital Program.** If the Port issues revenue bonds, debt service coverage to Port Capital Program.
10. **Funding for Infrastructure Maintenance.** Identify source to maintain improvements.

# PORT IFD FORMATION

- Resolution 110-12 – “City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco)”
- City staff will develop an Infrastructure Finance Plan (“IFP”) which will include a separate “IFP appendix” for each project
- Port, DPW, SFPUC review of horizontal infrastructure proposals and third-party cost estimates
- Mechanisms to ensure a fair infrastructure price (e.g., GMP contracts)
- CPC recommendation to full BOS regarding each IFP appendix

# STRATEGIC CRITERIA & NEXUS

1. Use IFDs where other Port moneys are insufficient.
2. Use IFDs strategically to leverage non-City resources.
3. Continue the “best-practices” citizen participation procedures used to help City agencies prioritize implementation.

Conduct periodic nexus analysis every ten years to review net economic benefits to City. What are the costs of City services to the proposed development vs. general taxes (net of tax increment)?

# MAJOR WATERFRONT PROJECTS<sup>1</sup>

- SWL 337 & Pier 48

3.6 million sf of mixed use development, est. all-in cost of \$1.47 billion  
\$341 million in tax increment captured to service debt (12.5% of total generated over 75 year term)

- Pier 70 Waterfront Site<sup>2</sup>

> 3.5 million sf of mixed use development, est. all-in cost of \$1.76 billion

- Piers 30-32 and SWL 330

~2 million sf of mixed use development, est. cost of \$875-975 million

Notes:

- 1 Figures for all development projects (sf of development, cost estimates and financial projections are conceptual, pre-entitlement projections.
- 2 The Port proposes to form a broader infrastructure financing district project area over all of Pier 70 (69 acres). The Waterfront Site is 25 acres.



# SWL 337 FISCAL IMPACT

**BASED ON CHAPTER 29 FISCAL FEASIBILITY REPORT  
PROJECTION IS SUBJECT TO REFINEMENT**

- Net Fiscal Benefit to CCSF
  - \$13 million tax and dedicated revenue
  - \$2.5 million Police, Fire and DPW costs
  - = \$10.5 million annual fiscal benefit
- While SFMTA is projected to receive \$1.7 million of this amount, the full costs of SFMTA service to the site will be further analyzed during CEQA and SFMTA's related planning studies
- After IFD pays for eligible infrastructure costs, the project will generate \$8 million annually (in 2013 dollars) which the Board may allocate to the City's seawall or for General Fund purposes.

# SWL 337 & PIER 48: COSTS FOR PARKS, STREETS, HISTORIC REHAB, UTILITIES AND SITE WORK

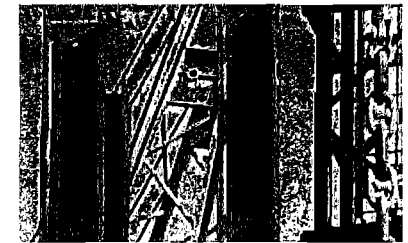
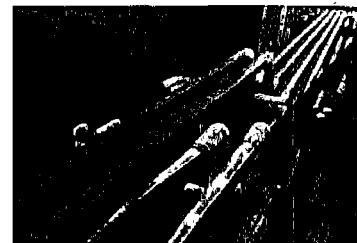
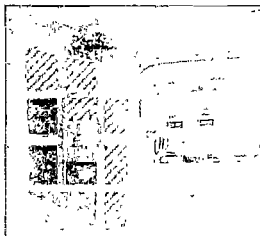
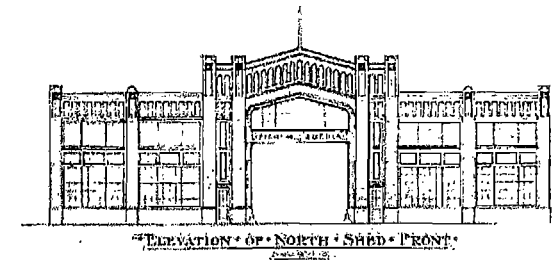
PHASE	COMPONENT	UNINFLATED COSTS	INFLATED COSTS (3%)	START YEAR
Entitlements	Entitlements	\$20,000,000	\$20,000,000	2012
Phase 1	Parcels A, B & C	\$18,390,613	\$21,523,162	2017
Phase 1a	Parcel D Garage	\$ 5,216,622	\$6,164,578	2017
Phase 2	Parcels G & K	\$31,832,900	\$38,227,462	2018
Phase 3	Parcels E & F	\$17,362,012	\$21,364,776	2019
Phase 4	Parcels H, I & J	\$14,687,489	\$18,441,259	2020
<b>Total</b>		<b>\$107,489,636</b>	<b>\$125,721,237</b>	



803

## Notes:

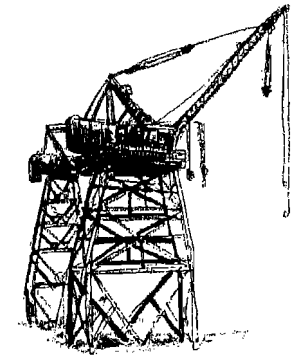
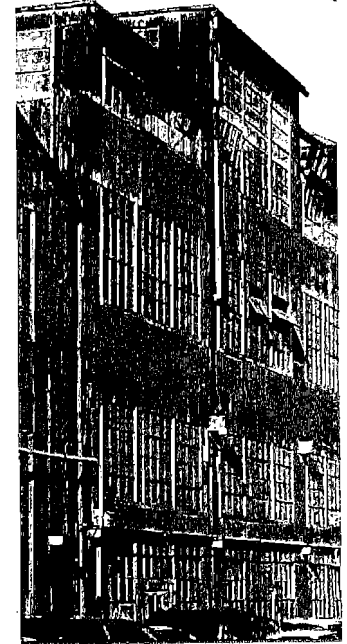
- Costs presented in 2012 USD.
- Phase 4 also includes projected costs for Pier 48 of \$22,050,000 (\$28,428,311 inflated), paid through tenant-funded capital improvements and project IFD proceeds.
- Total = hard costs + 10% contingency + 25% soft costs.



# Pier 70 Waterfront Site

## Total Infrastructure & Site Conditions Costs

Type of Infrastructure	Est. Cost
Entitlements	\$21,000,000
Roads and Utilities	\$38,856,000
Site Preparation	\$27,837,000
Seacant Wall	\$23,413,000
Open Space	\$28,894,000
Site Remediation	\$11,452,000
Off-site Improvements	\$26,894,000
<b>Total</b>	<b>\$178,346,000</b>



Notes:

- Costs presented in 2012 USD.
- Does not include approximately \$90 million in historic building rehab work, net costs of which (after federal historic tax credits and building revenues) will be eligible for IFD reimbursement.

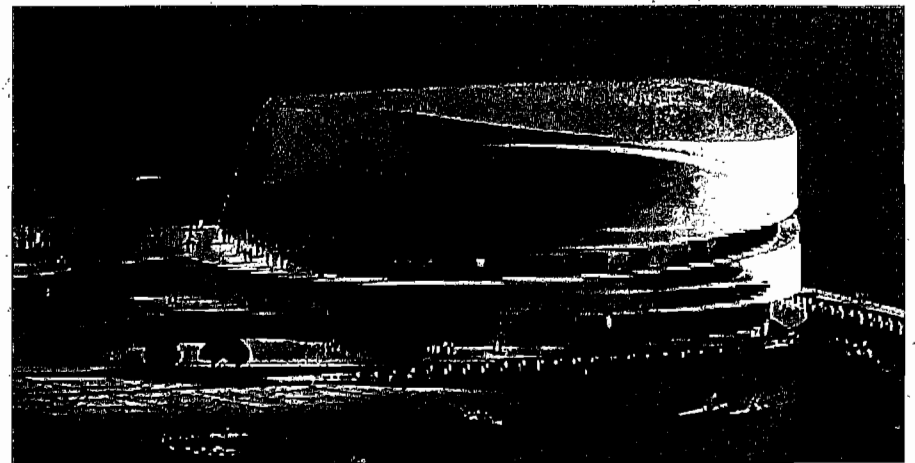
# WARRIORS: FISCAL FEASIBILITY & COSTS

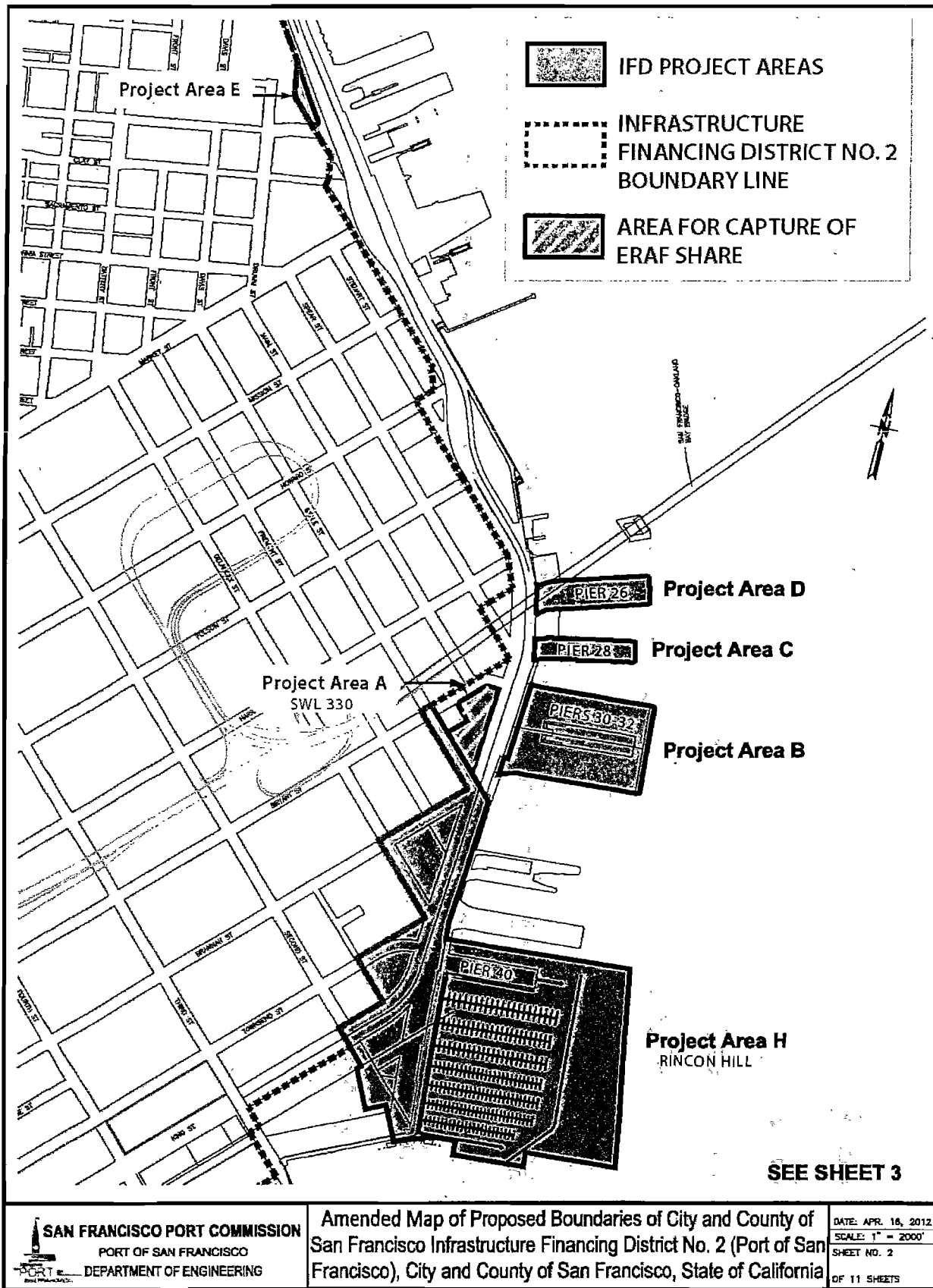
## 1. Direct & indirect economic benefits of the project

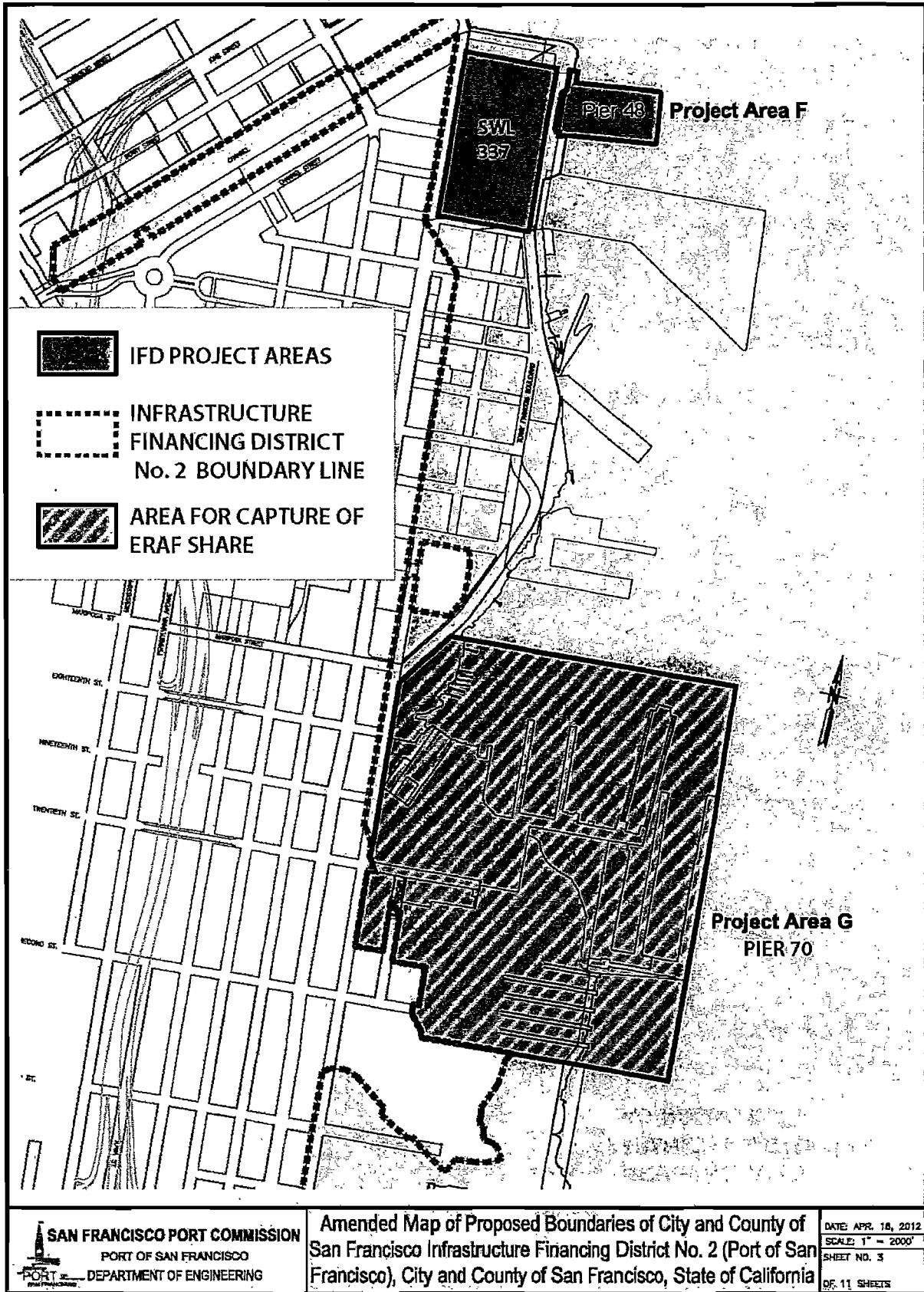
- City Revenue: \$19.4M (inc. tax increment)/ \$53.8M (one-time)
- Visitor Spending: \$60M/year
- Jobs: 2,623 (construction) / 1,757 (permanent)

## 2. Construction costs: \$875-975M (hard & soft costs)

- City will reimburse Warriors for agreed improvements to Piers 30-32 capped at \$120 M
- Reimbursement from 3 sources: Piers 30-32 Rent Credits, Sale Price of SWL 330, IFD



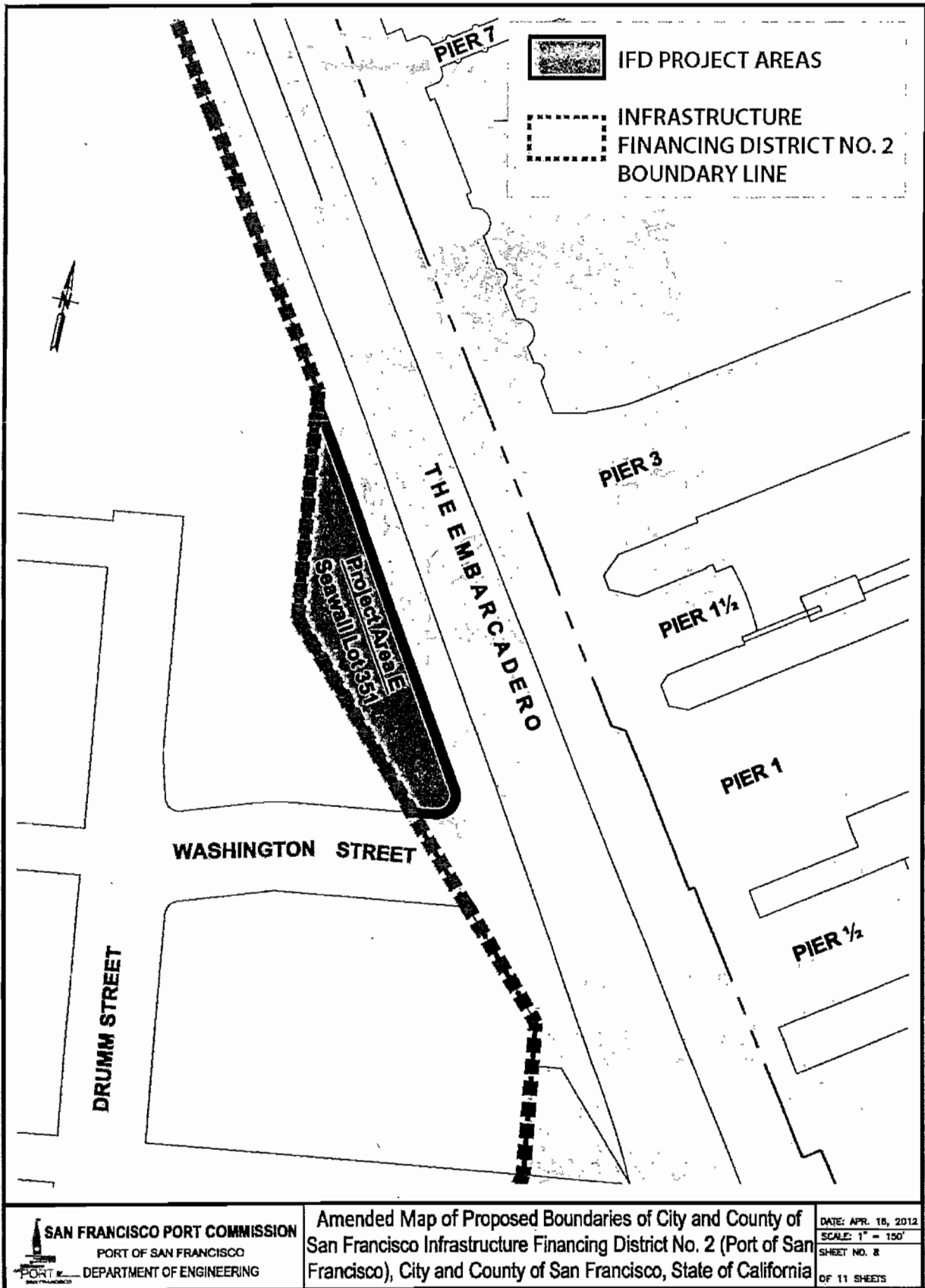


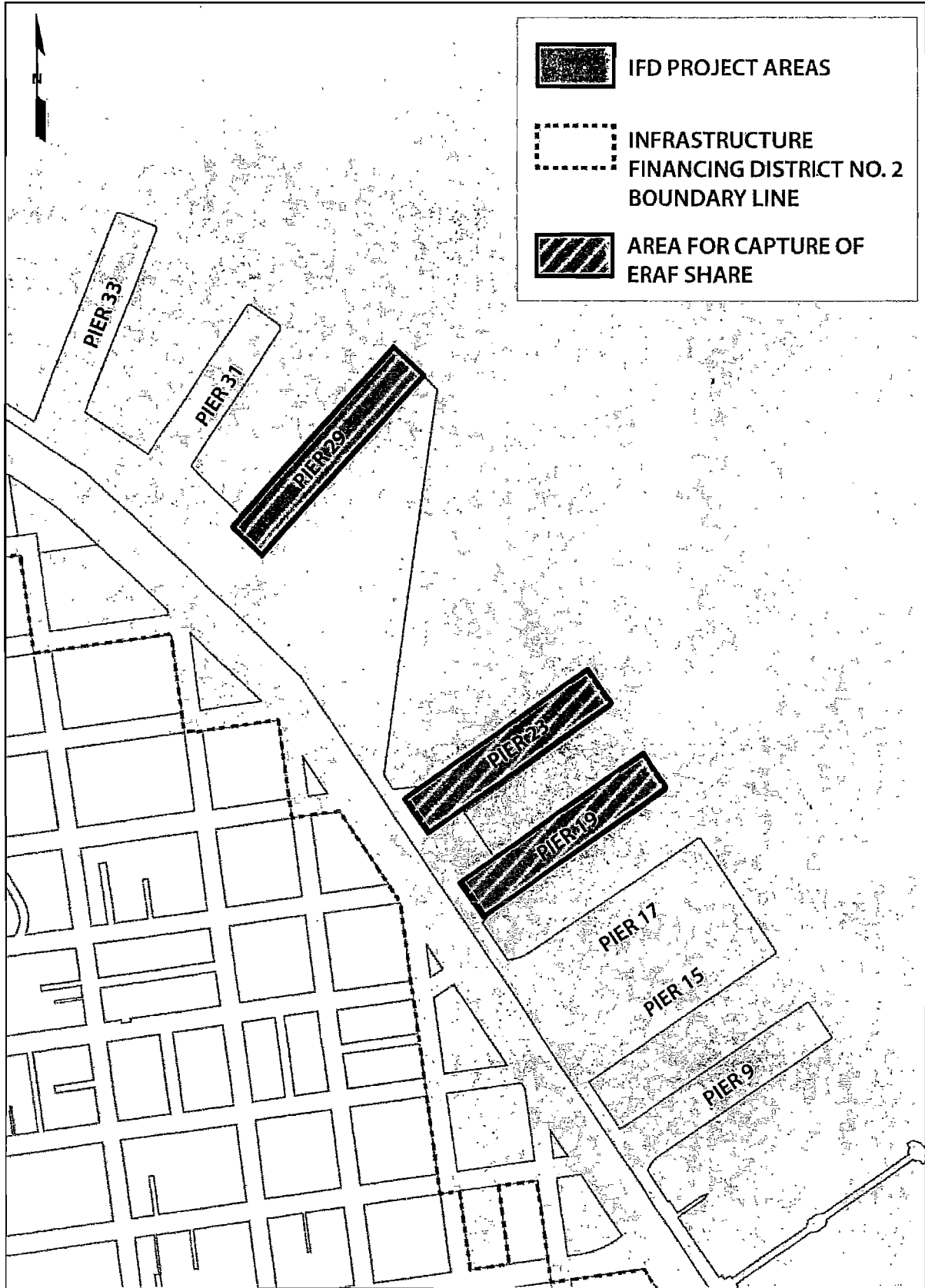





**SAN FRANCISCO PORT COMMISSION**  
 PORT OF SAN FRANCISCO  
 DEPARTMENT OF ENGINEERING

Amended Map of Proposed Boundaries of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco), City and County of San Francisco, State of California

DATE: APR. 18, 2012  
 SCALE: 1" = 2000'  
 SHEET NO. 3  
 OF 11 SHEETS





-  IFD PROJECT AREAS
-  INFRASTRUCTURE FINANCING DISTRICT NO. 2 BOUNDARY LINE
-  AREA FOR CAPTURE OF ERAF SHARE



Port of San Francisco  
 Infrastructure Financing Districts in the  
 Northern Waterfront Defined by AB 2259

0 250 500 1,000 Feet

Revised 4-11-13



**Attachment 3:**

**Cash Flow Projection of Annual Sources and Uses of Funds**

Anticipated Sources and Uses	Dollars (millions)		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	2017	Nominal Total										
<b>Project Sources</b>												
Horizontal Sponsor Capital Contribution	\$193.3	\$217.6	\$2.6	\$4.5	\$2.8	\$2.5	\$7.2	\$4.2	\$5.0	\$21.1	\$29.7	\$43.7
Port's Advance of Land Proceeds	\$63.1	\$67.0	--	--	--	--	--	--	--	\$65.1	\$1.9	--
<u>CFD</u>												
Net Bond Proceeds	\$61.2	\$73.7	--	--	--	--	--	--	--	--	\$18.9	\$16.3
CFD Pay Go	\$84.0	\$257.2	--	--	--	--	--	--	--	--	--	\$0.6
<u>Tax Increment</u>												
Net IFD Bond Proceeds	\$109.3	\$143.2	--	--	--	--	--	--	--	--	--	--
IFD Pay Go	\$186.7	\$563.7	--	--	--	--	--	--	\$0.0	\$0.2	\$0.7	\$0.7
<b>Total Sources</b>	<b>\$697.6</b>	<b>\$1,322.4</b>	<b>\$2.6</b>	<b>\$4.5</b>	<b>\$2.8</b>	<b>\$2.5</b>	<b>\$7.2</b>	<b>\$4.2</b>	<b>\$5.0</b>	<b>\$86.4</b>	<b>\$51.1</b>	<b>\$61.3</b>
<b>Project Uses</b>												
Entitlement Costs	\$25.0	\$25.0	\$2.6	\$4.5	\$2.8	\$2.5	\$7.2	\$4.2	\$1.1	--	--	--
Hard and Soft IFD Facility Costs	\$203.3	\$300.6	--	--	--	--	--	--	\$3.9	\$21.1	\$29.7	\$43.7
Preferred Return to Horizontal Sponsor	\$88.3	\$111.4	--	--	--	--	--	--	--	\$17.0	\$0.8	\$0.7
Reimbursement of Horizontal Sponsor Capital	\$180.0	\$217.6	--	--	--	--	--	--	--	\$48.3	\$20.6	\$16.3
Repayment of Port's Advance of Land Proceeds	\$71.9	\$171.1	--	--	--	--	--	--	--	--	--	--
Seawall & Sea Level Rise, Port-Wide Improvements	\$129.2	\$496.7	--	--	--	--	--	--	\$0.0	--	--	\$0.6
<b>Total Uses</b>	<b>\$697.6</b>	<b>\$1,322.4</b>	<b>\$2.6</b>	<b>\$4.5</b>	<b>\$2.8</b>	<b>\$2.5</b>	<b>\$7.2</b>	<b>\$4.2</b>	<b>\$5.0</b>	<b>\$86.4</b>	<b>\$51.1</b>	<b>\$61.3</b>
<i>*All Numbers are in millions of dollars</i>												

<b>Anticipated Sources and Uses</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
<b>Project Sources</b>													
Horizontal Sponsor Capital Contribution	\$32.8	\$29.6	\$18.8	\$13.0	--	--	--	--	--	--	--	--	--
Port's Advance of Land Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
<u>CFD</u>													
Net Bond Proceeds	--	--	\$13.6	\$5.0	\$8.9	\$0.4	\$4.5	\$1.2	\$1.5	\$0.9	\$0.9	\$0.9	\$0.9
CFD Pay Go	\$0.9	\$1.1	\$1.4	\$1.4	\$1.4	\$1.4	\$1.5	\$1.5	\$1.5	\$1.6	\$1.6	\$1.6	\$1.7
<u>Tax Increment</u>													
Net IFD Bond Proceeds	--	--	\$50.5	\$18.7	\$33.0	\$1.4	\$16.7	\$4.3	\$5.5	\$3.2	\$3.2	\$3.3	\$3.4
IFD Pay Go	\$4.5	\$10.5	\$6.2	\$3.7	\$2.9	\$3.5	\$2.7	\$2.4	\$2.0	\$1.9	\$1.7	\$1.6	\$1.4
<b>Total Sources</b>	<b>\$38.2</b>	<b>\$41.2</b>	<b>\$90.5</b>	<b>\$41.9</b>	<b>\$46.2</b>	<b>\$6.7</b>	<b>\$25.4</b>	<b>\$9.4</b>	<b>\$10.5</b>	<b>\$7.5</b>	<b>\$7.4</b>	<b>\$7.4</b>	<b>\$7.4</b>
<b>Project Uses</b>													
Entitlement Costs	--	--	--	--	--	--	--	--	--	--	--	--	--
Hard and Soft IFD Facility Costs	\$32.8	\$29.6	\$18.8	\$13.0	--	--	--	--	--	--	--	--	--
Preferred Return to Horizontal Sponsor	\$4.5	\$8.1	\$26.4	\$11.6	\$8.1	\$1.5	\$11.6	\$3.5	\$5.4	\$0.3	\$6.6	\$5.0	\$0.3
Reimbursement of Horizontal Sponsor Capital	--	--	\$44.2	\$16.9	\$37.0	\$2.6	\$11.7	\$4.2	\$3.5	\$5.3	--	\$1.3	\$5.7
Repayment of Port's Advance of Land Proceeds	--	--	\$0.7	\$0.4	\$1.0	\$2.6	\$2.1	\$1.7	\$1.6	\$1.9	\$0.9	\$1.1	\$1.3
Seawall & Sea Level Rise, Port-Wide Improvements	\$0.9	\$3.6	\$0.4	\$0.0	\$0.0	--	\$0.0	--	--	--	--	--	--
<b>Total Uses</b>	<b>\$38.2</b>	<b>\$41.2</b>	<b>\$90.5</b>	<b>\$41.9</b>	<b>\$46.2</b>	<b>\$6.7</b>	<b>\$25.4</b>	<b>\$9.4</b>	<b>\$10.5</b>	<b>\$7.5</b>	<b>\$7.4</b>	<b>\$7.4</b>	<b>\$7.4</b>
<i>*All Numbers are in millions of dollars</i>													

<b>Anticipated Sources and Uses</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
<b>Project Sources</b>													
Horizontal Sponsor Capital Contribution	--	--	--	--	--	--	--	--	--	--	--	--	--
Port's Advance of Land Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
<u>CFD</u>													
Net Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
CFD Pay Go	\$1.7	\$1.7	\$1.8	\$1.8	\$1.8	\$1.9	\$1.9	\$1.9	\$2.0	\$2.0	\$2.1	\$2.1	\$2.1
<u>Tax Increment</u>													
Net IFD Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
IFD Pay Go	\$1.4	\$1.5	\$1.7	\$1.8	\$1.9	\$2.1	\$2.2	\$2.3	\$2.5	\$2.6	\$2.8	\$2.9	\$3.1
<b>Total Sources</b>	<b>\$3.1</b>	<b>\$3.2</b>	<b>\$3.4</b>	<b>\$3.6</b>	<b>\$3.7</b>	<b>\$3.9</b>	<b>\$4.1</b>	<b>\$4.3</b>	<b>\$4.5</b>	<b>\$4.6</b>	<b>\$4.8</b>	<b>\$5.0</b>	<b>\$5.2</b>
<b>Project Uses</b>													
Entitlement Costs	--	--	--	--	--	--	--	--	--	--	--	--	--
Hard and Soft IFD Facility Costs	--	--	--	--	--	--	--	--	--	--	--	--	--
Preferred Return to Horizontal Sponsor	--	--	--	--	--	--	--	--	--	--	--	--	--
Reimbursement of Horizontal Sponsor Capital	--	--	--	--	--	--	--	--	--	--	--	--	--
Repayment of Port's Advance of Land Proceeds	\$3.1	\$3.2	\$3.4	\$3.6	\$3.7	\$3.9	\$4.1	\$4.3	\$4.5	\$4.6	\$4.8	\$5.0	\$5.2
Seawall & Sea Level Rise, Port-Wide Improvements	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Total Uses</b>	<b>\$3.1</b>	<b>\$3.2</b>	<b>\$3.4</b>	<b>\$3.6</b>	<b>\$3.7</b>	<b>\$3.9</b>	<b>\$4.1</b>	<b>\$4.3</b>	<b>\$4.5</b>	<b>\$4.6</b>	<b>\$4.8</b>	<b>\$5.0</b>	<b>\$5.2</b>

*\*All Numbers are in millions of dollars*

<b>Anticipated Sources and Uses</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>	<b>2056</b>	<b>2057</b>	<b>2058</b>	<b>2059</b>	<b>2060</b>
<b>Project Sources</b>													
Horizontal Sponsor Capital Contribution	--	--	--	--	--	--	--	--	--	--	--	--	--
Port's Advance of Land Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
<u>CFD</u>													
Net Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
CFD Pay Go	\$2.7	\$3.7	\$5.0	\$6.1	\$6.6	\$7.3	\$8.0	\$8.1	\$8.3	\$8.4	\$8.6	\$8.8	\$9.0
<u>Tax Increment</u>													
Net IFD Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--	--
IFD Pay Go	\$3.2	\$3.4	\$3.0	\$14.4	\$14.9	\$15.5	\$20.1	\$22.2	\$25.5	\$26.2	\$28.1	\$29.1	\$30.1
<b>Total Sources</b>	<b>\$6.0</b>	<b>\$7.1</b>	<b>\$8.1</b>	<b>\$20.5</b>	<b>\$21.5</b>	<b>\$22.8</b>	<b>\$28.1</b>	<b>\$30.3</b>	<b>\$33.7</b>	<b>\$34.6</b>	<b>\$36.7</b>	<b>\$37.8</b>	<b>\$39.1</b>
<b>Project Uses</b>													
Entitlement Costs	--	--	--	--	--	--	--	--	--	--	--	--	--
Hard and Soft IFD Facility Costs	--	--	--	\$10.0	\$10.5	\$11.0	\$11.6	\$12.2	\$12.8	\$13.4	\$14.1	\$12.5	--
Preferred Return to Horizontal Sponsor	--	--	--	--	--	--	--	--	--	--	--	--	--
Reimbursement of Horizontal Sponsor Capital	--	--	--	--	--	--	--	--	--	--	--	--	--
Repayment of Port's Advance of Land Proceeds	\$6.0	\$7.1	\$8.1	\$8.9	\$9.8	\$10.7	\$11.8	\$13.0	\$14.3	\$12.7	--	--	--
Seawall & Sea Level Rise, Port-Wide Improvements	--	--	--	\$1.6	\$1.2	\$1.0	\$4.7	\$5.2	\$6.7	\$8.5	\$22.6	\$25.4	\$39.1
<b>Total Uses</b>	<b>\$6.0</b>	<b>\$7.1</b>	<b>\$8.1</b>	<b>\$20.5</b>	<b>\$21.5</b>	<b>\$22.8</b>	<b>\$28.1</b>	<b>\$30.3</b>	<b>\$33.7</b>	<b>\$34.6</b>	<b>\$36.7</b>	<b>\$37.8</b>	<b>\$39.1</b>
<i>*All Numbers are in millions of dollars</i>													

<b>Anticipated Sources and Uses</b>	<b>2061</b>	<b>2062</b>	<b>2063</b>	<b>2064</b>	<b>2065</b>	<b>2066</b>	<b>2067</b>	<b>2068</b>	<b>2069</b>	<b>2070</b>	<b>2071</b>	<b>2072</b>
<b>Project Sources</b>												
Horizontal Sponsor Capital Contribution	--	--	--	--	--	--	--	--	--	--	--	--
Port's Advance of Land Proceeds	--	--	--	--	--	--	--	--	--	--	--	--
<u>CFD</u>												
Net Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--
CFD Pay Go	\$9.1	\$9.3	\$9.5	\$9.7	\$9.9	\$10.1	\$10.3	\$10.5	\$10.7	\$10.9	\$11.1	\$11.4
<u>Tax Increment</u>												
Net IFD Bond Proceeds	--	--	--	--	--	--	--	--	--	--	--	--
IFD Pay Go	\$31.0	\$31.9	\$32.8	\$33.8	\$32.3	\$22.8	\$23.3	\$18.5	\$15.2	\$5.3	\$3.7	\$1.9
<b>Total Sources</b>	<b>\$40.2</b>	<b>\$41.2</b>	<b>\$42.4</b>	<b>\$43.5</b>	<b>\$42.2</b>	<b>\$32.9</b>	<b>\$33.6</b>	<b>\$29.0</b>	<b>\$25.9</b>	<b>\$16.3</b>	<b>\$14.9</b>	<b>\$13.3</b>
<b>Project Uses</b>												
Entitlement Costs	--	--	--	--	--	--	--	--	--	--	--	--
Hard and Soft IFD Facility Costs	--	--	--	--	--	--	--	--	--	--	--	--
Preferred Return to Horizontal Sponsor	--	--	--	--	--	--	--	--	--	--	--	--
Reimbursement of Horizontal Sponsor Capital	--	--	--	--	--	--	--	--	--	--	--	--
Repayment of Port's Advance of Land Proceeds	--	--	--	--	--	--	--	--	--	--	--	--
Seawall & Sea Level Rise, Port-Wide Improvements	\$40.2	\$41.2	\$42.4	\$43.5	\$42.2	\$32.9	\$33.6	\$29.0	\$25.9	\$16.3	\$14.9	\$13.3
<b>Total Uses</b>	<b>\$40.2</b>	<b>\$41.2</b>	<b>\$42.4</b>	<b>\$43.5</b>	<b>\$42.2</b>	<b>\$32.9</b>	<b>\$33.6</b>	<b>\$29.0</b>	<b>\$25.9</b>	<b>\$16.3</b>	<b>\$14.9</b>	<b>\$13.3</b>
<i>*All Numbers are in millions of dollars</i>												

**Attachment 4:**

**Assessment of Fiscal Impacts to the City and County of San Francisco  
Mission Rock – Port of San Francisco (Project I of City and County of San Francisco  
Infrastructure Financing District No. 2)**



# KEYSER MARSTON ASSOCIATES

**ASSESSMENT OF FISCAL IMPACTS  
TO THE CITY AND COUNTY OF SAN FRANCISCO  
MISSION ROCK – PORT OF SAN FRANCISCO  
(PROJECT AREA I OF  
INFRASTRUCTURE FINANCING DISTRICT No. 2)**

*Prepared for*  
**City and County of San Francisco**

*Prepared by*  
**Keyser Marston Associates, Inc.**

**December 2017**



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Table B4.8	Sub-Project Area I-8 (Block H), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)
Table B4.9	Sub-Project Area I-9 (Block I), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)
Table B4.10	Sub-Project Area I-10 (Block J), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)
Table B4.11	Sub-Project Area I-11 (Block K), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)
Table B4.12	Sub-Project Area I-12 (Pier 48), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)
Table B4.13	Sub-Project Area I-13 (Mission Square), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)

### **Appendix C: Demographics**

Table C1	Existing Persons Served and Population
Table C2	Population and Total Persons Served Through Buildout
Table C3	Average Income and Annual Taxable Retail Expenditures for Residential Units (2017\$)
Table C4	Rents - Market Rate

## I. EXECUTIVE SUMMARY

The fiscal impact analysis presented in this report has been prepared to meet the requirements of Section 53395.8 (g) (3) (C) (vii) of the California Government Code relating to the formation of Project Area I and the addition of Sub-Project Areas I-1 through I-13 to the City and County of San Francisco Infrastructure Financing District No. 2. The boundaries of Project Area I encompass the boundaries of the proposed Mission Rock Project (“the Project”). For purposes of this analysis, the term “District” means the aggregate sum of Sub-Project Area I-1 through I-13. The analysis addresses the following:

“The costs to San Francisco for providing facilities and services to the District while the District is being developed and after the district is developed, and of the taxes, fees, charges, and other revenues expected to be received by San Francisco as a result of expected development in the district.”

The Project is anticipated to be comprised of the following components<sup>1</sup>:

- Over 8 acres of parks and open space;
- 1,327 rental residential apartments, of which 40% will be affordable to households earning less than 150% of the Area Median Income<sup>2</sup>,
- 248,931 square feet of retail;
- 1.7 million square feet of office, retail, and production space; and
- 983,876 square feet of structured parking.

Completion and full occupancy of the Project is anticipated by FY 2026/27. Upon buildout, the Project’s service population is projected to reach 2,999 residents and 5,084 employees.

The analysis reflects the anticipated development program and phasing schedule provided by project sponsors in October 2017, as well as current fiscal information derived from the City and County of San Francisco (CCSF) FY 2017/18 Budget and Appropriation Ordinance.

Each Sub-Project area will receive tax increment for 45 years from the date that the such Sub-Project Area receives \$100,000 in incremental tax revenues under the IFD Law. This fiscal analysis evaluates the impacts of the entire Project from FY 2018/19 through FY 2072/73 which is the projected termination date of the last Sub-Project Area.

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<sup>1</sup> The development program analyzed in this fiscal analysis represents the Developer’s current estimates. The actual program may differ from this projection.

<sup>2</sup> The distribution of affordable residential units is as follows:

- Market Rate units: 801
- 45% AMI units: 27
- 55% AMI units: 131
- 90% AMI units: 50
- 120% AMI units: 228; and
- 150% AMI units: 90

The analysis evaluates the cumulative and annual fiscal impacts to the CCSF General Fund. In accordance with the terms of the draft Disposition and Development Agreement between the Port and Seawall Lot 337 Associates, LLC (“Developer”), this analysis assumes that:

- 100% of the City’s share of tax increment (64.59% of every dollar of gross tax increment) will be allocated from the General Fund to the IFD to fund eligible facilities; and
- The maintenance of all of the Project’s public facilities, including the parks, open space, plazas, and public right of way, will be funded by a Community Facility District (CFD) and/or other exaction on property owners. Maintenance will not be funded by the CCSF General Fund.

**Net Fiscal impacts to the General Fund**

The Project is anticipated to generate a surplus to the City’s General Fund during each and every year, from construction through the anticipated termination of the IFD in FY 2072/73. The cumulative surplus to the City’s General Fund from FY 2017/18 through FY 2072/73 will total approximately \$750.9 million in nominal dollars or \$288.6 million in current (2017) dollars. Net of transfers from the General Fund pursuant to the City Charter and policies, the cumulative surplus to the General Fund is estimated to total \$402.3 million in nominal dollars or \$156.9 million in current (2017) dollars.

Upon stabilization in FY 2028/29, the Project is estimated to generate an annual surplus of \$8.0 million in nominal dollars or \$5.7 million in current (2017) dollars. After accounting for City Charter and policy transfers, the annual surplus upon stabilization is estimated at \$4.3 million in nominal dollars or \$3.1 million in current (2017) dollars. The Project is anticipated to generate an annual General Fund surplus throughout the study period.

<b>Exhibit 1 – Net General Fund Impacts</b>				
	<b>Cumulative Impacts (FY 2017/18 – FY 2071/72)</b>		<b>Annual Impacts Upon Build-out / Stabilization (FY 2028/29)</b>	
	<b>\$2017 millions</b>	<b>\$nominal millions</b>	<b>\$2017 millions</b>	<b>\$nominal millions</b>
<b>Impacts Before ADR Transfers</b>				
Revenues*	\$610.1	\$1,613.5	\$12.1	\$16.8
Expenditures	(\$321.5)	(\$862.6)	(\$6.4)	(\$8.8)
<b>Net Surplus (Expense)</b>	<b>\$288.6</b>	<b>\$750.9</b>	<b>\$5.7</b>	<b>\$8.0</b>
<b>Impacts After ADR Transfers</b>				
Revenues*	\$478.4	\$1,264.9	\$9.5	\$13.2
Expenditures	\$(321.5)	\$(862.6)	(\$6.4)	(\$8.8)
<b>Net Surplus (Expense)</b>	<b>\$156.9</b>	<b>\$402.3</b>	<b>\$3.1</b>	<b>\$4.3</b>

\* Includes annual recurring and construction-related revenues

## II. INTRODUCTION

The fiscal impact analysis presented in this report has been prepared to meet the requirements of Section 53395.8 (g) (3) (C) (vii) of the California Government Code relating to the formation of Project Area I and the addition of Sub-Project Areas I-1 through I-13 to the City and County of San Francisco Infrastructure Financing District No. 2. The boundaries of Project Area I encompass the boundaries of the proposed Mission Rock Project (“the Project”). For purposes of this analysis, the term “District” means the aggregate sum of Sub-Project Area I-1 through I-13. The analysis addresses the following:

“The costs to San Francisco for providing facilities and services to the District while the District is being developed and after the district is developed, and of the taxes, fees, charges, and other revenues expected to be received by San Francisco as a result of expected development in the district.”

### A. Project Description

The Project consists of the development of a mixed use community on SWL 337 and Pier 48 to be undertaken by Seawall Lot 337 Associates, LLC as the Master Developer and additional developers to construct vertical improvements. The Project will also contain over eight (8) acres of Community Facilities District- maintained parks and open space, among other community amenities. Full occupancy of the Project is anticipated by FY 2026/27. Exhibit 2 summarizes the anticipated development program<sup>3</sup>.

Exhibit 2 – Development Program				
Land Use			Total	
<b>Residential</b>				
Units	<u>Market</u>	<u>BMR</u>		
For Rent	801	526	1,327	DU
<b>Commercial (Gross Sq Ft)</b>				
Retail			248,931	Sq Ft
Office			1,231,091	Sq Ft
Production			202,500	Sq Ft
<b>Total Excluding Parking</b>			<b>1,682,522</b>	<b>Sq Ft</b>
Parking			983,876	Sq Ft
<b>Total Including Parking</b>			<b>2,666,398</b>	<b>Sq Ft</b>

### B. Service Population

In accordance with the Project’s Draft EIR, the Project’s population is projected to reach 2,999 residents and 5,084 employees (Exhibit 3), with an average household size of 2.35 (Appendix

<sup>3</sup> The development program analyzed in this fiscal analysis represents the Developer’s current estimates. The actual program may differ from this projection.

Table C2). For purposes of this analysis, the service population is equivalent to the sum of the resident and the half of the employee population (day and evening population).

<b>Exhibit 3 – Project Demographics</b>		
<b>Service Population</b>	<b>Measure</b>	<b>Estimate</b>
<b>Households</b>		
Market Rate Units	95% occupied	761
BMR	98% occupied	515
<b>Residents</b>	Appendix Table C2	2,999
<b>Employees</b>		
Retail	90% occupied, 327 sf/employee	685
Office	95% occupied, 276 sf/employee	4,237
Production	90% occupied, 1,213 sf/employee	150
Parking	90% occupied, 75,000 sf/employee	12
		5,084
<b>Service Population:</b>		
<b>Day &amp; Evening Population</b>	<i>pop + 0.5*emp.</i>	5,541

### C. Approach and Key Assumptions

The subject analysis evaluates the marginal impacts of the Project on the CCSF General Fund. The time horizon of the analysis extends from FY 2017/18 through FY 2072/73, which encompasses the full construction period and the anticipated duration of the IFD.

The fiscal impacts are presented net of General Fund tax increment to be diverted to the IFD. The analysis reflects the diversion of 100% of the General Fund's 64.59% share of gross property tax increment.

Pursuant to the City's charter and adopted policies, this analysis measures General Fund revenues before and after transfers to the San Francisco Municipal Transportation Agency (MTA) Fund, Children's Services Fund and Library Preservation Fund. The baseline revenue transfers reflected in the analysis are as follows:

- MTA Fund – 9.19% of General Fund Aggregate Discretionary Revenue (ADR)
- Library Preservation Fund – 2.29% of ADR
- Children's Services Fund – 8.76% of ADR

Projections contained in the subject analysis reflect the Developer's anticipated development and absorption schedule. Projected revenues and costs are based on a combination of Project-specific information and average per capita factors derived from the City's budget. Project-specific information includes anticipated development costs, the estimated value of improved

land to be transferred to vertical builders, estimated gross receipts, estimated rental rates for completed buildings and parking, and the number of additional police and fire staff that will be required to meet the Project's residents and employees (which have been determined by the Project's Draft EIR). Projected utility user revenues, licenses, permits and franchise fees, community health expenditures, human welfare, culture and recreation, and general administration and finance department expenses are based on current per capita revenues/expenses applied to the Project's projected population and employment (as shown on Exhibit 3). Given that public facility maintenance costs will be funded by property owners, the Project will not generate any costs to the City's public works department.

With the exception of property-based revenues, revenue and service cost factors are assumed to increase at an annual rate of 3% per year. Assessed property values reflect the sum of the estimated value of land to be conveyed to vertical builders and estimated development costs of vertical improvements. For purposes of this analysis, assessed values are conservatively assumed to increase at the Proposition 13 statutory rate of 2% per year.

Annual projections contained in the attached tables are presented in nominal (inflated) dollars, unless otherwise noted. Current (2017) dollar figures are calculated based on a 3% per year discount rate and are included in summary tables for comparison purposes.

### III. FISCAL IMPACTS

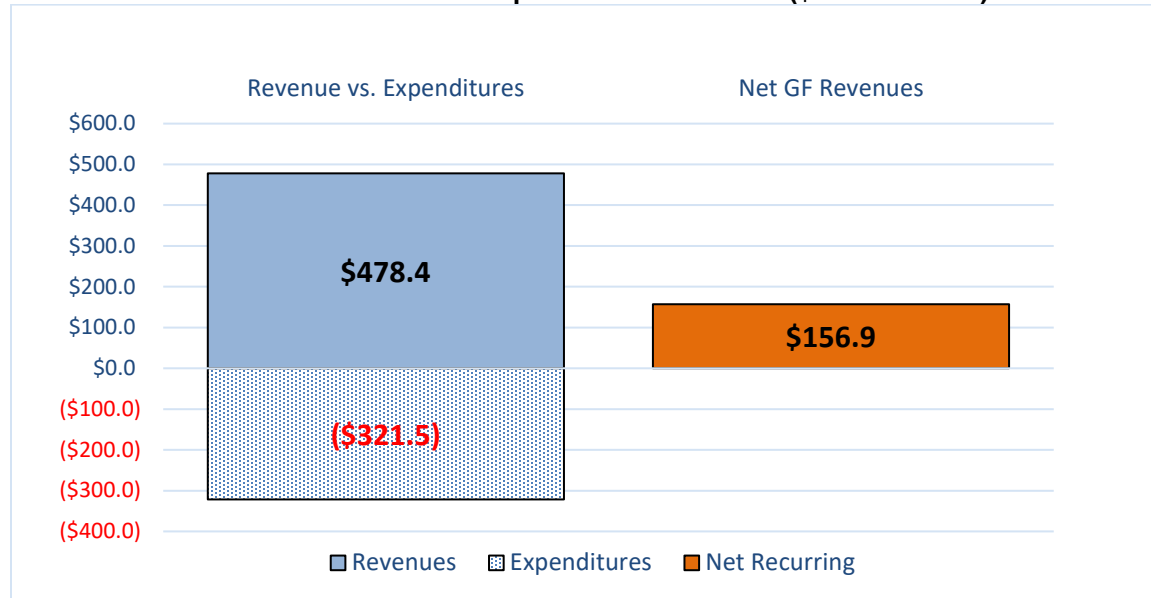
#### A. Summary of Net Fiscal Impacts to the General Fund

Exhibits 4 and 5 and Table A1 (attached) present the revenue and service cost impacts of the Project to the CCSF General Fund after the diversion of tax increment to each Sub-Project Area.

The Project is anticipated to generate a cumulative surplus to the City’s General Fund of \$288.6 million (2017\$) before General Fund transfers or \$156.9 million after transfers (2017\$). Upon stabilization in FY 2028/29, the annual surplus is estimated to total \$5.7 million before General Fund transfers or \$3.1 million after transfers. The Project is expected to generate an annual surplus to the General Fund during each and every year of the projection, from construction through the termination of the IFD.

Exhibit 4 – Summary of General Fund Fiscal Impacts				
General Fund Impact	Cumulative FY 2017/18 – FY 2072/73		Stabilized Year FY 2028/29	
	\$2017 millions	\$nominal	\$2017 millions	\$nominal
<b>Revenues</b>				
Recurring Revenues	\$598.8	\$1,600.5	\$12.1	\$16.8
Construction Revenues	<u>\$11.3</u>	<u>\$12.9</u>	<u>\$0</u>	<u>\$0</u>
Total Revenues	\$610.1	<u>\$1,613.4</u>	\$12.1	\$16.8
Expenditures	<u>(\$321.5)</u>	(\$862.6)	<u>(\$6.4)</u>	<u>(\$8.8)</u>
<b>Net GF Surplus, Before Transfers</b>	<b>\$288.6</b>	<b>\$750.9</b>	<b>\$5.7</b>	<b>\$8.0</b>
Transfers	<u>(\$131.7)</u>	<u>(\$348.6)</u>	<u>(\$2.6)</u>	<u>(\$3.6)</u>
<b>Net General Fund Surplus, After Transfers</b>	<b>\$156.9</b>	<b>\$402.3</b>	<b>\$3.1</b>	<b>\$4.3</b>

Exhibit 5 – Cumulative General Fund Impacts After Transfers (\$2017 millions)





## B. General Fund Revenues

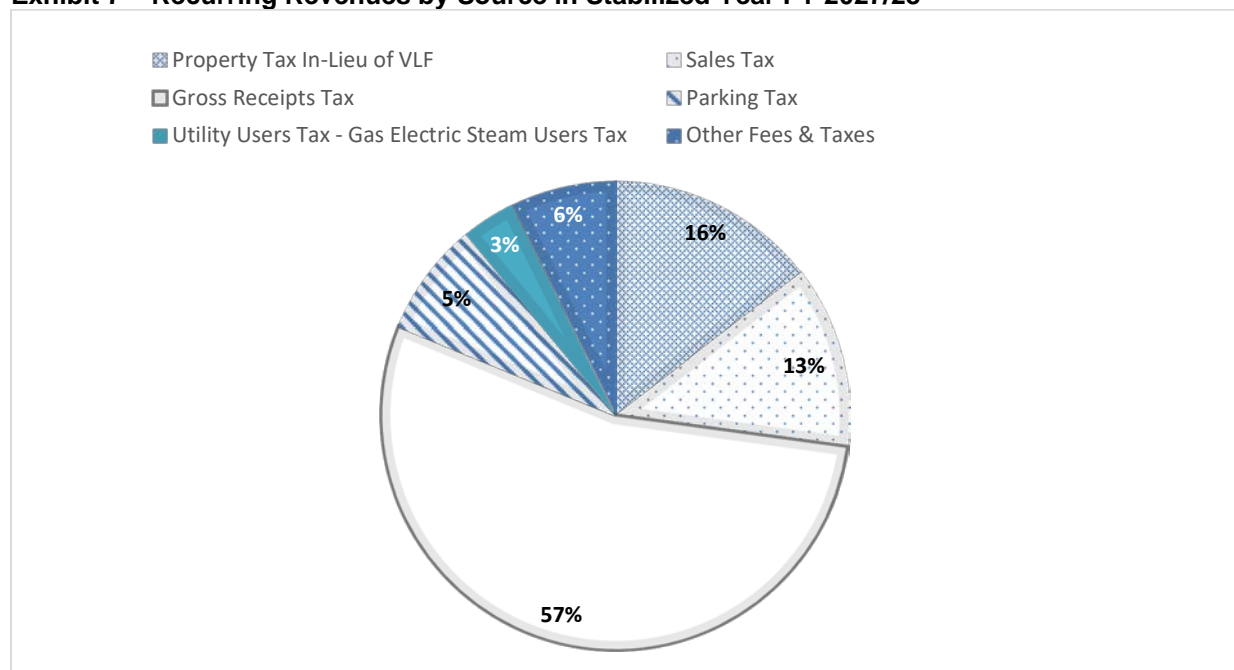
Exhibits 6 through 8 and Tables A1 and A2 (attached) summarize the sources of General Fund revenues to be generated by the Project. Detailed assumptions are provided on Table A2 through A10, and Appendix B and C.

### 1. Recurring Revenues

Cumulative recurring General Fund revenues are estimated to total \$598.8 million (2017\$). Upon stabilization, the Project is estimated to generate approximately \$12.1 million in annual General Fund revenues (2017\$). Gross Receipts tax revenues are expected to be the leading category accounting for 57% of all General Fund revenue to be generated by the Project, followed by property taxes in lieu of motor vehicle license fee revenues at 16%, and sales and use tax revenues at 13%.

Exhibit 6 – Recurring General Fund Revenues, Before Transfers					
General Fund Revenues	Cumulative FY 2017/18 - FY 2072/73		Stabilized Year FY 2028/29		% Share
	\$2017 millions	\$nominal	\$2017 millions	\$nominal	
<b>Recurring Revenues</b>					
Portion of General Fund Property Tax	\$0.0	\$0.0	\$0.0	\$0.0	0%
Property Tax in Lieu of Motor Vehicle Fees	\$79.2	\$205.8	\$2.0	\$2.7	16%
Sales and Use Tax	\$78.3	\$210.6	\$1.6	\$2.2	13%
Gross Receipts Tax	\$346.8	\$929.2	\$6.9	\$9.5	57%
Business Registration Fee	\$7.2	\$19.4	\$0.1	\$0.2	1%
Net New Parking Tax Revenue	\$36.0	\$97.8	\$0.6	\$0.8	5%
Utility Users Tax - Water Users Tax	\$1.1	\$3.1	\$0.0	\$0.0	0%
Utility Users Tax - Gas Electric Steam Users Tax	\$18.6	\$49.8	\$0.4	\$0.5	3%
Utility Users Tax - Telephone Users Tax	\$11.9	\$31.8	\$0.2	\$0.3	2%
Access Line Tax	\$11.5	\$30.9	\$0.2	\$0.3	2%
Licenses, Permits and Franchise Fees	\$7.1	\$19.1	\$0.1	\$0.2	1%
Fines and Forfeitures	<u>\$1.1</u>	<u>\$2.9</u>	<u>\$0.0</u>	<u>\$0.0</u>	<u>0%</u>
<b>TOTAL</b>	<b>\$598.8</b>	<b>\$1,600.5</b>	<b>\$12.1</b>	<b>\$16.8</b>	<b>100%</b>

**Exhibit 7 – Recurring Revenues by Source in Stabilized Year FY 2027/28**



**2. One-Time Construction Revenues**

In addition to recurring revenues, the Project will generate one-time, construction-related revenues totaling \$11.3 million (2017\$) through buildout (Exhibit 8). Sales and Use tax revenues account for 31% of revenues, and Gross receipts tax account for 69% of the total revenue.

<b>Exhibit 8 – Construction-Related Revenues, Before Transfers</b>			
<b>General Fund Revenues (Construction-Related)</b>	<b>Cumulative</b>		<b>% Share</b>
	<b>FY 2017/18 - FY 2026/27</b>		
	<b>\$2017 millions</b>	<b>\$nominal</b>	
<b>Construction Revenues</b>			
Sales and Use Tax	\$3.4	\$4.0	31%
Gross Receipts Tax	<u>\$7.8</u>	<u>\$9.0</u>	<u>69%</u>
<b>Total Construction Revenues</b>	<b>\$11.3</b>	<b>\$12.9</b>	<b>100%</b>

**3. Property Tax In-Lieu of Motor Vehicle License Fees (VLF) Revenues**

Pursuant to SB 1096, the City receives subvention revenues from the State in the form of an allocation of property tax revenues to replace a large portion of the motor vehicle license fee revenues that were distributed proportionate to population prior to the adoption of the legislation in 2004. These subvention payments are based on the growth in assessed value relative to the Citywide assessed value as of 2004/05. Under the State’s formula, the City receives \$1.07 per \$1,000 of growth in assessed property values. Revenue from the Project is based on the Project’s contribution to growth in assessed values (Tables A1, A2, and A3).

#### **4. Sales and Use Tax Revenues**

The CCSF General Fund receives 1% of taxable sales. Recurring sales tax revenues will be generated from on-site retail sales and through spending by Project residents and employees within the City. Construction-related sales tax revenues comprise business-to-business sales generated from the purchase of construction materials. Specific sales tax assumptions by source are summarized below:

- *Retailer-generated:* Taxable sales to be generated by on-site retailers have been estimated based on an average taxable sales productivity of \$400 per rentable square foot, with 75% of retail space being taxable. Retail employees are estimated to spend \$47 per week on taxable merchandise. Off-site sales have been reduced by 10% to avoid double-counting of on-site employee expenditures (Tables A4, A4.1, and A4.2).
- *Office-generated:* Offices tenants are estimated to generate taxable sales averaging \$25 per rentable square foot. Office employees are estimated to generate taxable sales of \$72 per week. Off-site sales have been reduced by 10% to avoid double-counting of on-site employee expenditures (Tables A4, A4.1, and A4.2).
- *Resident-generated:* Taxable sales to be generated by new residents have been estimated based on the level of household income required to support the anticipated apartment rental rates and consumer expenditure data published by the Bureau of Labor Statistics and California Department of Housing and Community Development (Tables C3, A4, and A4.1).
- *Construction-generated:* Use tax revenues to be generated by construction contractors are estimated based on development costs provided by the Developer and typical relationships between “hard” and “soft” development costs and material and labor costs. The revenue estimate reflects the assumption that San Francisco is designated as the point of sale by the general and sub-contractors for 50% of materials purchased for the construction of the Project (Tables B3.3, A4, A4.2).

#### **5. Gross Receipts Tax Revenues**

Per the San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax, the tax rate varies by business type and by the amount of gross receipts generated. Businesses generating less than \$1 million each year in gross receipts are exempt from the tax.

Average retail, office and production gross receipts are based on industry standard productivity levels. Rental and leasing gross receipts are based on the Developer’s estimates of rental income. Tax rates have been estimated for the Project’s businesses by estimating a range of industry categories. The assumed types and numbers of businesses are provided in Table B1. (Tables B1, and A5). Gross receipts tax revenues have also been calculated for construction activities, based on the development budget for horizontal infrastructure costs, vertical development costs and softs costs. (Table A5.1)

## **6. Business Registration Fee Revenues**

Per the San Francisco Business and Tax Regulations Code, Article 12: Business Registration, the business registration fee is charged by tier based on the level of gross receipts generated. Average gross receipts for office, retail and hotel businesses used to determine applicable fee rates are consistent with gross receipts tax estimating assumptions (Tables A6, and B1).

## **7. Net New General Fund Parking Tax Revenues**

The City and County of San Francisco imposes a 25% tax on rental income derived from parking for non-residential uses. In accordance with the City's policies, 20% of parking tax proceeds is allocated to the General Fund and 80% is transferred for specified uses. For purposes of this analysis, parking tax revenues have been calculated net of revenues that are currently generated from the site. Future parking revenues are based on the Developer's projection.

## **8. Utility Users Tax Revenues**

The City and County of San Francisco imposes a 7.5% tax on charges for certain utilities services. These include non-residential electricity, natural gas, steam, and water services, and both residential and non-residential telephone and cellular telephone services. For purposes of this analysis, the utility users tax has been estimated based on CCSF budget factors for FY 2017/18. The budget factors have been calculated on a per employee or per persons served basis for electricity, natural gas, steam, and water taxes, and on a per service population basis for telephone services (Tables A8).

## **9. Access Line Tax Revenues**

Access line taxes are levied against residential and commercial users. For purposes of this analysis, the access tax is estimated based on CCSF budget factors for FY 2017/18. The budget factors have been calculated on a per service population basis. Based on the City's 2017/18 budget, access line tax revenues total approximately \$41.25 per resident/employee (Tables A8).

## **10. Licenses, Permits and Franchise Fees and Fines, Forfeitures and Penalties**

Licenses, permits, and franchise fees, and fines, forfeitures, and penalties are estimated based on CCSF budget factors for FY 2017/18. The budget factors have been calculated on a per service population basis. Based on the City's 2017/18 budget, Licenses, Permits and Franchise Fees revenues total approximately \$25.59 per resident/employee; Fines and Forfeitures revenues are \$3.91 per resident/employee (Table A8).

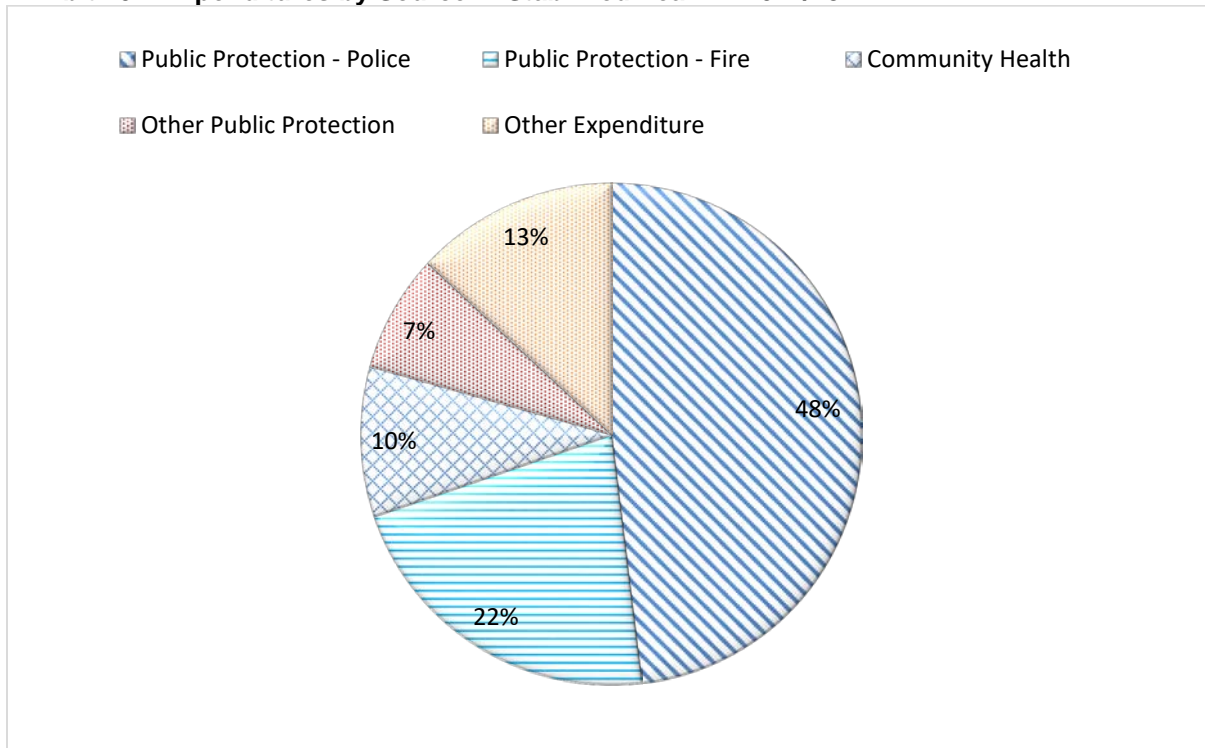
### C. General Fund Expenses

Exhibits 9 and 10, Tables A1 and A9 provide information on the expense impacts of the Project on the CCSF General Fund after the expected diversion of tax increment to the sub-project areas of the IFD.

Cumulative General Fund expenses are estimated to total \$321.5 million (2017\$). The Project is estimated to generate approximately \$6.4 million in General Fund expenditures in stabilized year FY 2028/29 (2017\$). Exhibit 10 illustrates the distribution of recurring General Fund expenditures in the stabilized year. Police Services are expected to be the leading expense category, accounting for 48% of the cost to the General Fund, followed by Fire Protection at 22%, and Community Health at 10%.

<b>Exhibit 9 – General Fund Expenditures</b>					
<b>General Fund Expenditures – \$2016 millions</b>	<b>Cumulative FY 2017/18 - FY 2072/73</b>		<b>Stabilized Year FY 2028/29</b>		<b>% Share</b>
	<b>\$2017 millions</b>	<b>\$nominal</b>	<b>\$2017 millions</b>	<b>\$nominal</b>	
<b>Recurring Expenditures</b>					
General Administration and Finance	\$14.0	\$37.5	\$0.3	\$0.4	4%
Public Protection – Police	\$154.6	\$414.7	\$3.1	\$4.3	48%
Public Protection – Fire	\$69.7	\$186.9	\$1.4	\$1.9	22%
Other Public Protection	\$24.3	\$65.3	\$0.5	\$0.7	8%
Community Health	\$31.0	\$83.2	\$0.6	\$0.9	10%
Human Welfare and Neigh. Dev.	\$19.3	\$51.8	\$0.4	\$0.5	6%
Culture and Recreation	<u>\$8.6</u>	<u>\$23.1</u>	<u>\$0.2</u>	<u>\$0.2</u>	<u>3%</u>
<b>Total</b>	<b>\$321.5</b>	<b>\$862.6</b>	<b>\$6.4</b>	<b>\$8.8</b>	<b>100%</b>

## Exhibit 10 – Expenditures by Source in Stabilized Year FY 2027/28



### 1. Police Department Expenditures

In accordance with the Draft EIR, police department expenditures are based on a service level of 2.01 sworn officers per 1,000 residents and employees.. The Project's on-site population and employment is anticipated to require 16 officers upon buildout. The average cost per officer is assumed to be \$189,000 based on the "Pier 70 Fiscal and Economic Analysis Update", August 31, 2017. (Tables A10).

### 2. Fire Department Expenditures

In accordance with the Draft EIR, fire department expenditures are based on a service level of 0.96 fire department personnel per 1,000 residents and employees. The Project's on-site population and employment is anticipated to require 8 officers upon buildout. The average cost per new personnel is \$178,329 based on the "Pier 70 Fiscal and Economic Analysis Update", August 31, 2017. (Tables A10).

### 3. Public Works

Per the City's agreement with the Developer, the maintenance costs of all of the Project's public facilities will be funded through a privately funded CFD. Therefore, the Project will not generate any additional cost to the City's General Fund.

#### **4. Community Health**

Community health department expenses have been estimated based on the CCSF budget. Cost estimates reflect a cost of \$202.62 per resident. (Table A9).

#### **5. Human Welfare and Neigh. Dev.**

Human welfare and neighborhood development department expenses have been estimated based on the CCSF budget. Cost estimates reflect a cost of \$128.03 per resident. (Table A9).

#### **6. Other Public Protection**

Other Public Protection expenses have been estimated based on the CCSF budget. Cost estimates reflect a cost of \$87.30 per person served. (Table A9).

#### **7. General Administration and Finance**

General Administration and Finance department expenses have been estimated based on the CCSF budget. Cost estimates reflect a cost of \$50.18 per person served. (Table A9).

#### **8. Culture and Recreation**

Culture and Recreation department expenses have been estimated based on the CCSF budget. Cost estimates reflect a cost of \$57.17 per resident (Table A9). A service CFD will be established to fund the ongoing maintenance costs of the projects public parks, and open space.

#### **D. Summary of General Fund Revenues Transfers to Other Funds**

Under current City policies, approximately 20% of aggregate discretionary revenues (ADR) are transferred from the General Fund to the San Francisco Municipal Transportation Agency (SFMTA), Library Preservation and Children's Services Funds, as detailed on Exhibit 11.

<b>Exhibit 11 – General Fund Set-Asides</b>	
<b>Fund</b>	<b>Set-Aside %</b>
MTA*	9.19% of ADR
Library Preservation	2.29% of ADR
Children's Services	8.76% of ADR

\* Baseline transfer only. ADR = Aggregate General Fund Discretionary Revenues

The cumulative transfer over the aggregate life of the IFD is anticipated to total \$131.7 million (2017\$) through FY2072/73 (Exhibit 12). The annual transfer upon stabilization of the Project in FY 2028/29 is anticipated to be \$2.6 million (2017\$).

<b>Exhibit 12 – Transfers</b>				
	<b>Cumulative FY 2017/18 - FY 2072/73</b>		<b>Stabilized Year FY 2028/29</b>	
	<b>\$2017 millions</b>	<b>\$nominal</b>	<b>\$2017 millions</b>	<b>\$nominal</b>
<b>From Recurring Revenues</b>				
<b>General Fund, ADR Set-aside</b>				
Children's Services	\$52.5	\$140.2	\$1.1	\$1.5
Library Preservation	\$13.7	\$36.6	\$0.3	\$0.4
MTA	\$55.0	\$147.1	\$1.1	\$1.5
Licenses, Permits, Fines, Franchise Fees	<u>\$8.2</u>	<u>\$22.1</u>	<u>\$0.2</u>	<u>\$0.2</u>
<b>Subtotal</b>	<b>\$129.4</b>	<b>\$346.0</b>	<b>\$2.6</b>	<b>\$3.6</b>
<b>From Non-Recurring Revenues (Construction Related Revenues)</b>				
<b>General Fund, ADR Set-aside</b>				
Children's Services	\$1.0	\$1.1		
Library Preservation	\$0.3	\$0.3		
MTA	<u>\$1.0</u>	<u>\$1.2</u>		
<b>Subtotal</b>	<b>\$2.3</b>	<b>\$2.6</b>		
<b>Aggregate</b>				
<b>General Fund, ADR Set-aside</b>				
Children's Services	\$53.4	\$141.3	\$1.1	\$1.5
Library Preservation	\$13.9	\$36.9	\$0.3	\$0.4
MTA	\$56.1	\$148.3	\$1.1	\$1.5
Licenses, Permits, Fines, Franchise Fees	<u>\$8.2</u>	<u>\$22.1</u>	<u>\$0.2</u>	<u>\$0.2</u>
<b>Total General Fund Transfers</b>	<b>\$131.7</b>	<b>\$348.6</b>	<b>\$2.6</b>	<b>\$3.6</b>

\* Numbers may be slightly different because of rounded numbers.

### **1. SFMTA Revenues**

Transfers to the SFMTA Fund over the life of the IFD are anticipated to total \$56.1 million (2017\$). (Table A1, and A2).

### **2. Library Preservation Fund**

Transfers to the Library Preservation Fund are anticipated to total \$13.9 million (2017\$). (Table A1, and A2).

### **3. Children's Services Fund Revenues**

Transfers to the Children's Services Fund are anticipated to total \$53.4 million (2017\$). (Table A1, and A2)

### **4. Licenses, Permits, Fines, Franchise Fees**

It is our understanding that licenses, permits, fines and franchise fee revenues are transferred from the General Fund to be used for specific purposes. The Project is anticipated to generate a total of \$8.2 million (2017\$). (Table A1, and A2).



## Mission Rock IFD

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Table A1  
 Estimated Annual Project Fiscal Impact  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Revenues	Source	Total 2017\$ (Rounded), Discount Rate:	Nominal Cumulative Total (Rounded)	Estimates with Inflation									
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>3%</b>													
<b>Net Recurring Revenues</b>													
<b>Recurring General Fund Revenues</b>													
<b>Taxes</b>													
	Table A2												
Property Tax		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF		\$79,195,000	\$205,814,000	\$0	\$341	\$690	\$1,045	\$66,362	\$68,030	\$865,715	\$910,940	\$1,855,706	\$2,258,384
Sales Tax		\$78,342,000	\$210,626,000	\$0	\$0	\$0	\$0	\$682,872	\$703,358	\$1,182,379	\$1,522,538	\$1,850,515	\$2,038,755
Gross Receipts Tax		\$346,768,000	\$929,172,000	\$0	\$24,487	\$25,944	\$27,443	\$3,190,848	\$3,275,435	\$6,340,741	\$7,402,554	\$8,529,057	\$8,955,209
Business Registration Fee		\$7,240,000	\$19,433,000	\$0	\$0	\$0	\$0	\$63,501	\$65,406	\$122,420	\$146,816	\$176,214	\$187,842
Net New Parking Tax Revenue		\$35,986,000	\$97,848,000	\$0	\$408,124	\$432,392	\$457,388	\$412,855	\$239,593	\$698,516	\$684,171	\$688,700	\$721,385
Utility Users Tax - Water Users Tax		\$1,138,000	\$3,052,000	\$0	\$0	\$0	\$0	\$10,352	\$10,662	\$20,086	\$23,711	\$27,619	\$29,474
Utility Users Tax - Gas Electric Steam Users Tax		\$18,578,000	\$49,816,000	\$0	\$0	\$0	\$0	\$168,993	\$174,063	\$327,909	\$387,079	\$450,883	\$481,161
Utility Users Tax - Telephone Users Tax		\$11,868,000	\$31,844,000	\$0	\$0	\$0	\$0	\$108,265	\$111,513	\$188,196	\$247,864	\$294,012	\$307,720
Access Line Tax		\$11,503,000	\$30,863,000	\$0	\$0	\$0	\$0	\$104,932	\$108,080	\$182,401	\$240,232	\$284,959	\$298,245
Licenses, Permits and Franchise Fees		\$7,136,000	\$19,147,000	\$0	\$0	\$0	\$0	\$65,097	\$67,050	\$113,156	\$149,033	\$176,781	\$185,023
Fines and Forfeitures		\$1,090,000	\$2,926,000	\$0	\$0	\$0	\$0	\$9,948	\$10,246	\$17,292	\$22,775	\$27,015	\$28,275
<b>Recurring General Fund Revenues, Before Transfers In 2017\$</b>		<b>\$598,844,000</b>	<b>\$1,600,540,000</b>	<b>\$0</b>	<b>\$432,953</b>	<b>\$459,025</b>	<b>\$485,876</b>	<b>\$4,884,025</b>	<b>\$4,833,437</b>	<b>\$10,058,810</b>	<b>\$11,737,712</b>	<b>\$14,361,462</b>	<b>\$15,491,472</b>
				<b>\$0</b>	<b>\$420,343</b>	<b>\$432,675</b>	<b>\$444,646</b>	<b>\$4,339,393</b>	<b>\$4,169,365</b>	<b>\$8,424,095</b>	<b>\$9,543,834</b>	<b>\$11,337,071</b>	<b>\$11,872,923</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>		\$129,409,000	\$345,958,000	\$0	\$87,612	\$92,888	\$98,322	\$1,063,376	\$1,055,390	\$2,165,949	\$2,547,051	\$3,109,982	\$3,348,152
				<b>\$0</b>	<b>\$85,061</b>	<b>\$87,556</b>	<b>\$89,979</b>	<b>\$944,796</b>	<b>\$910,389</b>	<b>\$1,813,949</b>	<b>\$2,070,986</b>	<b>\$2,455,048</b>	<b>\$2,566,079</b>
<b>Recurring General Fund Revenues, After Transfers In 2017\$</b>		<b>\$469,436,000</b>	<b>\$1,254,582,000</b>	<b>\$0</b>	<b>\$345,341</b>	<b>\$366,137</b>	<b>\$387,554</b>	<b>\$3,820,649</b>	<b>\$3,778,047</b>	<b>\$7,892,861</b>	<b>\$9,190,661</b>	<b>\$11,251,481</b>	<b>\$12,143,320</b>
				<b>\$0</b>	<b>\$335,282</b>	<b>\$345,119</b>	<b>\$354,667</b>	<b>\$3,394,597</b>	<b>\$3,258,976</b>	<b>\$6,610,147</b>	<b>\$7,472,849</b>	<b>\$8,882,023</b>	<b>\$9,306,844</b>
<b>Less:</b>													
<b>Estimated Expenditures</b>													
	Table A9												
General Administration and Finance		\$13,993,000	\$37,546,000	\$0	\$0	\$0	\$0	\$127,652	\$131,482	\$221,895	\$292,248	\$346,660	\$362,822
Public Protection - Police		\$154,576,000	\$414,668,000	\$0	\$0	\$0	\$0	\$1,408,842	\$1,451,107	\$2,538,393	\$3,225,665	\$3,804,630	\$4,006,503
Public Protection - Fire		\$69,659,000	\$186,868,000	\$0	\$0	\$0	\$0	\$634,889	\$653,935	\$1,143,916	\$1,453,632	\$1,714,541	\$1,805,514
Other Public Protection		\$24,343,000	\$65,314,000	\$0	\$0	\$0	\$0	\$222,062	\$228,724	\$386,005	\$508,390	\$603,045	\$631,160
Community Health		\$31,003,000	\$83,228,000	\$0	\$0	\$0	\$0	\$283,496	\$292,001	\$444,390	\$648,650	\$781,155	\$804,589
Human Welfare and Neigh. Dev.		\$19,303,000	\$51,821,000	\$0	\$0	\$0	\$0	\$176,516	\$181,811	\$276,694	\$403,875	\$486,377	\$500,968
Culture and Recreation		\$8,620,000	\$23,141,000	\$0	\$0	\$0	\$0	\$78,824	\$81,189	\$123,560	\$180,353	\$217,195	\$223,710
<b>Total Expenditures In 2017\$</b>		<b>\$321,497,000</b>	<b>\$862,585,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,932,280</b>	<b>\$3,020,249</b>	<b>\$5,134,855</b>	<b>\$6,712,812</b>	<b>\$7,953,602</b>	<b>\$8,335,266</b>
				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,605,293.24</b>	<b>\$2,605,293.24</b>	<b>\$4,300,360</b>	<b>\$5,458,131</b>	<b>\$6,278,647</b>	<b>\$6,388,288</b>
<b>Net Recurring General Fund Revenues, Before Transfers In 2017\$</b>		<b>\$277,347,000</b>	<b>\$737,954,000</b>	<b>\$0</b>	<b>\$432,953</b>	<b>\$459,025</b>	<b>\$485,876</b>	<b>\$1,951,744</b>	<b>\$1,813,188</b>	<b>\$4,923,956</b>	<b>\$5,024,900</b>	<b>\$6,407,860</b>	<b>\$7,156,205</b>
				<b>\$0</b>	<b>\$420,343</b>	<b>\$432,675</b>	<b>\$444,646</b>	<b>\$1,734,100</b>	<b>\$1,564,072</b>	<b>\$4,123,735</b>	<b>\$4,085,704</b>	<b>\$5,058,424</b>	<b>\$5,484,635</b>
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>		<b>\$147,938,000</b>	<b>\$391,996,000</b>	<b>\$0</b>	<b>\$345,341</b>	<b>\$366,137</b>	<b>\$387,554</b>	<b>\$888,368</b>	<b>\$757,798</b>	<b>\$2,758,006</b>	<b>\$2,477,849</b>	<b>\$3,297,879</b>	<b>\$3,808,054</b>
				<b>\$0</b>	<b>\$335,282</b>	<b>\$345,119</b>	<b>\$354,667</b>	<b>\$789,304</b>	<b>\$653,683</b>	<b>\$2,309,787</b>	<b>\$2,014,718</b>	<b>\$2,603,376</b>	<b>\$2,918,556</b>
<b>Construction Related Revenues</b>													
<b>Construction Related Revenues</b>													
	Table A2												
Sales Tax		\$3,436,000	\$3,963,000	\$0	\$0	\$0	\$1,297,183	\$0	\$1,413,815	\$627,336	\$461,598	\$163,258	\$0
Gross Receipts Tax		\$7,819,000	\$8,958,000	\$117,166	\$55,314	\$270,739	\$2,787,652	\$125,326	\$3,094,177	\$1,247,266	\$913,269	\$347,423	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers In 2017\$</b>		<b>\$11,255,000</b>	<b>\$12,922,000</b>	<b>\$117,166</b>	<b>\$55,314</b>	<b>\$270,739</b>	<b>\$4,084,835</b>	<b>\$125,326</b>	<b>\$4,507,992</b>	<b>\$1,874,601</b>	<b>\$1,374,867</b>	<b>\$510,681</b>	<b>\$0</b>
				<b>\$117,166</b>	<b>\$53,703</b>	<b>\$255,198</b>	<b>\$3,738,202</b>	<b>\$111,351</b>	<b>\$3,888,634</b>	<b>\$1,569,949</b>	<b>\$1,117,892</b>	<b>\$403,137</b>	<b>\$0</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>		\$2,278,000	\$2,615,000	\$23,710	\$11,193	\$54,787	\$826,607	\$25,361	\$912,237	\$379,344	\$278,218	\$103,341	\$0
				<b>\$23,710</b>	<b>\$10,867</b>	<b>\$51,642</b>	<b>\$756,463</b>	<b>\$22,533</b>	<b>\$786,904</b>	<b>\$317,695</b>	<b>\$226,217</b>	<b>\$81,579</b>	<b>\$0</b>
<b>Construction Revenues, After Transfers In 2017\$</b>		<b>\$8,978,000</b>	<b>\$10,307,000</b>	<b>\$93,456</b>	<b>\$44,120</b>	<b>\$215,953</b>	<b>\$3,258,227</b>	<b>\$99,965</b>	<b>\$3,595,755</b>	<b>\$1,495,257</b>	<b>\$1,096,649</b>	<b>\$407,340</b>	<b>\$0</b>
				<b>\$93,456</b>	<b>\$42,835</b>	<b>\$203,556</b>	<b>\$2,981,740</b>	<b>\$88,818</b>	<b>\$3,101,730</b>	<b>\$1,252,254</b>	<b>\$891,676</b>	<b>\$321,558</b>	<b>\$0</b>
<b>Net Fiscal Impact</b>													
<b>Net Fiscal Impact, Before ADR Transfers</b>		<b>\$288,602,000</b>	<b>\$750,876,000</b>	<b>\$117,166</b>	<b>\$488,267</b>	<b>\$729,765</b>	<b>\$4,570,711</b>	<b>\$2,077,071</b>	<b>\$6,321,181</b>	<b>\$6,798,557</b>	<b>\$6,399,767</b>	<b>\$6,918,541</b>	<b>\$7,156,205</b>
<b>Net Fiscal Impact, Before ADR Transfers, in 2017\$</b>				<b>\$117,166</b>	<b>\$474,045</b>	<b>\$687,873</b>	<b>\$4,182,848</b>	<b>\$1,845,450</b>	<b>\$5,452,706</b>	<b>\$5,693,685</b>	<b>\$5,203,596</b>	<b>\$5,461,561</b>	<b>\$5,484,635</b>
<b>Net Fiscal Impact, After ADR Transfers</b>		<b>\$156,916,000</b>	<b>\$402,303,000</b>	<b>\$93,456</b>	<b>\$389,461</b>	<b>\$582,090</b>	<b>\$3,645,782</b>	<b>\$988,334</b>	<b>\$4,353,553</b>	<b>\$4,253,263</b>	<b>\$3,574,498</b>	<b>\$3,705,218</b>	<b>\$3,808,054</b>
<b>Net Fiscal Impact, After ADR Transfers, in 2017\$</b>				<b>\$93,456</b>	<b>\$378,118</b>	<b>\$548,675</b>	<b>\$3,336,407</b>	<b>\$878,122</b>	<b>\$3,755,413</b>	<b>\$3,562,041</b>	<b>\$2,906,394</b>	<b>\$2,924,934</b>	<b>\$2,918,556</b>

Table A1  
 Mission Rock Annual Project Fiscal Impact  
 Estimated Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Estimates with Inflation																		
Revenues	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
<b>Net Recurring Revenues</b>																		
<b>Recurring General Fund Revenues</b>																		
<b>Taxes</b>																		
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$2,736,854	\$2,791,932	\$2,848,112	\$2,905,416	\$2,963,866	\$3,023,484	\$3,084,295	\$3,146,323	\$3,209,591	\$3,274,124	\$3,339,948	\$3,407,088	\$3,475,571	\$3,545,424	\$3,616,674	\$3,689,349	\$3,763,477	\$3,839,088
Sales Tax	\$2,162,915	\$2,227,803	\$2,294,637	\$2,363,476	\$2,434,380	\$2,507,412	\$2,582,634	\$2,660,113	\$2,739,916	\$2,822,114	\$2,906,777	\$2,993,981	\$3,083,800	\$3,176,314	\$3,271,603	\$3,369,751	\$3,470,844	\$3,574,969
Gross Receipts Tax	\$9,502,046	\$9,787,829	\$10,082,185	\$10,385,372	\$10,697,655	\$11,019,306	\$11,350,607	\$11,691,846	\$12,043,323	\$12,405,344	\$12,778,226	\$13,162,294	\$13,557,885	\$13,965,342	\$14,385,024	\$14,817,296	\$15,262,537	\$15,721,134
Business Registration Fee	\$199,281	\$205,260	\$211,417	\$217,760	\$224,293	\$231,022	\$237,952	\$245,091	\$252,443	\$260,017	\$267,817	\$275,852	\$284,127	\$292,651	\$301,431	\$310,474	\$319,788	\$329,382
Net New Parking Tax Revenue	\$789,727	\$825,443	\$862,231	\$900,122	\$939,150	\$979,349	\$1,020,754	\$1,063,401	\$1,107,327	\$1,152,571	\$1,199,172	\$1,247,172	\$1,296,611	\$1,347,534	\$1,399,984	\$1,454,008	\$1,509,653	\$1,566,967
Utility Users Tax - Water Users Tax	\$31,269	\$32,207	\$33,173	\$34,168	\$35,193	\$36,249	\$37,337	\$38,457	\$39,610	\$40,799	\$42,023	\$43,283	\$44,582	\$45,919	\$47,297	\$48,716	\$50,177	\$51,683
Utility Users Tax - Gas Electric Steam Users Tax	\$510,463	\$525,777	\$541,551	\$557,797	\$574,531	\$591,767	\$609,520	\$627,806	\$646,640	\$666,039	\$686,020	\$706,601	\$727,799	\$749,633	\$772,122	\$795,285	\$819,144	\$843,718
Utility Users Tax - Telephone Users Tax	\$326,460	\$336,254	\$346,342	\$356,732	\$367,434	\$378,457	\$389,810	\$401,505	\$413,550	\$425,956	\$438,735	\$451,897	\$465,454	\$479,418	\$493,800	\$508,614	\$523,873	\$539,589
Access Line Tax	\$316,408	\$325,900	\$335,677	\$345,747	\$356,120	\$366,803	\$377,807	\$389,142	\$400,816	\$412,840	\$425,226	\$437,982	\$451,122	\$464,656	\$478,595	\$492,953	\$507,742	\$522,974
Licenses, Permits and Franchise Fees	\$196,291	\$202,179	\$208,245	\$214,492	\$220,927	\$227,555	\$234,381	\$241,413	\$248,655	\$256,115	\$263,798	\$271,712	\$279,864	\$288,260	\$296,907	\$305,815	\$314,989	\$324,439
Fines and Forfeitures	\$29,997	\$30,896	\$31,823	\$32,778	\$33,761	\$34,774	\$35,817	\$36,892	\$37,999	\$39,139	\$40,313	\$41,522	\$42,768	\$44,051	\$45,372	\$46,734	\$48,136	\$49,580
<b>Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$16,801,710</b>	<b>\$17,291,480</b>	<b>\$17,795,393</b>	<b>\$18,313,861</b>	<b>\$18,847,309</b>	<b>\$19,396,177</b>	<b>\$19,960,915</b>	<b>\$20,541,987</b>	<b>\$21,139,870</b>	<b>\$21,755,058</b>	<b>\$22,388,055</b>	<b>\$23,039,385</b>	<b>\$23,709,583</b>	<b>\$24,399,202</b>	<b>\$25,108,811</b>	<b>\$25,838,995</b>	<b>\$26,590,359</b>	<b>\$27,363,522</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$3,626,281</i>	<i>\$3,732,180</i>	<i>\$3,841,144</i>	<i>\$3,953,263</i>	<i>\$4,068,630</i>	<i>\$4,187,339</i>	<i>\$4,309,490</i>	<i>\$4,435,181</i>	<i>\$4,564,518</i>	<i>\$4,697,607</i>	<i>\$4,834,558</i>	<i>\$4,975,484</i>	<i>\$5,120,503</i>	<i>\$5,269,733</i>	<i>\$5,423,299</i>	<i>\$5,581,327</i>	<i>\$5,743,950</i>	<i>\$5,911,301</i>
<b>Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$13,175,429</b>	<b>\$13,559,300</b>	<b>\$13,954,249</b>	<b>\$14,360,597</b>	<b>\$14,778,680</b>	<b>\$15,208,838</b>	<b>\$15,651,425</b>	<b>\$16,106,805</b>	<b>\$16,575,352</b>	<b>\$17,057,451</b>	<b>\$17,553,497</b>	<b>\$18,063,900</b>	<b>\$18,589,080</b>	<b>\$19,129,469</b>	<b>\$19,685,512</b>	<b>\$20,257,668</b>	<b>\$20,846,409</b>	<b>\$21,452,221</b>
	\$9,518,210	\$9,510,221	\$9,502,164	\$9,494,047	\$9,485,872	\$9,477,645	\$9,469,370	\$9,461,051	\$9,452,692	\$9,444,297	\$9,435,870	\$9,427,414	\$9,418,933	\$9,410,431	\$9,401,910	\$9,393,374	\$9,384,825	\$9,376,267
<b>Less:</b>																		
<b>Estimated Expenditures</b>																		
General Administration and Finance	\$384,918	\$396,466	\$408,360	\$420,610	\$433,229	\$446,226	\$459,612	\$473,401	\$487,603	\$502,231	\$517,298	\$532,817	\$548,801	\$565,265	\$582,223	\$599,690	\$617,680	\$636,211
Public Protection - Police	\$4,250,499	\$4,378,014	\$4,509,354	\$4,644,635	\$4,783,974	\$4,927,493	\$5,075,318	\$5,227,578	\$5,384,405	\$5,545,937	\$5,712,315	\$5,883,685	\$6,060,195	\$6,242,001	\$6,429,261	\$6,621,139	\$6,820,803	\$7,025,427
Public Protection - Fire	\$1,915,470	\$1,972,934	\$2,032,122	\$2,093,085	\$2,155,878	\$2,220,554	\$2,287,171	\$2,355,786	\$2,426,460	\$2,499,253	\$2,574,231	\$2,651,458	\$2,731,002	\$2,812,932	\$2,897,320	\$2,984,239	\$3,073,766	\$3,165,979
Other Public Protection	\$669,598	\$689,686	\$710,376	\$731,687	\$753,638	\$776,247	\$799,535	\$823,521	\$848,226	\$873,673	\$899,883	\$926,880	\$954,686	\$983,327	\$1,012,826	\$1,043,211	\$1,074,508	\$1,106,743
Community Health	\$853,589	\$879,196	\$905,572	\$932,739	\$960,722	\$989,543	\$1,019,229	\$1,049,806	\$1,081,301	\$1,113,740	\$1,147,152	\$1,181,566	\$1,217,013	\$1,253,524	\$1,291,129	\$1,329,863	\$1,369,759	\$1,410,852
Human Welfare and Neigh. Dev.	\$531,477	\$547,421	\$563,844	\$580,759	\$598,182	\$616,128	\$634,111	\$653,650	\$673,259	\$693,457	\$714,261	\$735,689	\$757,759	\$780,492	\$803,907	\$828,024	\$852,865	\$878,451
Culture and Recreation	\$237,334	\$244,454	\$251,788	\$259,342	\$267,122	\$275,136	\$283,390	\$291,891	\$300,648	\$309,667	\$318,957	\$328,526	\$338,382	\$348,533	\$358,989	\$369,759	\$380,852	\$392,277
<b>Total Expenditures In 2017\$</b>	<b>\$8,842,884</b>	<b>\$9,108,171</b>	<b>\$9,381,416</b>	<b>\$9,662,858</b>	<b>\$9,952,744</b>	<b>\$10,251,326</b>	<b>\$10,558,866</b>	<b>\$10,875,632</b>	<b>\$11,201,901</b>	<b>\$11,537,958</b>	<b>\$11,884,097</b>	<b>\$12,240,620</b>	<b>\$12,607,838</b>	<b>\$12,986,074</b>	<b>\$13,375,656</b>	<b>\$13,776,925</b>	<b>\$14,190,233</b>	<b>\$14,615,940</b>
	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288	\$6,388,288
<b>Net Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$7,958,826</b>	<b>\$8,183,310</b>	<b>\$8,413,977</b>	<b>\$8,651,002</b>	<b>\$8,894,565</b>	<b>\$9,144,851</b>	<b>\$9,402,049</b>	<b>\$9,666,354</b>	<b>\$9,937,969</b>	<b>\$10,217,099</b>	<b>\$10,503,958</b>	<b>\$10,798,765</b>	<b>\$11,101,744</b>	<b>\$11,413,128</b>	<b>\$11,733,155</b>	<b>\$12,062,070</b>	<b>\$12,400,126</b>	<b>\$12,747,582</b>
	\$5,749,625	\$5,739,609	\$5,729,509	\$5,719,332	\$5,709,083	\$5,698,769	\$5,688,394	\$5,677,965	\$5,667,485	\$5,656,960	\$5,646,395	\$5,635,794	\$5,625,162	\$5,614,503	\$5,603,820	\$5,593,118	\$5,582,401	\$5,571,672
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$4,332,545</b>	<b>\$4,451,130</b>	<b>\$4,572,833</b>	<b>\$4,697,739</b>	<b>\$4,825,935</b>	<b>\$4,957,511</b>	<b>\$5,092,559</b>	<b>\$5,231,173</b>	<b>\$5,373,451</b>	<b>\$5,519,492</b>	<b>\$5,669,400</b>	<b>\$5,823,281</b>	<b>\$5,981,242</b>	<b>\$6,143,395</b>	<b>\$6,309,856</b>	<b>\$6,480,743</b>	<b>\$6,656,176</b>	<b>\$6,836,281</b>
	\$3,129,923	\$3,121,933	\$3,113,877	\$3,105,759	\$3,097,584	\$3,089,357	\$3,081,082	\$3,072,763	\$3,064,404	\$3,056,009	\$3,047,582	\$3,039,126	\$3,030,646	\$3,022,143	\$3,013,622	\$3,005,086	\$2,996,538	\$2,987,980
<b>Construction Related Revenues</b>																		
<b>Construction Related Revenues</b>																		
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers In 2017\$</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>	<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>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Construction Revenues, After Transfers In 2017\$</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>	<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>
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Fiscal Impact</b>																		
<b>Net Fiscal Impact, Before ADR Transfers</b>	<b>\$7,958,826</b>	<b>\$8,183,310</b>	<b>\$8,413,977</b>	<b>\$8,651,002</b>	<b>\$8,894,565</b>	<b>\$9,144,851</b>	<b>\$9,402,049</b>	<b>\$9,666,354</b>	<b>\$9,937,969</b>	<b>\$10,217,099</b>	<b>\$10,503,958</b>	<b>\$10,798,765</b>	<b>\$11,101,744</b>	<b>\$11,413,128</b>	<b>\$11,733,155</b>	<b>\$12,062,070</b>	<b>\$12,400,126</b>	<b>\$12,747,582</b>
<b>Net Fiscal Impact, Before ADR Transfers, in 2017\$</b>	<b>\$5,749,625</b>	<b>\$5,739,609</b>	<b>\$5,729,509</b>	<b>\$5,719,332</b>	<b>\$5,709,083</b>	<b>\$5,698,769</b>	<b>\$5,688,394</b>	<b>\$5,677,965</b>	<b>\$5,667,485</b>	<b>\$5,656,960</b>	<b>\$5,646,395</b>	<b>\$5,635,794</b>	<b>\$5,625,162</b>	<b>\$5,614,503</b>	<b>\$5,603,820</b>	<b>\$5,593,118</b>	<b>\$5,582,401</b>	<b>\$5,571,672</b>
<b>Net Fiscal Impact, After ADR Transfers</b>	<b>\$4,332,545</b>	<b>\$4,451,130</b>	<b>\$4,572,833</b>	<b>\$4,697,739</b>	<b>\$4,825,935</b>	<b>\$4,957,511</b>	<b>\$5,092,559</b>	<b>\$5,231,173</b>	<b>\$5,373,451</b>	<b>\$5,519,492</b>	<b>\$5,669,400</b>	<b>\$5,823,281</b>	<b>\$5,981,242</b>	<b>\$6,143,395</b>	<b>\$6,309,856</b>	<b>\$6,480,743</b>	<b>\$6,656,176</b>	<b>\$6,836,281</b>
<b>Net Fiscal Impact, After ADR Transfers, in 2017\$</b>	<b>\$3,129,923</b>	<b>\$3,121,933</b>	<b>\$3,113,877</b>	<b>\$3,105,759</b>	<b>\$3,097,584</b>	<b>\$3,089,357</b>	<b>\$3,081,082</b>	<b>\$3,072,763</b>	<b>\$3,064,404</b>	<b>\$3,056,009</b>	<b>\$3,047,582</b>	<b>\$3,039,126</b>	<b>\$3,030,646</b>	<b>\$3,022,143</b>	<b>\$3,013,622</b>	<b>\$3,005,086</b>	<b>\$2,996,538</b>	<b>\$2,987,980</b>

Table A1  
 Estimated Annual Project Fiscal Impact  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Estimates with Inflation																	
Revenues	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63
<b>Net Recurring Revenues</b>																	
<b>Recurring General Fund Revenues</b>																	
<b>Taxes</b>																	
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$3,916,212	\$3,994,877	\$4,075,116	\$4,156,960	\$4,240,441	\$4,325,591	\$4,412,444	\$4,501,034	\$4,591,397	\$4,683,566	\$4,777,579	\$4,873,472	\$4,971,282	\$5,071,050	\$5,172,812	\$5,276,610	\$5,382,483
Sales Tax	\$3,682,218	\$3,792,685	\$3,906,465	\$4,023,659	\$4,144,369	\$4,268,700	\$4,396,761	\$4,528,664	\$4,664,524	\$4,804,460	\$4,948,594	\$5,097,051	\$5,249,963	\$5,407,462	\$5,569,686	\$5,736,776	\$5,908,880
Gross Receipts Tax	\$16,193,490	\$16,680,016	\$17,181,138	\$17,697,294	\$18,228,934	\$18,776,523	\$19,340,540	\$19,921,478	\$20,519,844	\$21,136,161	\$21,770,967	\$22,424,817	\$23,098,283	\$23,791,953	\$24,506,433	\$25,242,348	\$26,000,340
Business Registration Fee	\$339,263	\$349,441	\$359,924	\$370,722	\$381,843	\$393,299	\$405,098	\$417,251	\$429,768	\$442,661	\$455,941	\$469,619	\$483,708	\$498,219	\$513,166	\$528,561	\$544,417
Net New Parking Tax Revenue	\$1,626,000	\$1,686,805	\$1,749,433	\$1,813,940	\$1,880,383	\$1,948,819	\$2,019,308	\$2,091,911	\$2,166,693	\$2,243,718	\$2,323,054	\$2,404,770	\$2,488,937	\$2,575,630	\$2,664,923	\$2,756,895	\$2,851,626
Utility Users Tax - Water Users Tax	\$53,233	\$54,830	\$56,475	\$58,169	\$59,914	\$61,712	\$63,563	\$65,470	\$67,434	\$69,457	\$71,541	\$73,687	\$75,898	\$78,175	\$80,520	\$82,935	\$85,423
Utility Users Tax - Gas Electric Steam Users Tax	\$869,030	\$895,101	\$921,954	\$949,612	\$978,101	\$1,007,444	\$1,037,667	\$1,068,797	\$1,100,861	\$1,133,887	\$1,167,903	\$1,202,940	\$1,239,028	\$1,276,199	\$1,314,485	\$1,353,920	\$1,394,537
Utility Users Tax - Telephone Users Tax	\$555,776	\$572,450	\$589,623	\$607,312	\$625,531	\$644,297	\$663,626	\$683,535	\$704,041	\$725,162	\$746,917	\$769,325	\$792,404	\$816,176	\$840,662	\$865,882	\$891,858
Access Line Tax	\$538,663	\$554,823	\$571,468	\$588,612	\$606,270	\$624,458	\$643,192	\$662,488	\$682,362	\$702,833	\$723,918	\$745,636	\$768,005	\$791,045	\$814,776	\$839,220	\$864,396
Licenses, Permits and Franchise Fees	\$334,172	\$344,197	\$354,523	\$365,159	\$376,113	\$387,397	\$399,019	\$410,989	\$423,319	\$436,019	\$449,099	\$462,572	\$476,449	\$490,743	\$505,465	\$520,629	\$536,248
Fines and Forfeitures	\$51,067	\$52,599	\$54,177	\$55,802	\$57,476	\$59,201	\$60,977	\$62,806	\$64,690	\$66,631	\$68,630	\$70,689	\$72,809	\$74,994	\$77,243	\$79,561	\$81,948
<b>Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$28,159,124</b>	<b>\$28,977,823</b>	<b>\$29,820,296</b>	<b>\$30,687,241</b>	<b>\$31,579,376</b>	<b>\$32,497,440</b>	<b>\$33,442,195</b>	<b>\$34,414,423</b>	<b>\$35,414,933</b>	<b>\$36,444,554</b>	<b>\$37,504,142</b>	<b>\$38,594,578</b>	<b>\$39,716,768</b>	<b>\$40,871,645</b>	<b>\$42,060,171</b>	<b>\$43,283,335</b>	<b>\$44,542,157</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$6,083,519</i>	<i>\$6,260,748</i>	<i>\$6,443,135</i>	<i>\$6,630,831</i>	<i>\$6,823,992</i>	<i>\$7,022,779</i>	<i>\$7,227,358</i>	<i>\$7,437,898</i>	<i>\$7,654,575</i>	<i>\$7,877,569</i>	<i>\$8,107,067</i>	<i>\$8,343,260</i>	<i>\$8,586,344</i>	<i>\$8,836,522</i>	<i>\$9,094,005</i>	<i>\$9,359,005</i>	<i>\$9,631,746</i>
<b>Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$22,075,605</b>	<b>\$22,717,075</b>	<b>\$23,377,161</b>	<b>\$24,056,410</b>	<b>\$24,755,384</b>	<b>\$25,474,661</b>	<b>\$26,214,837</b>	<b>\$26,976,525</b>	<b>\$27,760,358</b>	<b>\$28,566,985</b>	<b>\$29,397,075</b>	<b>\$30,251,318</b>	<b>\$31,130,424</b>	<b>\$32,035,123</b>	<b>\$32,966,166</b>	<b>\$33,924,330</b>	<b>\$34,910,410</b>
<i>Less:</i>																	
<b>Estimated Expenditures</b>																	
General Administration and Finance	\$655,297	\$674,956	\$695,205	\$716,061	\$737,543	\$759,669	\$782,459	\$805,933	\$830,111	\$855,014	\$880,665	\$907,085	\$934,297	\$962,326	\$991,196	\$1,020,932	\$1,051,560
Public Protection - Police	\$7,236,190	\$7,453,276	\$7,676,874	\$7,907,180	\$8,144,396	\$8,388,727	\$8,640,389	\$8,899,601	\$9,166,589	\$9,441,587	\$9,724,834	\$10,016,579	\$10,317,077	\$10,626,589	\$10,945,387	\$11,273,748	\$11,611,961
Public Protection - Fire	\$3,260,959	\$3,358,787	\$3,459,551	\$3,563,338	\$3,670,238	\$3,780,345	\$3,893,755	\$4,010,568	\$4,130,885	\$4,254,812	\$4,382,456	\$4,513,930	\$4,649,347	\$4,788,828	\$4,932,493	\$5,080,467	\$5,232,881
Other Public Protection	\$1,139,945	\$1,174,143	\$1,209,368	\$1,245,649	\$1,283,018	\$1,321,509	\$1,361,154	\$1,401,989	\$1,444,088	\$1,487,370	\$1,531,991	\$1,577,951	\$1,625,289	\$1,674,048	\$1,724,269	\$1,775,997	\$1,829,877
Community Health	\$1,453,178	\$1,496,773	\$1,541,676	\$1,587,926	\$1,635,564	\$1,684,631	\$1,735,170	\$1,787,225	\$1,840,842	\$1,896,067	\$1,952,949	\$2,011,538	\$2,071,884	\$2,134,040	\$2,198,061	\$2,264,003	\$2,331,923
Human Welfare and Neigh. Dev.	\$904,804	\$931,948	\$959,907	\$988,704	\$1,018,365	\$1,048,916	\$1,080,383	\$1,112,795	\$1,146,179	\$1,180,564	\$1,215,981	\$1,252,460	\$1,290,034	\$1,328,735	\$1,368,597	\$1,409,655	\$1,451,945
Culture and Recreation	\$404,046	\$416,167	\$428,652	\$441,512	\$454,757	\$468,400	\$482,452	\$496,925	\$511,833	\$527,188	\$543,004	\$559,294	\$576,073	\$593,355	\$611,156	\$629,490	\$648,375
<b>Total Expenditures In 2017\$</b>	<b>\$15,054,418</b>	<b>\$15,506,051</b>	<b>\$15,971,232</b>	<b>\$16,450,369</b>	<b>\$16,943,881</b>	<b>\$17,452,197</b>	<b>\$17,975,763</b>	<b>\$18,515,036</b>	<b>\$19,070,487</b>	<b>\$19,642,601</b>	<b>\$20,231,879</b>	<b>\$20,838,836</b>	<b>\$21,464,001</b>	<b>\$22,107,921</b>	<b>\$22,771,159</b>	<b>\$23,454,293</b>	<b>\$24,157,922</b>
<b>Net Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$13,104,706</b>	<b>\$13,471,772</b>	<b>\$13,849,064</b>	<b>\$14,236,872</b>	<b>\$14,635,495</b>	<b>\$15,045,243</b>	<b>\$15,466,432</b>	<b>\$15,899,387</b>	<b>\$16,344,446</b>	<b>\$16,801,953</b>	<b>\$17,272,263</b>	<b>\$17,755,742</b>	<b>\$18,252,767</b>	<b>\$18,763,724</b>	<b>\$19,289,013</b>	<b>\$19,829,042</b>	<b>\$20,384,235</b>
<i>Less:</i>																	
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$5,560,934</b>	<b>\$5,550,192</b>	<b>\$5,539,447</b>	<b>\$5,528,705</b>	<b>\$5,517,966</b>	<b>\$5,507,235</b>	<b>\$5,496,513</b>	<b>\$5,485,804</b>	<b>\$5,475,111</b>	<b>\$5,464,434</b>	<b>\$5,453,778</b>	<b>\$5,443,144</b>	<b>\$5,432,534</b>	<b>\$5,421,951</b>	<b>\$5,411,396</b>	<b>\$5,400,872</b>	<b>\$5,390,379</b>
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$7,021,187</b>	<b>\$7,211,024</b>	<b>\$7,405,929</b>	<b>\$7,606,041</b>	<b>\$7,811,503</b>	<b>\$8,022,464</b>	<b>\$8,239,074</b>	<b>\$8,461,489</b>	<b>\$8,689,871</b>	<b>\$8,924,383</b>	<b>\$9,165,196</b>	<b>\$9,412,482</b>	<b>\$9,666,423</b>	<b>\$9,927,202</b>	<b>\$10,195,008</b>	<b>\$10,470,037</b>	<b>\$10,752,488</b>
<i>Less:</i>																	
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$2,979,415</b>	<b>\$2,970,846</b>	<b>\$2,962,276</b>	<b>\$2,953,707</b>	<b>\$2,945,142</b>	<b>\$2,936,582</b>	<b>\$2,928,030</b>	<b>\$2,919,488</b>	<b>\$2,910,959</b>	<b>\$2,902,443</b>	<b>\$2,893,943</b>	<b>\$2,885,461</b>	<b>\$2,876,998</b>	<b>\$2,868,557</b>	<b>\$2,860,137</b>	<b>\$2,851,743</b>	<b>\$2,843,373</b>
<b>Construction Related Revenues</b>																	
<b>Construction Related Revenues</b>																	
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers In 2017\$</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Construction Revenues, After Transfers In 2017\$</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>	<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>Net Fiscal Impact</b>																	
<b>Net Fiscal Impact, Before ADR Transfers In 2017\$</b>	<b>\$13,104,706</b>	<b>\$13,471,772</b>	<b>\$13,849,064</b>	<b>\$14,236,872</b>	<b>\$14,635,495</b>	<b>\$15,045,243</b>	<b>\$15,466,432</b>	<b>\$15,899,387</b>	<b>\$16,344,446</b>	<b>\$16,801,953</b>	<b>\$17,272,263</b>	<b>\$17,755,742</b>	<b>\$18,252,767</b>	<b>\$18,763,724</b>	<b>\$19,289,013</b>	<b>\$19,829,042</b>	<b>\$20,384,235</b>
<b>Net Fiscal Impact, Before ADR Transfers, in 2017\$</b>	<b>\$5,560,934</b>	<b>\$5,550,192</b>	<b>\$5,539,447</b>	<b>\$5,528,705</b>	<b>\$5,517,966</b>	<b>\$5,507,235</b>	<b>\$5,496,513</b>	<b>\$5,485,804</b>	<b>\$5,475,111</b>	<b>\$5,464,434</b>	<b>\$5,453,778</b>	<b>\$5,443,144</b>	<b>\$5,432,534</b>	<b>\$5,421,951</b>	<b>\$5,411,396</b>	<b>\$5,400,872</b>	<b>\$5,390,379</b>
<b>Net Fiscal Impact, After ADR Transfers In 2017\$</b>	<b>\$7,021,187</b>	<b>\$7,211,024</b>	<b>\$7,405,929</b>	<b>\$7,606,041</b>	<b>\$7,811,503</b>	<b>\$8,022,464</b>	<b>\$8,239,074</b>	<b>\$8,461,489</b>	<b>\$8,689,871</b>	<b>\$8,924,383</b>	<b>\$9,165,196</b>	<b>\$9,412,482</b>	<b>\$9,666,423</b>	<b>\$9,927,202</b>	<b>\$10,195,008</b>	<b>\$10,470,037</b>	<b>\$10,752,488</b>
<b>Net Fiscal Impact, After ADR Transfers, in 2017\$</b>	<b>\$2,979,415</b>	<b>\$2,970,846</b>	<b>\$2,962,276</b>	<b>\$2,953,707</b>	<b>\$2,945,142</b>	<b>\$2,936,582</b>	<b>\$2,928,030</b>	<b>\$2,919,488</b>	<b>\$2,910,959</b>	<b>\$2,902,443</b>	<b>\$2,893,943</b>	<b>\$2,885,461</b>	<b>\$2,876,998</b>	<b>\$2,868,557</b>	<b>\$2,860,137</b>	<b>\$2,851,743</b>	<b>\$2,843,373</b>

Table A1  
 Estimated Annual Project Fiscal Impact  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Estimates with Inflation										
Revenues	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<b>Net Recurring Revenues</b>										
<b>Recurring General Fund Revenues</b>										
<b>Taxes</b>										
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$5,490,474	\$5,600,625	\$5,712,979	\$5,827,580	\$5,944,473	\$6,063,704	\$6,185,320	\$6,309,367	\$6,435,896	\$6,564,956
Sales Tax	\$6,086,146	\$6,268,730	\$6,456,792	\$6,650,496	\$6,850,011	\$7,055,511	\$7,267,177	\$7,485,192	\$7,709,748	\$7,941,040
Gross Receipts Tax	\$26,781,071	\$27,585,225	\$28,413,503	\$29,266,630	\$30,145,350	\$31,050,432	\$31,982,667	\$32,942,868	\$33,931,876	\$34,950,553
Business Registration Fee	\$560,750	\$577,572	\$594,900	\$612,747	\$631,129	\$650,063	\$669,565	\$689,652	\$710,341	\$731,652
Net New Parking Tax Revenue	\$2,949,199	\$3,049,699	\$3,153,215	\$3,259,836	\$3,369,655	\$3,482,769	\$3,599,276	\$3,719,279	\$3,842,882	\$3,970,192
Utility Users Tax - Water Users Tax	\$87,986	\$90,626	\$93,344	\$96,145	\$99,029	\$102,000	\$105,060	\$108,212	\$111,458	\$114,802
Utility Users Tax - Gas Electric Steam Users Tax	\$1,436,374	\$1,479,465	\$1,523,849	\$1,569,564	\$1,616,651	\$1,665,151	\$1,715,105	\$1,766,558	\$1,819,555	\$1,874,142
Utility Users Tax - Telephone Users Tax	\$918,614	\$946,172	\$974,557	\$1,003,794	\$1,033,908	\$1,064,925	\$1,096,873	\$1,129,779	\$1,163,672	\$1,198,583
Access Line Tax	\$890,328	\$917,038	\$944,549	\$972,886	\$1,002,072	\$1,032,134	\$1,063,098	\$1,094,991	\$1,127,841	\$1,161,676
Licenses, Permits and Franchise Fees	\$552,335	\$568,905	\$585,972	\$603,552	\$621,658	\$640,308	\$659,517	\$679,303	\$699,682	\$720,672
Fines and Forfeitures	\$84,406	\$86,938	\$89,546	\$92,233	\$95,000	\$97,850	\$100,785	\$103,809	\$106,923	\$110,131
<b>Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$45,837,684</b>	<b>\$47,170,997</b>	<b>\$48,543,208</b>	<b>\$49,955,461</b>	<b>\$51,408,937</b>	<b>\$52,904,849</b>	<b>\$54,444,446</b>	<b>\$56,029,014</b>	<b>\$57,659,879</b>	<b>\$59,338,404</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$9,912,455</i>	<i>\$10,201,366</i>	<i>\$10,498,722</i>	<i>\$10,804,771</i>	<i>\$11,119,770</i>	<i>\$11,443,983</i>	<i>\$11,777,680</i>	<i>\$12,121,143</i>	<i>\$12,474,658</i>	<i>\$12,838,522</i>
<b>Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$35,925,229</b>	<b>\$36,969,630</b>	<b>\$38,044,485</b>	<b>\$39,150,690</b>	<b>\$40,289,167</b>	<b>\$41,460,866</b>	<b>\$42,666,765</b>	<b>\$43,907,871</b>	<b>\$45,185,221</b>	<b>\$46,499,882</b>
<i>Less:</i>										
<b>Estimated Expenditures</b>										
General Administration and Finance	\$1,083,106	\$1,115,600	\$1,149,068	\$1,183,540	\$1,219,046	\$1,255,617	\$1,293,286	\$1,332,084	\$1,372,047	\$1,413,208
Public Protection - Police	\$11,960,319	\$12,319,129	\$12,688,703	\$13,069,364	\$13,461,445	\$13,865,288	\$14,281,247	\$14,709,684	\$15,150,975	\$15,605,504
Public Protection - Fire	\$5,389,868	\$5,551,564	\$5,718,111	\$5,889,654	\$6,066,344	\$6,248,334	\$6,435,784	\$6,628,858	\$6,827,723	\$7,032,555
Other Public Protection	\$1,884,156	\$1,940,680	\$1,998,901	\$2,058,868	\$2,120,634	\$2,184,253	\$2,249,780	\$2,317,274	\$2,386,792	\$2,458,396
Community Health	\$2,401,881	\$2,473,937	\$2,548,156	\$2,624,600	\$2,703,338	\$2,784,438	\$2,867,972	\$2,954,011	\$3,042,631	\$3,133,910
Human Welfare and Neigh. Dev.	\$1,495,503	\$1,540,368	\$1,586,579	\$1,634,177	\$1,683,202	\$1,733,698	\$1,785,709	\$1,839,280	\$1,894,459	\$1,951,293
Culture and Recreation	\$667,826	\$687,861	\$708,497	\$729,752	\$751,644	\$774,194	\$797,419	\$821,342	\$845,982	\$871,362
<b>Total Expenditures In 2017\$</b>	<b>\$24,882,660</b>	<b>\$25,629,140</b>	<b>\$26,398,014</b>	<b>\$27,189,954</b>	<b>\$28,005,653</b>	<b>\$28,845,822</b>	<b>\$29,711,197</b>	<b>\$30,602,533</b>	<b>\$31,520,609</b>	<b>\$32,466,227</b>
<b>Net Recurring General Fund Revenues, Before Transfers In 2017\$</b>	<b>\$20,955,024</b>	<b>\$21,541,857</b>	<b>\$22,145,194</b>	<b>\$22,765,507</b>	<b>\$23,403,285</b>	<b>\$24,059,027</b>	<b>\$24,733,249</b>	<b>\$25,426,481</b>	<b>\$26,139,270</b>	<b>\$26,872,177</b>
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$5,379,920</b>	<b>\$5,369,497</b>	<b>\$5,359,110</b>	<b>\$5,348,763</b>	<b>\$5,338,455</b>	<b>\$5,328,189</b>	<b>\$5,317,965</b>	<b>\$5,307,785</b>	<b>\$5,297,651</b>	<b>\$5,287,562</b>
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$11,042,569</b>	<b>\$11,340,491</b>	<b>\$11,646,472</b>	<b>\$11,960,736</b>	<b>\$12,283,514</b>	<b>\$12,615,044</b>	<b>\$12,955,568</b>	<b>\$13,305,338</b>	<b>\$13,664,612</b>	<b>\$14,033,655</b>
<b>Net Recurring General Fund Revenues, After Transfers In 2017\$</b>	<b>\$2,835,031</b>	<b>\$2,826,717</b>	<b>\$2,818,432</b>	<b>\$2,810,178</b>	<b>\$2,801,957</b>	<b>\$2,793,768</b>	<b>\$2,785,613</b>	<b>\$2,777,493</b>	<b>\$2,769,409</b>	<b>\$2,761,363</b>
<b>Construction Related Revenues</b>										
<b>Construction Related Revenues</b>										
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers In 2017\$</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>	<b>\$0</b>
<i>Less: Transfers Pursuant to City Charter and City Policies In 2017\$</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Construction Revenues, After Transfers In 2017\$</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>	<b>\$0</b>
<b>Net Fiscal Impact</b>										
<b>Net Fiscal Impact, Before ADR Transfers</b>	<b>\$20,955,024</b>	<b>\$21,541,857</b>	<b>\$22,145,194</b>	<b>\$22,765,507</b>	<b>\$23,403,285</b>	<b>\$24,059,027</b>	<b>\$24,733,249</b>	<b>\$25,426,481</b>	<b>\$26,139,270</b>	<b>\$26,872,177</b>
<b>Net Fiscal Impact, Before ADR Transfers, in 2017\$</b>	<b>\$5,379,920</b>	<b>\$5,369,497</b>	<b>\$5,359,110</b>	<b>\$5,348,763</b>	<b>\$5,338,455</b>	<b>\$5,328,189</b>	<b>\$5,317,965</b>	<b>\$5,307,785</b>	<b>\$5,297,651</b>	<b>\$5,287,562</b>
<b>Net Fiscal Impact, After ADR Transfers</b>	<b>\$11,042,569</b>	<b>\$11,340,491</b>	<b>\$11,646,472</b>	<b>\$11,960,736</b>	<b>\$12,283,514</b>	<b>\$12,615,044</b>	<b>\$12,955,568</b>	<b>\$13,305,338</b>	<b>\$13,664,612</b>	<b>\$14,033,655</b>
<b>Net Fiscal Impact, After ADR Transfers, in 2017\$</b>	<b>\$2,835,031</b>	<b>\$2,826,717</b>	<b>\$2,818,432</b>	<b>\$2,810,178</b>	<b>\$2,801,957</b>	<b>\$2,793,768</b>	<b>\$2,785,613</b>	<b>\$2,777,493</b>	<b>\$2,769,409</b>	<b>\$2,761,363</b>

Table A2  
 Estimated Annual Project Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Revenues	Estimating Procedure /	Source	Buildout (Uninflated)	Estimates with Inflation											
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Recurring General Fund Revenues</b>															
<b>Taxes</b>															
Property Tax	Case Study	Table A3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Tax In-Lieu of VLF	Case Study	Table A3	\$2,180,249	\$0	\$341	\$690	\$1,045	\$66,362	\$68,030	\$865,715	\$910,940	\$1,855,706	\$2,258,384	\$2,567,375	\$2,736,854
Sales Tax	Case Study	Table A4	\$1,562,536	\$0	\$0	\$0	\$0	\$682,872	\$703,358	\$1,182,379	\$1,522,538	\$1,850,515	\$2,038,755	\$2,099,918	\$2,162,915
Gross Receipts Tax	Case Study	Table A5	\$6,864,480	\$0	\$24,487	\$25,944	\$27,443	\$3,190,848	\$3,275,435	\$6,340,741	\$7,402,554	\$8,529,057	\$8,955,209	\$9,224,587	\$9,502,046
Business Registration Fee	Case Study	Table A6	\$143,965	\$0	\$0	\$0	\$0	\$63,501	\$65,406	\$122,420	\$146,816	\$176,214	\$187,842	\$193,477	\$199,281
Net New Parking Tax Revenue	Case Study	Table A7	\$570,516	\$0	\$408,124	\$432,392	\$457,388	\$412,855	\$239,593	\$698,516	\$684,171	\$688,700	\$721,385	\$755,051	\$789,727
Utility Users Tax - Water Users Tax	Per Employee	Table A8	\$22,589	\$0	\$0	\$0	\$0	\$10,352	\$10,662	\$20,086	\$23,711	\$27,619	\$29,474	\$30,358	\$31,269
Utility Users Tax - Gas Electric Steam Users Tax	Per Employee	Table A8	\$368,770	\$0	\$0	\$0	\$0	\$168,993	\$174,063	\$327,909	\$387,079	\$450,883	\$481,161	\$495,595	\$510,463
Utility Users Tax - Telephone Users Tax	Persons Served	Table A8	\$235,842	\$0	\$0	\$0	\$0	\$108,265	\$111,513	\$188,196	\$247,864	\$294,012	\$307,720	\$316,952	\$326,460
Access Line Tax [1]	Persons Served	Table A8	\$228,580	\$0	\$0	\$0	\$0	\$104,932	\$108,080	\$182,401	\$240,232	\$284,959	\$298,245	\$307,192	\$316,408
Licenses, Permits and Franchise Fees [2]	Persons Served	Table A8	\$141,805	\$0	\$0	\$0	\$0	\$65,097	\$67,050	\$113,156	\$149,033	\$176,781	\$185,023	\$190,574	\$196,291
Fines and Forfeitures [2]	Persons Served	Table A8	\$21,670	\$0	\$0	\$0	\$0	\$9,948	\$10,246	\$17,292	\$22,775	\$27,015	\$28,275	\$29,123	\$29,997
<b>Subtotal, Recurring General Fund Revenues, Before Transfers</b>				<b>\$0</b>	<b>\$432,953</b>	<b>\$459,025</b>	<b>\$485,876</b>	<b>\$4,884,025</b>	<b>\$4,833,437</b>	<b>\$10,058,810</b>	<b>\$11,737,712</b>	<b>\$14,361,462</b>	<b>\$15,491,472</b>	<b>\$16,210,201</b>	<b>\$16,801,710</b>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>															
Children's Services, ADR Set-aside	8.76%	of ADR	\$1,081,072	\$0	\$37,927	\$40,211	\$42,563	\$427,841	\$423,409	\$881,152	\$1,028,224	\$1,258,064	\$1,357,053	\$1,420,014	\$1,471,830
Library Preservation, ADR Set-aside	2.286%	of ADR	\$282,115	\$0	\$9,897	\$10,493	\$11,107	\$111,649	\$110,492	\$229,944	\$268,324	\$328,303	\$354,135	\$370,565	\$384,087
MTA ADR Set-aside	9.19%	of ADR	\$1,134,138	\$0	\$39,788	\$42,184	\$44,652	\$448,842	\$444,193	\$924,405	\$1,078,696	\$1,319,818	\$1,423,666	\$1,489,718	\$1,544,077
Licenses, Permits, Fines, Franchise Fees			\$163,475	\$0	\$0	\$0	\$0	\$75,045	\$77,296	\$130,449	\$171,808	\$203,796	\$213,297	\$219,696	\$226,287
<b>Total Transfers</b>			<b>\$2,660,800</b>	<b>\$0</b>	<b>\$87,612</b>	<b>\$92,888</b>	<b>\$98,322</b>	<b>\$1,063,376</b>	<b>\$1,055,390</b>	<b>\$2,165,949</b>	<b>\$2,547,051</b>	<b>\$3,109,982</b>	<b>\$3,348,152</b>	<b>\$3,499,993</b>	<b>\$3,626,281</b>
<b>Recurring General Fund Revenues, After Transfers</b>				<b>\$0</b>	<b>\$345,341</b>	<b>\$366,137</b>	<b>\$387,554</b>	<b>\$3,820,649</b>	<b>\$3,778,047</b>	<b>\$7,892,861</b>	<b>\$9,190,661</b>	<b>\$11,251,481</b>	<b>\$12,143,320</b>	<b>\$12,710,209</b>	<b>\$13,175,429</b>
<b>Construction Related Revenues</b>															
<b>Construction Related Revenues</b>															
Sales Tax	Case Study	Table A4	\$0	\$0	\$0	\$0	\$1,297,183	\$0	\$1,413,815	\$627,336	\$461,598	\$163,258	\$0	\$0	\$0
Gross Receipts Tax		Table A5.1		\$117,166	\$55,314	\$270,739	\$2,787,652	\$125,326	\$3,094,177	\$1,247,266	\$913,269	\$347,423	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers</b>				<b>\$117,166</b>	<b>\$55,314</b>	<b>\$270,739</b>	<b>\$4,084,835</b>	<b>\$125,326</b>	<b>\$4,507,992</b>	<b>\$1,874,601</b>	<b>\$1,374,867</b>	<b>\$510,681</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>															
Children's Services, ADR Set-aside	8.76%	of ADR	\$1,081,072	\$10,264	\$4,845	\$23,717	\$357,832	\$10,979	\$394,900	\$164,215	\$120,438	\$44,736	\$0	\$0	\$0
Library Preservation, ADR Set-aside	2.286%	of ADR	\$282,115	\$2,678	\$1,264	\$6,189	\$93,379	\$2,865	\$103,053	\$42,853	\$31,429	\$11,674	\$0	\$0	\$0
MTA ADR Set-aside	9.19%	of ADR	\$1,134,138	\$10,768	\$5,083	\$24,881	\$375,396	\$11,517	\$414,285	\$172,276	\$126,350	\$46,932	\$0	\$0	\$0
<b>Total Transfers</b>			<b>\$2,497,325</b>	<b>\$23,710</b>	<b>\$11,193</b>	<b>\$54,787</b>	<b>\$826,607</b>	<b>\$25,361</b>	<b>\$912,237</b>	<b>\$379,344</b>	<b>\$278,218</b>	<b>\$103,341</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Related Revenues, After Transfers</b>				<b>\$93,456</b>	<b>\$44,120</b>	<b>\$215,953</b>	<b>\$3,258,227</b>	<b>\$99,965</b>	<b>\$3,595,755</b>	<b>\$1,495,257</b>	<b>\$1,096,649</b>	<b>\$407,340</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Summary</b>															
<b>Total General Fund Revenues, Before Transfers</b>			<b>\$12,341,000</b>	<b>\$117,166</b>	<b>\$488,267</b>	<b>\$729,765</b>	<b>\$4,570,711</b>	<b>\$5,009,351</b>	<b>\$9,341,430</b>	<b>\$11,933,412</b>	<b>\$13,112,579</b>	<b>\$14,872,143</b>	<b>\$15,491,472</b>	<b>\$16,210,201</b>	<b>\$16,801,710</b>
<b>Total General Fund Revenues, After Transfers</b>			<b>\$9,680,201</b>	<b>\$93,456</b>	<b>\$389,461</b>	<b>\$582,090</b>	<b>\$3,645,782</b>	<b>\$3,920,614</b>	<b>\$7,373,802</b>	<b>\$9,388,118</b>	<b>\$10,287,310</b>	<b>\$11,658,820</b>	<b>\$12,143,320</b>	<b>\$12,710,209</b>	<b>\$13,175,429</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.

[3] City of San Francisco, Office of the Controller. FY 2016-17 and FY 2017-18 Revenue Letter.

Table A2  
 Estimated Annual Project Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Revenues	Estimates with Inflation												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Recurring General Fund Revenues</b>													
<b>Taxes</b>													
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$2,791,932	\$2,848,112	\$2,905,416	\$2,963,866	\$3,023,484	\$3,084,295	\$3,146,323	\$3,209,591	\$3,274,124	\$3,339,948	\$3,407,088	\$3,475,571	\$3,545,424
Sales Tax	\$2,227,803	\$2,294,637	\$2,363,476	\$2,434,380	\$2,507,412	\$2,582,634	\$2,660,113	\$2,739,916	\$2,822,114	\$2,906,777	\$2,993,981	\$3,083,800	\$3,176,314
Gross Receipts Tax	\$9,787,829	\$10,082,185	\$10,385,372	\$10,697,655	\$11,019,306	\$11,350,607	\$11,691,846	\$12,043,323	\$12,405,344	\$12,778,226	\$13,162,294	\$13,557,885	\$13,965,342
Business Registration Fee	\$205,260	\$211,417	\$217,760	\$224,293	\$231,022	\$237,952	\$245,091	\$252,443	\$260,017	\$267,817	\$275,852	\$284,127	\$292,651
Net New Parking Tax Revenue	\$825,443	\$862,231	\$900,122	\$939,150	\$979,349	\$1,020,754	\$1,063,401	\$1,107,327	\$1,152,571	\$1,199,172	\$1,247,172	\$1,296,611	\$1,347,534
Utility Users Tax - Water Users Tax	\$32,207	\$33,173	\$34,168	\$35,193	\$36,249	\$37,337	\$38,457	\$39,610	\$40,799	\$42,023	\$43,283	\$44,582	\$45,919
Utility Users Tax - Gas Electric Steam Users Tax	\$525,777	\$541,551	\$557,797	\$574,531	\$591,767	\$609,520	\$627,806	\$646,640	\$666,039	\$686,020	\$706,601	\$727,799	\$749,633
Utility Users Tax - Telephone Users Tax	\$336,254	\$346,342	\$356,732	\$367,434	\$378,457	\$389,810	\$401,505	\$413,550	\$425,956	\$438,735	\$451,897	\$465,454	\$479,418
Access Line Tax [1]	\$325,900	\$335,677	\$345,747	\$356,120	\$366,803	\$377,807	\$389,142	\$400,816	\$412,840	\$425,226	\$437,982	\$451,122	\$464,656
Licenses, Permits and Franchise Fees [2]	\$202,179	\$208,245	\$214,492	\$220,927	\$227,555	\$234,381	\$241,413	\$248,655	\$256,115	\$263,798	\$271,712	\$279,864	\$288,260
Fines and Forfeitures [2]	\$30,896	\$31,823	\$32,778	\$33,761	\$34,774	\$35,817	\$36,892	\$37,999	\$39,139	\$40,313	\$41,522	\$42,768	\$44,051
<b>Subtotal, Recurring General Fund Revenues, Before Transfers</b>	<b>\$17,291,480</b>	<b>\$17,795,393</b>	<b>\$18,313,861</b>	<b>\$18,847,309</b>	<b>\$19,396,177</b>	<b>\$19,960,915</b>	<b>\$20,541,987</b>	<b>\$21,139,870</b>	<b>\$21,755,058</b>	<b>\$22,388,055</b>	<b>\$23,039,385</b>	<b>\$23,709,583</b>	<b>\$24,399,202</b>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>													
Children's Services, ADR Set-aside	\$1,514,734	\$1,558,876	\$1,604,294	\$1,651,024	\$1,699,105	\$1,748,576	\$1,799,478	\$1,851,853	\$1,905,743	\$1,961,194	\$2,018,250	\$2,076,959	\$2,137,370
Library Preservation, ADR Set-aside	\$395,283	\$406,803	\$418,655	\$430,849	\$443,397	\$456,307	\$469,590	\$483,257	\$497,321	\$511,791	\$526,680	\$542,001	\$557,766
MTA ADR Set-aside	\$1,589,087	\$1,635,397	\$1,683,044	\$1,732,068	\$1,782,509	\$1,834,408	\$1,887,809	\$1,942,754	\$1,999,290	\$2,057,462	\$2,117,319	\$2,178,911	\$2,242,287
Licenses, Permits, Fines, Franchise Fees	\$233,076	\$240,068	\$247,270	\$254,688	\$262,329	\$270,199	\$278,305	\$286,654	\$295,254	\$304,111	\$313,235	\$322,632	\$332,310
<b>Total Transfers</b>	<b>\$3,732,180</b>	<b>\$3,841,144</b>	<b>\$3,953,263</b>	<b>\$4,068,630</b>	<b>\$4,187,339</b>	<b>\$4,309,490</b>	<b>\$4,435,181</b>	<b>\$4,564,518</b>	<b>\$4,697,607</b>	<b>\$4,834,558</b>	<b>\$4,975,484</b>	<b>\$5,120,503</b>	<b>\$5,269,733</b>
<b>Recurring General Fund Revenues, After Transfers</b>	<b>\$13,559,300</b>	<b>\$13,954,249</b>	<b>\$14,360,597</b>	<b>\$14,778,680</b>	<b>\$15,208,838</b>	<b>\$15,651,425</b>	<b>\$16,106,805</b>	<b>\$16,575,352</b>	<b>\$17,057,451</b>	<b>\$17,553,497</b>	<b>\$18,063,900</b>	<b>\$18,589,080</b>	<b>\$19,129,469</b>
<b>Construction Related Revenues</b>													
<b>Construction Related Revenues</b>													
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Before Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>													
Children's Services, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library Preservation, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MTA ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Related Revenues, After Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Summary</b>													
<b>Total General Fund Revenues, Before Transfers</b>	<b>\$17,291,480</b>	<b>\$17,795,393</b>	<b>\$18,313,861</b>	<b>\$18,847,309</b>	<b>\$19,396,177</b>	<b>\$19,960,915</b>	<b>\$20,541,987</b>	<b>\$21,139,870</b>	<b>\$21,755,058</b>	<b>\$22,388,055</b>	<b>\$23,039,385</b>	<b>\$23,709,583</b>	<b>\$24,399,202</b>
<b>Total General Fund Revenues, After Transfers</b>	<b>\$13,559,300</b>	<b>\$13,954,249</b>	<b>\$14,360,597</b>	<b>\$14,778,680</b>	<b>\$15,208,838</b>	<b>\$15,651,425</b>	<b>\$16,106,805</b>	<b>\$16,575,352</b>	<b>\$17,057,451</b>	<b>\$17,553,497</b>	<b>\$18,063,900</b>	<b>\$18,589,080</b>	<b>\$19,129,469</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.

[3] City of San Francisco, Office of the Controller. FY 2016-17 and FY 2017-18 Revenue Letter.

Table A2  
 Estimated Annual Project Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Revenues	Estimates with Inflation													
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	
<b>Recurring General Fund Revenues</b>														
<b>Taxes</b>														
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$3,616,674	\$3,689,349	\$3,763,477	\$3,839,088	\$3,916,212	\$3,994,877	\$4,075,116	\$4,156,960	\$4,240,441	\$4,325,591	\$4,412,444	\$4,501,034	\$4,591,397	
Sales Tax	\$3,271,603	\$3,369,751	\$3,470,844	\$3,574,969	\$3,682,218	\$3,792,685	\$3,906,465	\$4,023,659	\$4,144,369	\$4,268,700	\$4,396,761	\$4,528,664	\$4,664,524	
Gross Receipts Tax	\$14,385,024	\$14,817,296	\$15,262,537	\$15,721,134	\$16,193,490	\$16,680,016	\$17,181,138	\$17,697,294	\$18,228,934	\$18,776,523	\$19,340,540	\$19,921,478	\$20,519,844	
Business Registration Fee	\$301,431	\$310,474	\$319,788	\$329,382	\$339,263	\$349,441	\$359,924	\$370,722	\$381,843	\$393,299	\$405,098	\$417,251	\$429,768	
Net New Parking Tax Revenue	\$1,399,984	\$1,454,008	\$1,509,653	\$1,566,967	\$1,626,000	\$1,686,805	\$1,749,433	\$1,813,940	\$1,880,383	\$1,948,819	\$2,019,308	\$2,091,911	\$2,166,693	
Utility Users Tax - Water Users Tax	\$47,297	\$48,716	\$50,177	\$51,683	\$53,233	\$54,830	\$56,475	\$58,169	\$59,914	\$61,712	\$63,563	\$65,470	\$67,434	
Utility Users Tax - Gas Electric Steam Users Tax	\$772,122	\$795,285	\$819,144	\$843,718	\$869,030	\$895,101	\$921,954	\$949,612	\$978,101	\$1,007,444	\$1,037,667	\$1,068,797	\$1,100,861	
Utility Users Tax - Telephone Users Tax	\$493,800	\$508,614	\$523,873	\$539,589	\$555,776	\$572,450	\$589,623	\$607,312	\$625,531	\$644,297	\$663,626	\$683,535	\$704,041	
Access Line Tax [1]	\$478,595	\$492,953	\$507,742	\$522,974	\$538,663	\$554,823	\$571,468	\$588,612	\$606,270	\$624,458	\$643,192	\$662,488	\$682,362	
Licenses, Permits and Franchise Fees [2]	\$296,907	\$305,815	\$314,989	\$324,439	\$334,172	\$344,197	\$354,523	\$365,159	\$376,113	\$387,397	\$399,019	\$410,989	\$423,319	
Fines and Forfeitures [2]	\$45,372	\$46,734	\$48,136	\$49,580	\$51,067	\$52,599	\$54,177	\$55,802	\$57,476	\$59,201	\$60,977	\$62,806	\$64,690	
<b>Subtotal, Recurring General Fund Revenues, Before Transfers</b>	<b>\$25,108,811</b>	<b>\$25,838,995</b>	<b>\$26,590,359</b>	<b>\$27,363,522</b>	<b>\$28,159,124</b>	<b>\$28,977,823</b>	<b>\$29,820,296</b>	<b>\$30,687,241</b>	<b>\$31,579,376</b>	<b>\$32,497,440</b>	<b>\$33,442,195</b>	<b>\$34,414,423</b>	<b>\$35,414,933</b>	
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>														
Children's Services, ADR Set-aside	\$2,199,532	\$2,263,496	\$2,329,315	\$2,397,045	\$2,466,739	\$2,538,457	\$2,612,258	\$2,688,202	\$2,766,353	\$2,846,776	\$2,929,536	\$3,014,703	\$3,102,348	
Library Preservation, ADR Set-aside	\$573,987	\$590,679	\$607,856	\$625,530	\$643,718	\$662,433	\$681,692	\$701,510	\$721,905	\$742,891	\$764,489	\$786,714	\$809,585	
MTA ADR Set-aside	\$2,307,500	\$2,374,604	\$2,443,654	\$2,514,708	\$2,587,824	\$2,663,062	\$2,740,485	\$2,820,157	\$2,902,145	\$2,986,515	\$3,073,338	\$3,162,685	\$3,254,632	
Licenses, Permits, Fines, Franchise Fees	\$342,280	\$352,548	\$363,125	\$374,018	\$385,239	\$396,796	\$408,700	\$420,961	\$433,590	\$446,598	\$459,995	\$473,795	\$488,009	
<b>Total Transfers</b>	<b>\$5,423,299</b>	<b>\$5,581,327</b>	<b>\$5,743,950</b>	<b>\$5,911,301</b>	<b>\$6,083,519</b>	<b>\$6,260,748</b>	<b>\$6,443,135</b>	<b>\$6,630,831</b>	<b>\$6,823,992</b>	<b>\$7,022,779</b>	<b>\$7,227,358</b>	<b>\$7,437,898</b>	<b>\$7,654,575</b>	
<b>Recurring General Fund Revenues, After Transfers</b>	<b>\$19,685,512</b>	<b>\$20,257,668</b>	<b>\$20,846,409</b>	<b>\$21,452,221</b>	<b>\$22,075,605</b>	<b>\$22,717,075</b>	<b>\$23,377,161</b>	<b>\$24,056,410</b>	<b>\$24,755,384</b>	<b>\$25,474,661</b>	<b>\$26,214,837</b>	<b>\$26,976,525</b>	<b>\$27,760,358</b>	
<b>Construction Related Revenues</b>														
<b>Construction Related Revenues</b>														
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal, Construction Related Revenues, Before Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>														
Children's Services, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Library Preservation, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MTA ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Construction Related Revenues, After Transfers</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Summary</b>														
<b>Total General Fund Revenues, Before Transfers</b>	<b>\$25,108,811</b>	<b>\$25,838,995</b>	<b>\$26,590,359</b>	<b>\$27,363,522</b>	<b>\$28,159,124</b>	<b>\$28,977,823</b>	<b>\$29,820,296</b>	<b>\$30,687,241</b>	<b>\$31,579,376</b>	<b>\$32,497,440</b>	<b>\$33,442,195</b>	<b>\$34,414,423</b>	<b>\$35,414,933</b>	
<b>Total General Fund Revenues, After Transfers</b>	<b>\$19,685,512</b>	<b>\$20,257,668</b>	<b>\$20,846,409</b>	<b>\$21,452,221</b>	<b>\$22,075,605</b>	<b>\$22,717,075</b>	<b>\$23,377,161</b>	<b>\$24,056,410</b>	<b>\$24,755,384</b>	<b>\$25,474,661</b>	<b>\$26,214,837</b>	<b>\$26,976,525</b>	<b>\$27,760,358</b>	

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.

[3] City of San Francisco, Office of the Controller. FY 2016-17 and FY 2017-18 Revenue Letter.



Table A2  
 Estimated Annual Project Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Revenues	Estimates with Inflation																	
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<b>Recurring General Fund Revenues</b>																		
<b>Taxes</b>																		
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax In-Lieu of VLF	\$4,683,566	\$4,777,579	\$4,873,472	\$4,971,282	\$5,071,050	\$5,172,812	\$5,276,610	\$5,382,483	\$5,490,474	\$5,600,625	\$5,712,979	\$5,827,580	\$5,944,473	\$6,063,704	\$6,185,320	\$6,309,367	\$6,435,896	\$6,564,956
Sales Tax	\$4,804,460	\$4,948,594	\$5,097,051	\$5,249,963	\$5,407,462	\$5,569,686	\$5,736,776	\$5,908,880	\$6,086,146	\$6,268,730	\$6,456,792	\$6,650,496	\$6,850,011	\$7,055,511	\$7,267,177	\$7,485,192	\$7,709,748	\$7,941,040
Gross Receipts Tax	\$21,136,161	\$21,770,967	\$22,424,817	\$23,098,283	\$23,791,953	\$24,506,433	\$25,242,348	\$26,000,340	\$26,781,071	\$27,585,225	\$28,413,503	\$29,266,630	\$30,145,350	\$31,050,432	\$31,982,667	\$32,942,868	\$33,931,876	\$34,950,553
Business Registration Fee	\$442,661	\$455,941	\$469,619	\$483,708	\$498,219	\$513,166	\$528,561	\$544,417	\$560,750	\$577,572	\$594,900	\$612,747	\$631,129	\$650,063	\$669,565	\$689,652	\$710,341	\$731,652
Net New Parking Tax Revenue	\$2,243,718	\$2,323,054	\$2,404,770	\$2,488,937	\$2,575,630	\$2,664,923	\$2,756,895	\$2,851,626	\$2,949,199	\$3,049,699	\$3,153,215	\$3,259,836	\$3,369,655	\$3,482,769	\$3,599,276	\$3,719,279	\$3,842,882	\$3,970,192
Utility Users Tax - Water Users Tax	\$69,457	\$71,541	\$73,687	\$75,898	\$78,175	\$80,520	\$82,935	\$85,423	\$87,986	\$90,626	\$93,344	\$96,145	\$99,029	\$102,000	\$105,060	\$108,212	\$111,458	\$114,802
Utility Users Tax - Gas Electric Steam Users Tax	\$1,133,887	\$1,167,903	\$1,202,940	\$1,239,028	\$1,276,199	\$1,314,485	\$1,353,920	\$1,394,537	\$1,436,374	\$1,479,465	\$1,523,849	\$1,569,564	\$1,616,651	\$1,665,151	\$1,715,105	\$1,766,558	\$1,819,555	\$1,874,142
Utility Users Tax - Telephone Users Tax	\$725,162	\$746,917	\$769,325	\$792,404	\$816,176	\$840,662	\$865,882	\$891,858	\$918,614	\$946,172	\$974,557	\$1,003,794	\$1,033,908	\$1,064,925	\$1,096,873	\$1,129,779	\$1,163,672	\$1,198,583
Access Line Tax [1]	\$702,833	\$723,918	\$745,636	\$768,005	\$791,045	\$814,776	\$839,220	\$864,396	\$890,328	\$917,038	\$944,549	\$972,886	\$1,002,072	\$1,032,134	\$1,063,098	\$1,094,991	\$1,127,841	\$1,161,676
Licenses, Permits and Franchise Fees [2]	\$436,019	\$449,099	\$462,572	\$476,449	\$490,743	\$505,465	\$520,629	\$536,248	\$552,335	\$568,905	\$585,972	\$603,552	\$621,658	\$640,308	\$659,517	\$679,303	\$699,682	\$720,672
Fines and Forfeitures [2]	\$66,631	\$68,630	\$70,689	\$72,809	\$74,994	\$77,243	\$79,561	\$81,948	\$84,406	\$86,938	\$89,546	\$92,233	\$95,000	\$97,850	\$100,785	\$103,809	\$106,923	\$110,131
<b>Subtotal, Recurring General Fund Revenues, Before Tra</b>	<b>\$36,444,554</b>	<b>\$37,504,142</b>	<b>\$38,594,578</b>	<b>\$39,716,768</b>	<b>\$40,871,645</b>	<b>\$42,060,171</b>	<b>\$43,283,335</b>	<b>\$44,542,157</b>	<b>\$45,837,684</b>	<b>\$47,170,997</b>	<b>\$48,543,208</b>	<b>\$49,955,461</b>	<b>\$51,408,937</b>	<b>\$52,904,849</b>	<b>\$54,444,446</b>	<b>\$56,029,014</b>	<b>\$57,659,879</b>	<b>\$59,338,404</b>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>																		
Children's Services, ADR Set-aside	\$3,192,543	\$3,285,363	\$3,380,885	\$3,479,189	\$3,580,356	\$3,684,471	\$3,791,620	\$3,901,893	\$4,015,381	\$4,132,179	\$4,252,385	\$4,376,098	\$4,503,423	\$4,634,465	\$4,769,333	\$4,908,142	\$5,051,005	\$5,198,044
Library Preservation, ADR Set-aside	\$833,123	\$857,345	\$882,272	\$907,925	\$934,326	\$961,496	\$989,457	\$1,018,234	\$1,047,849	\$1,078,329	\$1,109,698	\$1,141,982	\$1,175,208	\$1,209,405	\$1,244,600	\$1,280,823	\$1,318,105	\$1,356,476
MTA ADR Set-aside	\$3,349,255	\$3,446,631	\$3,546,842	\$3,649,971	\$3,756,104	\$3,865,330	\$3,977,739	\$4,093,424	\$4,212,483	\$4,335,015	\$4,461,121	\$4,590,907	\$4,724,481	\$4,861,956	\$5,003,445	\$5,149,066	\$5,298,943	\$5,453,199
Licenses, Permits, Fines, Franchise Fees	\$502,649	\$517,729	\$533,261	\$549,259	\$565,736	\$582,708	\$600,190	\$618,195	\$636,741	\$655,843	\$675,519	\$695,784	\$716,658	\$738,158	\$760,302	\$783,111	\$806,605	\$830,803
<b>Total Transfers</b>	<b>\$7,877,569</b>	<b>\$8,107,067</b>	<b>\$8,343,260</b>	<b>\$8,586,344</b>	<b>\$8,836,522</b>	<b>\$9,094,005</b>	<b>\$9,359,005</b>	<b>\$9,631,746</b>	<b>\$9,912,455</b>	<b>\$10,201,366</b>	<b>\$10,498,721</b>	<b>\$10,804,771</b>	<b>\$11,119,770</b>	<b>\$11,443,983</b>	<b>\$11,777,680</b>	<b>\$12,121,143</b>	<b>\$12,474,658</b>	<b>\$12,838,522</b>
<b>Recurring General Fund Revenues, After Transfers</b>	<b>\$28,566,985</b>	<b>\$29,397,075</b>	<b>\$30,251,318</b>	<b>\$31,130,424</b>	<b>\$32,035,123</b>	<b>\$32,966,166</b>	<b>\$33,924,330</b>	<b>\$34,910,410</b>	<b>\$35,925,229</b>	<b>\$36,969,630</b>	<b>\$38,044,485</b>	<b>\$39,150,690</b>	<b>\$40,289,167</b>	<b>\$41,460,866</b>	<b>\$42,666,765</b>	<b>\$43,907,871</b>	<b>\$45,185,221</b>	<b>\$46,499,882</b>
<b>Construction Related Revenues</b>																		
<b>Construction Related Revenues</b>																		
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Receipts Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal, Construction Related Revenues, Befor</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>	<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>
<b>Less: Transfers Pursuant to City Charter and City Policies [3]</b>																		
Children's Services, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library Preservation, ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MTA ADR Set-aside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Transfers</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>	<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>
<b>Construction Related Revenues, After Transfers</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>	<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>
<b>Summary</b>																		
<b>Total General Fund Revenues, Before Transfers</b>	<b>\$36,444,554</b>	<b>\$37,504,142</b>	<b>\$38,594,578</b>	<b>\$39,716,768</b>	<b>\$40,871,645</b>	<b>\$42,060,171</b>	<b>\$43,283,335</b>	<b>\$44,542,157</b>	<b>\$45,837,684</b>	<b>\$47,170,997</b>	<b>\$48,543,208</b>	<b>\$49,955,461</b>	<b>\$51,408,937</b>	<b>\$52,904,849</b>	<b>\$54,444,446</b>	<b>\$56,029,014</b>	<b>\$57,659,879</b>	<b>\$59,338,404</b>
<b>Total General Fund Revenues, After Transfers</b>	<b>\$28,566,985</b>	<b>\$29,397,075</b>	<b>\$30,251,318</b>	<b>\$31,130,424</b>	<b>\$32,035,123</b>	<b>\$32,966,166</b>	<b>\$33,924,330</b>	<b>\$34,910,410</b>	<b>\$35,925,229</b>	<b>\$36,969,630</b>	<b>\$38,044,485</b>	<b>\$39,150,690</b>	<b>\$40,289,167</b>	<b>\$41,460,866</b>	<b>\$42,666,765</b>	<b>\$43,907,871</b>	<b>\$45,185,221</b>	<b>\$46,499,882</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.

[3] City of San Francisco, Office of the Controller. FY 2016-17 and FY 2017-18 Revenue Letter.

**Table A3**  
**Estimated Revenue, Property Tax and Property Tax In-Lieu of VLF**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Assumption/ Source	Formula	Revenue Added to Tax Roll (\$ with inflation)								
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>1-Percent Property Tax</b>											
Cumulative Assessed Value	Table B4		\$16,014,000	\$16,334,280	\$16,660,966	\$16,994,185	\$78,265,938	\$79,831,257	\$828,115,289	\$870,540,060	\$1,756,796,818
Base Value	Table B4										
Cumulative Incremental Assessed Value	Table B4	a	\$0	\$320,280	\$646,966	\$980,185	\$62,251,938	\$63,817,257	\$812,101,289	\$854,526,060	\$1,740,782,818
Property Tax Revenue (1% of AV)	1.00%	b=a*1.00%	\$0	\$3,203	\$6,470	\$9,802	\$622,519	\$638,173	\$8,121,013	\$8,545,261	\$17,407,828
<b>San Francisco Share</b>	64.59%	d=b*0.6459	<b>\$0</b>	<b>\$2,069</b>	<b>\$4,179</b>	<b>\$6,331</b>	<b>\$402,085</b>	<b>\$412,196</b>	<b>\$5,245,362</b>	<b>\$5,519,384</b>	<b>\$11,243,716</b>
<b>Estimated Property Tax Allocation</b>											
<b>100% Property Tax Deposited into EIFD</b>	Table A10										
City and County General Fund [1]	0.00%	c=b*0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b>											
Property Tax Based Revenue 2004-05 [2]	\$109,881,177	g									
2004-05 City of San Francisco Gross Assessed Value [2]	\$103,076,295,556	h									
Property Tax in Lieu of VLF per \$1,000 in AV Growth	\$1.07	i = g / h * 1000									
<b>Property Tax In-Lieu of VLF</b>		j = i * a / 1000	<b>\$0</b>	<b>\$341</b>	<b>\$690</b>	<b>\$1,045</b>	<b>\$66,362</b>	<b>\$68,030</b>	<b>\$865,715</b>	<b>\$910,940</b>	<b>\$1,855,706</b>

[1] Table A10.

[2] Values of City and County of San Francisco. California State Controller's Office.

**Table A3**  
**Estimated Revenue, Property Tax and Property**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)											
	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
<b>1-Percent Property Tax</b>												
Cumulative Assessed Value Base Value	\$2,134,537,498	\$2,424,393,126	\$2,583,375,785	\$2,635,043,301	\$2,687,744,167	\$2,741,499,051	\$2,796,329,032	\$2,852,255,612	\$2,909,300,724	\$2,967,486,739	\$3,026,836,474	\$3,087,373,203
Cumulative Incremental Assessed Value	\$2,118,523,498	\$2,408,379,126	\$2,567,361,785	\$2,619,029,301	\$2,671,730,167	\$2,725,485,051	\$2,780,315,032	\$2,836,241,612	\$2,893,286,724	\$2,951,472,739	\$3,010,822,474	\$3,071,359,203
Property Tax Revenue (1% of AV)	\$21,185,235	\$24,083,791	\$25,673,618	\$26,190,293	\$26,717,302	\$27,254,851	\$27,803,150	\$28,362,416	\$28,932,867	\$29,514,727	\$30,108,225	\$30,713,592
<b>San Francisco Share</b>	<b>\$13,683,543</b>	<b>\$15,555,721</b>	<b>\$16,582,590</b>	<b>\$16,916,310</b>	<b>\$17,256,705</b>	<b>\$17,603,908</b>	<b>\$17,958,055</b>	<b>\$18,319,285</b>	<b>\$18,687,739</b>	<b>\$19,063,562</b>	<b>\$19,446,902</b>	<b>\$19,837,909</b>
<b>Estimated Property Tax Allocation</b>												
<b>100% Property Tax Deposited into EIFD</b>												
City and County General Fund [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fe</b>												
Property Tax Based Revenue 2004-05 [2]												
2004-05 City of San Francisco Gross Assessed Value [2]												
Property Tax in Lieu of VLF per \$1,000 in AV Growth												
<b>Property Tax In-Lieu of VLF</b>	<b>\$2,258,384</b>	<b>\$2,567,375</b>	<b>\$2,736,854</b>	<b>\$2,791,932</b>	<b>\$2,848,112</b>	<b>\$2,905,416</b>	<b>\$2,963,866</b>	<b>\$3,023,484</b>	<b>\$3,084,295</b>	<b>\$3,146,323</b>	<b>\$3,209,591</b>	<b>\$3,274,124</b>

[1] Table A10.

[2] Values of City and County of San Francisco. California State Controller's Office.

**Table A3**  
**Estimated Revenue, Property Tax and Property**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)											
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>1-Percent Property Tax</b>												
Cumulative Assessed Value Base Value	\$3,149,120,667	\$3,212,103,081	\$3,276,345,142	\$3,341,872,045	\$3,408,709,486	\$3,476,883,676	\$3,546,421,349	\$3,617,349,776	\$3,689,696,772	\$3,763,490,707	\$3,838,760,521	\$3,915,535,732
Cumulative Incremental Assessed Value	\$3,133,106,667	\$3,196,089,081	\$3,260,331,142	\$3,325,858,045	\$3,392,695,486	\$3,460,869,676	\$3,530,407,349	\$3,601,335,776	\$3,673,682,772	\$3,747,476,707	\$3,822,746,521	\$3,899,521,732
Property Tax Revenue (1% of AV)	\$31,331,067	\$31,960,891	\$32,603,311	\$33,258,580	\$33,926,955	\$34,608,697	\$35,304,073	\$36,013,358	\$36,736,828	\$37,474,767	\$38,227,465	\$38,995,217
<b>San Francisco Share</b>	<b>\$20,236,736</b>	<b>\$20,643,539</b>	<b>\$21,058,479</b>	<b>\$21,481,717</b>	<b>\$21,913,420</b>	<b>\$22,353,757</b>	<b>\$22,802,901</b>	<b>\$23,261,028</b>	<b>\$23,728,317</b>	<b>\$24,204,952</b>	<b>\$24,691,120</b>	<b>\$25,187,011</b>
<b>Estimated Property Tax Allocation</b>												
<b>100% Property Tax Deposited into EIFD</b>												
City and County General Fund [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fe</b>												
Property Tax Based Revenue 2004-05 [2]												
2004-05 City of San Francisco Gross Assessed Value [2]												
Property Tax in Lieu of VLF per \$1,000 in AV Growth												
<b>Property Tax In-Lieu of VLF</b>	<b>\$3,339,948</b>	<b>\$3,407,088</b>	<b>\$3,475,571</b>	<b>\$3,545,424</b>	<b>\$3,616,674</b>	<b>\$3,689,349</b>	<b>\$3,763,477</b>	<b>\$3,839,088</b>	<b>\$3,916,212</b>	<b>\$3,994,877</b>	<b>\$4,075,116</b>	<b>\$4,156,960</b>

[1] Table A10.

[2] Values of City and County of San Francisco. California State Controller's Office.

**Table A3**  
**Estimated Revenue, Property Tax and Property**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)											
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62
<b>1-Percent Property Tax</b>												
Cumulative Assessed Value Base Value	\$3,993,846,446	\$4,073,723,375	\$4,155,197,843	\$4,238,301,800	\$4,323,067,836	\$4,409,529,192	\$4,497,719,776	\$4,587,674,172	\$4,679,427,655	\$4,773,016,208	\$4,868,476,532	\$4,965,846,063
Cumulative Incremental Assessed Value	\$3,977,832,446	\$4,057,709,375	\$4,139,183,843	\$4,222,287,800	\$4,307,053,836	\$4,393,515,192	\$4,481,705,776	\$4,571,660,172	\$4,663,413,655	\$4,757,002,208	\$4,852,462,532	\$4,949,832,063
Property Tax Revenue (1% of AV)	\$39,778,324	\$40,577,094	\$41,391,838	\$42,222,878	\$43,070,538	\$43,935,152	\$44,817,058	\$45,716,602	\$46,634,137	\$47,570,022	\$48,524,625	\$49,498,321
<b>San Francisco Share</b>	<b>\$25,692,820</b>	<b>\$26,208,745</b>	<b>\$26,734,988</b>	<b>\$27,271,757</b>	<b>\$27,819,261</b>	<b>\$28,377,715</b>	<b>\$28,947,338</b>	<b>\$29,528,353</b>	<b>\$30,120,989</b>	<b>\$30,725,477</b>	<b>\$31,342,055</b>	<b>\$31,970,965</b>
<b>Estimated Property Tax Allocation</b>												
<b>100% Property Tax Deposited into EIFD</b>												
City and County General Fund [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fe</b>												
Property Tax Based Revenue 2004-05 [2] 2004-05 City of San Francisco Gross Assessed Value [2] Property Tax in Lieu of VLF per \$1,000 in AV Growth												
<b>Property Tax In-Lieu of VLF</b>	<b>\$4,240,441</b>	<b>\$4,325,591</b>	<b>\$4,412,444</b>	<b>\$4,501,034</b>	<b>\$4,591,397</b>	<b>\$4,683,566</b>	<b>\$4,777,579</b>	<b>\$4,873,472</b>	<b>\$4,971,282</b>	<b>\$5,071,050</b>	<b>\$5,172,812</b>	<b>\$5,276,610</b>

[1] Table A10.

[2] Values of City and County of San Francisco. California State Controller's Office.

**Table A3**  
**Estimated Revenue, Property Tax and Property**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)										
	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<b>1-Percent Property Tax</b>											
Cumulative Assessed Value Base Value	\$5,065,162,984	\$5,166,466,244	\$5,269,795,569	\$5,375,191,480	\$5,482,695,310	\$5,592,349,216	\$5,704,196,200	\$5,818,280,124	\$5,934,645,727	\$6,053,338,641	\$6,174,405,414
Cumulative Incremental Assessed Value	\$5,049,148,984	\$5,150,452,244	\$5,253,781,569	\$5,359,177,480	\$5,466,681,310	\$5,576,335,216	\$5,688,182,200	\$5,802,266,124	\$5,918,631,727	\$6,037,324,641	\$6,158,391,414
Property Tax Revenue (1% of AV)	\$50,491,490	\$51,504,522	\$52,537,816	\$53,591,775	\$54,666,813	\$55,763,352	\$56,881,822	\$58,022,661	\$59,186,317	\$60,373,246	\$61,583,914
<b>San Francisco Share</b>	<b>\$32,612,453</b>	<b>\$33,266,771</b>	<b>\$33,934,175</b>	<b>\$34,614,927</b>	<b>\$35,309,295</b>	<b>\$36,017,549</b>	<b>\$36,739,969</b>	<b>\$37,476,837</b>	<b>\$38,228,442</b>	<b>\$38,995,080</b>	<b>\$39,777,050</b>
<b>Estimated Property Tax Allocation</b>											
<b>100% Property Tax Deposited into EIFD</b>											
City and County General Fund [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fe</b>											
Property Tax Based Revenue 2004-05 [2] 2004-05 City of San Francisco Gross Assessed Value [2] Property Tax in Lieu of VLF per \$1,000 in AV Growth											
<b>Property Tax In-Lieu of VLF</b>	<b>\$5,382,483</b>	<b>\$5,490,474</b>	<b>\$5,600,625</b>	<b>\$5,712,979</b>	<b>\$5,827,580</b>	<b>\$5,944,473</b>	<b>\$6,063,704</b>	<b>\$6,185,320</b>	<b>\$6,309,367</b>	<b>\$6,435,896</b>	<b>\$6,564,956</b>

[1] Table A10.

[2] Values of City and County of San Francisco. California State Controller's Office.

**Table A4**  
**Estimated Annual Sales and Use Tax Revenues**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Assumptions/ Sources	Buildout (uninflated)	Revenue Added to Tax Roll (\$ with Inflation)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Citywide Taxable Sales, Recurring</b>														
<b>Off-site Spending from Residents &amp; Employees</b>														
	Table A4.1													
Households - offsite spending		\$38,876,031	\$0	\$0	\$0	\$0	\$17,882,407	\$18,418,879	\$28,025,394	\$40,908,451	\$49,246,992	\$50,724,402	\$52,246,134	\$53,813,518
Retail & Production Employee off-site spending		\$1,743,998	\$0	\$0	\$0	\$0	\$630,348	\$649,258	\$1,081,779	\$1,385,193	\$1,747,572	\$2,275,521	\$2,343,787	\$2,414,100
Office Employee off-site spending		\$12,076,039	\$0	\$0	\$0	\$0	\$5,767,726	\$5,940,758	\$11,387,157	\$13,292,141	\$15,297,564	\$15,756,491	\$16,229,186	\$16,716,062
<b>Subtotal</b>		<b>\$52,696,067</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,280,481</b>	<b>\$25,008,895</b>	<b>\$40,494,329</b>	<b>\$55,585,785</b>	<b>\$66,292,129</b>	<b>\$68,756,415</b>	<b>\$70,819,107</b>	<b>\$72,943,680</b>
<b>Taxable Sales from Space</b>														
	Table A4.2													
Retail Sales from Space		\$67,211,370	\$0	\$0	\$0	\$0	\$30,043,826	\$30,945,140	\$50,173,875	\$64,489,863	\$81,721,073	\$87,695,593	\$90,326,461	\$93,036,255
Non-retail Sales from Space		\$36,346,161	\$0	\$0	\$0	\$0	\$13,962,905	\$14,381,792	\$27,569,660	\$32,178,154	\$37,038,345	\$47,423,497	\$48,846,201	\$50,311,587
<b>Subtotal</b>		<b>\$103,557,531</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,006,730</b>	<b>\$45,326,932</b>	<b>\$77,743,535</b>	<b>\$96,668,017</b>	<b>\$118,759,418</b>	<b>\$135,119,090</b>	<b>\$139,172,662</b>	<b>\$143,347,842</b>
<b>Total - Citywide Taxable Sales</b>		<b>\$156,253,598</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,287,211</b>	<b>\$70,335,827</b>	<b>\$118,237,864</b>	<b>\$152,253,802</b>	<b>\$185,051,547</b>	<b>\$203,875,504</b>	<b>\$209,991,770</b>	<b>\$216,291,523</b>
<b>Annual Sales-Tax Revenue, Recurring</b>														
Local Sales Tax Rate	1.0000%													
<b>Total Annual Sales-Tax Revenue</b>		<b>\$1,562,536</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$682,872</b>	<b>\$703,358</b>	<b>\$1,182,379</b>	<b>\$1,522,538</b>	<b>\$1,850,515</b>	<b>\$2,038,755</b>	<b>\$2,099,918</b>	<b>\$2,162,915</b>
<b>Annual Sales-Tax Revenue, Non-recurring</b>														
Taxable Sales from Space, Construction		\$0	\$0	\$0	\$0	\$129,718,278	\$0	\$141,381,539	\$62,733,556	\$46,159,802	\$16,325,813	\$0	\$0	\$0
Local Sales Tax Rate	1.0000%													
<b>Total Annual Sales-Tax Revenue</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,297,183</b>	<b>\$0</b>	<b>\$1,413,815</b>	<b>\$627,336</b>	<b>\$461,598</b>	<b>\$163,258</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table A4**  
**Estimated Annual Sales and Use Tax Revenue**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Citywide Taxable Sales, Recurring</b>													
<b>Off-site Spending from Residents &amp; Employees</b>													
Households - offsite spending	\$55,427,924	\$57,090,762	\$58,803,484	\$60,567,589	\$62,384,617	\$64,256,155	\$66,183,840	\$68,169,355	\$70,214,436	\$72,320,869	\$74,490,495	\$76,725,210	\$79,026,966
Retail & Production Employee off-site	\$2,486,524	\$2,561,119	\$2,637,953	\$2,717,091	\$2,798,604	\$2,882,562	\$2,969,039	\$3,058,110	\$3,149,854	\$3,244,349	\$3,341,680	\$3,441,930	\$3,545,188
Office Employee off-site spending	\$17,217,543	\$17,734,070	\$18,266,092	\$18,814,075	\$19,378,497	\$19,959,852	\$20,558,647	\$21,175,407	\$21,810,669	\$22,464,989	\$23,138,939	\$23,833,107	\$24,548,100
<b>Subtotal</b>	<b>\$75,131,991</b>	<b>\$77,385,951</b>	<b>\$79,707,529</b>	<b>\$82,098,755</b>	<b>\$84,561,718</b>	<b>\$87,098,569</b>	<b>\$89,711,526</b>	<b>\$92,402,872</b>	<b>\$95,174,958</b>	<b>\$98,030,207</b>	<b>\$100,971,113</b>	<b>\$104,000,246</b>	<b>\$107,120,254</b>
<b>Taxable Sales from Space</b>													
Retail Sales from Space	\$95,827,342	\$98,702,163	\$101,663,228	\$104,713,124	\$107,854,518	\$111,090,154	\$114,422,858	\$117,855,544	\$121,391,210	\$125,032,947	\$128,783,935	\$132,647,453	\$136,626,877
Non-retail Sales from Space	\$51,820,935	\$53,375,563	\$54,976,830	\$56,626,135	\$58,324,919	\$60,074,667	\$61,876,907	\$63,733,214	\$65,645,210	\$67,614,566	\$69,643,003	\$71,732,294	\$73,884,262
<b>Subtotal</b>	<b>\$147,648,278</b>	<b>\$152,077,726</b>	<b>\$156,640,058</b>	<b>\$161,339,259</b>	<b>\$166,179,437</b>	<b>\$171,164,820</b>	<b>\$176,299,765</b>	<b>\$181,588,758</b>	<b>\$187,036,421</b>	<b>\$192,647,513</b>	<b>\$198,426,939</b>	<b>\$204,379,747</b>	<b>\$210,511,139</b>
<b>Total - Citywide Taxable Sales</b>	<b>\$222,780,268</b>	<b>\$229,463,676</b>	<b>\$236,347,587</b>	<b>\$243,438,014</b>	<b>\$250,741,155</b>	<b>\$258,263,389</b>	<b>\$266,011,291</b>	<b>\$273,991,630</b>	<b>\$282,211,379</b>	<b>\$290,677,720</b>	<b>\$299,398,052</b>	<b>\$308,379,993</b>	<b>\$317,631,393</b>
<b>Annual Sales-Tax Revenue, Recurring</b>													
Local Sales Tax Rate													
<b>Total Annual Sales-Tax Revenue</b>	<b>\$2,227,803</b>	<b>\$2,294,637</b>	<b>\$2,363,476</b>	<b>\$2,434,380</b>	<b>\$2,507,412</b>	<b>\$2,582,634</b>	<b>\$2,660,113</b>	<b>\$2,739,916</b>	<b>\$2,822,114</b>	<b>\$2,906,777</b>	<b>\$2,993,981</b>	<b>\$3,083,800</b>	<b>\$3,176,314</b>
<b>Annual Sales-Tax Revenue, Non-recurr</b>													
Taxable Sales from Space, Constructi	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Sales Tax Rate													
<b>Total Annual Sales-Tax Revenue</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table A4**  
**Estimated Annual Sales and Use Tax Revenue**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
<b>Citywide Taxable Sales, Recurring</b>												
<b>Off-site Spending from Residents &amp; Employees</b>												
Households - offsite spending	\$81,397,775	\$83,839,708	\$86,354,899	\$88,945,546	\$91,613,913	\$94,362,330	\$97,193,200	\$100,108,996	\$103,112,266	\$106,205,634	\$109,391,803	\$112,673,557
Retail & Production Employee off-site	\$3,651,544	\$3,761,090	\$3,873,923	\$3,990,140	\$4,109,844	\$4,233,140	\$4,360,134	\$4,490,938	\$4,625,666	\$4,764,436	\$4,907,369	\$5,054,590
Office Employee off-site spending	\$25,284,543	\$26,043,079	\$26,824,372	\$27,629,103	\$28,457,976	\$29,311,715	\$30,191,067	\$31,096,799	\$32,029,703	\$32,990,594	\$33,980,311	\$34,999,721
<b>Subtotal</b>	<b>\$110,333,861</b>	<b>\$113,643,877</b>	<b>\$117,053,194</b>	<b>\$120,564,789</b>	<b>\$124,181,733</b>	<b>\$127,907,185</b>	<b>\$131,744,401</b>	<b>\$135,696,733</b>	<b>\$139,767,635</b>	<b>\$143,960,664</b>	<b>\$148,279,484</b>	<b>\$152,727,868</b>
<b>Taxable Sales from Space</b>												
Retail Sales from Space	\$140,725,683	\$144,947,454	\$149,295,877	\$153,774,754	\$158,387,996	\$163,139,636	\$168,033,825	\$173,074,840	\$178,267,085	\$183,615,098	\$189,123,551	\$194,797,257
Non-retail Sales from Space	\$76,100,790	\$78,383,814	\$80,735,328	\$83,157,388	\$85,652,110	\$88,221,673	\$90,868,323	\$93,594,373	\$96,402,204	\$99,294,270	\$102,273,099	\$105,341,291
<b>Subtotal</b>	<b>\$216,826,473</b>	<b>\$223,331,268</b>	<b>\$230,031,206</b>	<b>\$236,932,142</b>	<b>\$244,040,106</b>	<b>\$251,361,309</b>	<b>\$258,902,148</b>	<b>\$266,669,213</b>	<b>\$274,669,289</b>	<b>\$282,909,368</b>	<b>\$291,396,649</b>	<b>\$300,138,549</b>
<b>Total - Citywide Taxable Sales</b>	<b>\$327,160,335</b>	<b>\$336,975,145</b>	<b>\$347,084,399</b>	<b>\$357,496,931</b>	<b>\$368,221,839</b>	<b>\$379,268,494</b>	<b>\$390,646,549</b>	<b>\$402,365,946</b>	<b>\$414,436,924</b>	<b>\$426,870,032</b>	<b>\$439,676,133</b>	<b>\$452,866,417</b>
<b>Annual Sales-Tax Revenue, Recurring</b>												
Local Sales Tax Rate												
<b>Total Annual Sales-Tax Revenue</b>	<b>\$3,271,603</b>	<b>\$3,369,751</b>	<b>\$3,470,844</b>	<b>\$3,574,969</b>	<b>\$3,682,218</b>	<b>\$3,792,685</b>	<b>\$3,906,465</b>	<b>\$4,023,659</b>	<b>\$4,144,369</b>	<b>\$4,268,700</b>	<b>\$4,396,761</b>	<b>\$4,528,664</b>
<b>Annual Sales-Tax Revenue, Non-recurring</b>												
Taxable Sales from Space, Constructi	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Sales Tax Rate												
<b>Total Annual Sales-Tax Revenue</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table A4**  
**Estimated Annual Sales and Use Tax Revenue**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll												
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67
<b>Citywide Taxable Sales, Recurring</b>													
<b>Off-site Spending from Residents &amp; Employees</b>													
Households - offsite spending	\$116,053,764	\$119,535,377	\$123,121,438	\$126,815,081	\$130,619,534	\$134,538,120	\$138,574,263	\$142,731,491	\$147,013,436	\$151,423,839	\$155,966,554	\$160,645,551	\$165,464,917
Retail & Production Employee off-site	\$5,206,228	\$5,362,415	\$5,523,287	\$5,688,986	\$5,859,656	\$6,035,445	\$6,216,509	\$6,403,004	\$6,595,094	\$6,792,947	\$6,996,735	\$7,206,637	\$7,422,836
Office Employee off-site spending	\$36,049,712	\$37,131,204	\$38,245,140	\$39,392,494	\$40,574,269	\$41,791,497	\$43,045,242	\$44,336,599	\$45,666,697	\$47,036,698	\$48,447,799	\$49,901,233	\$51,398,270
<b>Subtotal</b>	<b>\$157,309,704</b>	<b>\$162,028,995</b>	<b>\$166,889,865</b>	<b>\$171,896,561</b>	<b>\$177,053,458</b>	<b>\$182,365,062</b>	<b>\$187,836,014</b>	<b>\$193,471,094</b>	<b>\$199,275,227</b>	<b>\$205,253,484</b>	<b>\$211,411,088</b>	<b>\$217,753,421</b>	<b>\$224,286,023</b>
<b>Taxable Sales from Space</b>													
Retail Sales from Space	\$200,641,175	\$206,660,410	\$212,860,222	\$219,246,029	\$225,823,410	\$232,598,112	\$239,576,056	\$246,763,337	\$254,166,237	\$261,791,224	\$269,644,961	\$277,734,310	\$286,066,339
Non-retail Sales from Space	\$108,501,530	\$111,756,576	\$115,109,273	\$118,562,552	\$122,119,428	\$125,783,011	\$129,556,501	\$133,443,196	\$137,446,492	\$141,569,887	\$145,816,984	\$150,191,493	\$154,697,238
<b>Subtotal</b>	<b>\$309,142,705</b>	<b>\$318,416,986</b>	<b>\$327,969,496</b>	<b>\$337,808,581</b>	<b>\$347,942,838</b>	<b>\$358,381,123</b>	<b>\$369,132,557</b>	<b>\$380,206,534</b>	<b>\$391,612,730</b>	<b>\$403,361,111</b>	<b>\$415,461,945</b>	<b>\$427,925,803</b>	<b>\$440,763,577</b>
<b>Total - Citywide Taxable Sales</b>	<b>\$466,452,409</b>	<b>\$480,445,981</b>	<b>\$494,859,361</b>	<b>\$509,705,142</b>	<b>\$524,996,296</b>	<b>\$540,746,185</b>	<b>\$556,968,570</b>	<b>\$573,677,627</b>	<b>\$590,887,956</b>	<b>\$608,614,595</b>	<b>\$626,873,033</b>	<b>\$645,679,224</b>	<b>\$665,049,601</b>
<b>Annual Sales-Tax Revenue, Recurring</b>													
Local Sales Tax Rate													
<b>Total Annual Sales-Tax Revenue</b>	<b>\$4,664,524</b>	<b>\$4,804,460</b>	<b>\$4,948,594</b>	<b>\$5,097,051</b>	<b>\$5,249,963</b>	<b>\$5,407,462</b>	<b>\$5,569,686</b>	<b>\$5,736,776</b>	<b>\$5,908,880</b>	<b>\$6,086,146</b>	<b>\$6,268,730</b>	<b>\$6,456,792</b>	<b>\$6,650,496</b>
<b>Annual Sales-Tax Revenue, Non-recurr</b>													
Taxable Sales from Space, Constructi	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Sales Tax Rate													
<b>Total Annual Sales-Tax Revenue</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table A4**  
**Estimated Annual Sales and Use Tax Revenue**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll					
	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<b>Citywide Taxable Sales, Recurring</b>						
<b>Off-site Spending from Residents &amp; Employees</b>						
Households - offsite spending	\$170,428,865	\$175,541,731	\$180,807,982	\$186,232,222	\$191,819,189	\$197,573,764
Retail & Production Employee off-site	\$7,645,521	\$7,874,887	\$8,111,134	\$8,354,468	\$8,605,102	\$8,863,255
Office Employee off-site spending	\$52,940,218	\$54,528,424	\$56,164,277	\$57,849,206	\$59,584,682	\$61,372,222
<b>Subtotal</b>	<b>\$231,014,604</b>	<b>\$237,945,042</b>	<b>\$245,083,393</b>	<b>\$252,435,895</b>	<b>\$260,008,972</b>	<b>\$267,809,241</b>
<b>Taxable Sales from Space</b>						
Retail Sales from Space	\$294,648,329	\$303,487,779	\$312,592,413	\$321,970,185	\$331,629,291	\$341,578,169
Non-retail Sales from Space	\$159,338,155	\$164,118,300	\$169,041,849	\$174,113,104	\$179,336,497	\$184,716,592
<b>Subtotal</b>	<b>\$453,986,485</b>	<b>\$467,606,079</b>	<b>\$481,634,261</b>	<b>\$496,083,289</b>	<b>\$510,965,788</b>	<b>\$526,294,762</b>
<b>Total - Citywide Taxable Sales</b>	<b>\$685,001,089</b>	<b>\$705,551,121</b>	<b>\$726,717,655</b>	<b>\$748,519,184</b>	<b>\$770,974,760</b>	<b>\$794,104,003</b>
<b>Annual Sales-Tax Revenue, Recurring</b>						
Local Sales Tax Rate						
<b>Total Annual Sales-Tax Revenue</b>	<b>\$6,850,011</b>	<b>\$7,055,511</b>	<b>\$7,267,177</b>	<b>\$7,485,192</b>	<b>\$7,709,748</b>	<b>\$7,941,040</b>
<b>Annual Sales-Tax Revenue, Non-recurring</b>						
Taxable Sales from Space, Constructi	\$0	\$0	\$0	\$0	\$0	\$0
Local Sales Tax Rate						
<b>Total Annual Sales-Tax Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table A4.1  
Sales Tax: Residents and Employees Off-site Spending  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Source	Assumptions	Build-Out (Uninflated)	Assessed Value Added to Tax Roll (FY)									
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
<i>Inflation Rate</i>					1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Annual Taxable Sales from Cumulative New Households</b>													
<i>MR Occupancy Rate:</i>		95.0%											
<b>Market Rate Residential Units</b>	Table B1		801	0	0	0	0	327	0	156	202	116	
Cumulative Units (Occupied)			761	0	0	0	0	311	311	459	651	761	
Avg. Retail Expenditure per Household	Table C3		\$55,000	\$55,000	\$56,650	\$58,350	\$60,100	\$61,903	\$63,760	\$65,673	\$67,643	\$69,672	
Estimated Household Retail Expenditure			\$41,852,250	\$0	\$0	\$0	\$0	\$19,230,162	\$19,807,067	\$30,133,999	\$44,018,723	\$53,017,178	
<i>BMR Occupancy Rate:</i>		98.0%											
<b>45% AMI Residential Units</b>	Table B1		27	0	0	0	0	11	0	5	7	4	
Cumulative Units (Occupied)			26	0	0	0	0	11	11	16	23	26	
Avg. Retail Expenditure per Household	Table C3		\$10,000	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	
Estimated Household Retail Expenditure			\$264,600	\$0	\$0	\$0	\$0	\$121,330	\$124,970	\$187,227	\$277,214	\$335,187	
<b>55% AMI Residential Units</b>	Table B1		131	0	0	0	0	52	0	26	33	20	
Cumulative Units (Occupied)			128	0	0	0	0	51	51	76	109	128	
Avg. Retail Expenditure per Household	Table C3		\$16,000	\$16,000	\$16,480	\$16,974	\$17,484	\$18,008	\$18,548	\$19,105	\$19,678	\$20,268	
Estimated Household Retail Expenditure			\$2,054,080	\$0	\$0	\$0	\$0	\$917,695	\$945,226	\$1,460,374	\$2,140,571	\$2,602,047	
<b>90% AMI Residential Units</b>	Table B1		50	0	0	0	0	21	0	10	12	7	
Cumulative Units (Occupied)			49	0	0	0	0	21	21	30	42	49	
Avg. Retail Expenditure per Household	Table C3		\$25,000	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	
Estimated Household Retail Expenditure			\$1,225,000	\$0	\$0	\$0	\$0	\$579,074	\$596,447	\$906,883	\$1,295,672	\$1,551,793	
<b>120% AMI Residential Units</b>	Table B1		228	0	0	0	0	94	0	44	57	33	
Cumulative Units (Occupied)			223	0	0	0	0	92	92	135	191	223	
Avg. Retail Expenditure per Household	Table C3		\$28,000	\$28,000	\$28,840	\$29,705	\$30,596	\$31,514	\$32,460	\$33,433	\$34,436	\$35,470	
Estimated Household Retail Expenditure			\$6,256,320	\$0	\$0	\$0	\$0	\$2,903,092	\$2,990,185	\$4,521,542	\$6,580,809	\$7,925,319	
<b>150% AMI Residential Units</b>	Table B1		90	0	0	0	0	37	0	18	23	12	
Cumulative Units (Occupied)			88	0	0	0	0	36	36	54	76	88	
Avg. Retail Expenditure per Household	Table C3		\$33,000	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256	\$39,404	\$40,586	\$41,803	
Estimated Household Retail Expenditure			\$2,910,600	\$0	\$0	\$0	\$0	\$1,346,761	\$1,387,164	\$2,123,861	\$3,102,381	\$3,687,061	
<b>Total - Estimated Household Retail Expenditure</b>			<b>\$54,562,850</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,098,115</b>	<b>\$25,851,058</b>	<b>\$39,333,886</b>	<b>\$57,415,370</b>	<b>\$69,118,586</b>	
<b>Estimated Citywide Capture from Households</b>		75%	\$40,923,138	\$0	\$0	\$0	\$0	\$18,823,586	\$19,388,294	\$29,500,414	\$43,061,528	\$51,838,939	
On-site retail expenditures as a % of retail sales in SF [1]		5%	\$2,046,107	\$0	\$0	\$0	\$0	\$941,179	\$969,415	\$1,475,021	\$2,153,076	\$2,591,947	
<b>Off-site HHld Retail Expenditures in SF</b>		95%	<b>\$38,876,031</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,882,407</b>	<b>\$18,418,879</b>	<b>\$28,025,394</b>	<b>\$40,908,451</b>	<b>\$49,246,992</b>	
<b>Taxable Sales from Cumulative New Retail, Parking &amp; Production Employment</b>													
Potential Weekly Retail Spending [2]			\$46.69	\$46.69	\$48.09	\$49.53	\$51.02	\$52.55	\$54.13	\$55.75	\$57.42	\$59.15	
Weeks at Work per Year [1]		49											
Taxable Sales from New Employees [1]		100%											
Cumulative Retail, Parking & Production Employees	Table C2		847	0	0	0	0	272	272	440	547	670	
<b>Total City Taxable Sales from New Retail, Prk. &amp; Prod. Employees</b>			<b>\$1,937,775</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700,386</b>	<b>\$721,398</b>	<b>\$1,201,977</b>	<b>\$1,539,104</b>	<b>\$1,941,747</b>	
<b>Estimated City Taxable Sales (Ret., Prk. &amp; Prod. Employees) [1]</b>		100%	<b>\$1,937,775</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700,386</b>	<b>\$721,398</b>	<b>\$1,201,977</b>	<b>\$1,539,104</b>	<b>\$1,941,747</b>	
Retail, Parking & Production Employee On-site Spending		10%	\$193,778	\$0	\$0	\$0	\$0	\$70,039	\$72,140	\$120,198	\$153,910	\$194,175	
<b>Retail, Parking &amp; Production Employee Off-site Spending</b>		90%	<b>\$1,743,998</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$630,348</b>	<b>\$649,258</b>	<b>\$1,081,779</b>	<b>\$1,385,193</b>	<b>\$1,747,572</b>	
<b>Taxable Sales from Cumulative New Office Employment</b>													
Potential Weekly Retail Spending [2]			\$71.81	\$71.81	\$73.96	\$76.18	\$78.47	\$80.82	\$83.25	\$85.74	\$88.32	\$90.97	
Weeks at Work per Year [1]		49											
Taxable Sales from New Employees [1]		90%											
Cumulative Office Employees	Table C2		4,237	0	0	0	0	1,798	1,798	3,346	3,792	4,237	
<b>Total City Taxable Sales from New Office Employees</b>			<b>\$13,417,821</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,408,584</b>	<b>\$6,600,842</b>	<b>\$12,652,397</b>	<b>\$14,769,045</b>	<b>\$16,997,294</b>	
<b>Estimated City Taxable Sales from Office Employees [1]</b>		100%	<b>\$13,417,821</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,408,584</b>	<b>\$6,600,842</b>	<b>\$12,652,397</b>	<b>\$14,769,045</b>	<b>\$16,997,294</b>	
Office Employee On-site Spending		10%	\$1,341,782	\$0	\$0	\$0	\$0	\$640,858	\$660,084	\$1,265,240	\$1,476,905	\$1,699,729	
<b>Office Employee Off-site Spending</b>		90%	<b>\$12,076,039</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,767,726</b>	<b>\$5,940,758</b>	<b>\$11,387,157</b>	<b>\$13,292,141</b>	<b>\$15,297,564</b>	
<b>Total</b>													
<b>Total Off-site Spending</b>			<b>\$52,696,067</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,280,481</b>	<b>\$25,008,895</b>	<b>\$40,494,329</b>	<b>\$55,585,785</b>	<b>\$66,292,129</b>	

[1] KMA assumptions.

[2] Based on taxable food and goods and services spending for urban workers as reported in the ICSC report, "Office-Worker Retail Spending in a Digital Age" (2012). Retail worker spending based on Table BU-8; assumes retail workers earning \$25,000 to \$35,000 will spend similarly to office workers earning in the same range. Office worker spending based on average for urban office workers.

Table A4.1  
Sales Tax: Residents and Employees Off-site Spending  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY)											
	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Annual Taxable Sales from Cumulative New Households</b>												
<i>MR Occ</i>												
<b>Market Rate Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	761	761	761	761	761	761	761	761	761	761	761	761
Avg. Retail Expenditure per Household	\$71,763	\$73,915	\$76,133	\$78,417	\$80,769	\$83,192	\$85,688	\$88,259	\$90,907	\$93,634	\$96,443	\$99,336
Estimated Household Retail Expenditure	\$54,607,693	\$56,245,924	\$57,933,302	\$59,671,301	\$61,461,440	\$63,305,283	\$65,204,442	\$67,160,575	\$69,175,392	\$71,250,654	\$73,388,174	\$75,589,819
<i>BMR Occ</i>												
<b>45% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	26	26	26	26	26	26	26	26	26	26	26	26
Avg. Retail Expenditure per Household	\$13,048	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535	\$18,061
Estimated Household Retail Expenditure	\$345,243	\$355,600	\$366,268	\$377,256	\$388,574	\$400,231	\$412,238	\$424,605	\$437,343	\$450,464	\$463,978	\$477,897
<b>55% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	128	128	128	128	128	128	128	128	128	128	128	128
Avg. Retail Expenditure per Household	\$20,876	\$21,503	\$22,148	\$22,812	\$23,497	\$24,201	\$24,927	\$25,675	\$26,446	\$27,239	\$28,056	\$28,898
Estimated Household Retail Expenditure	\$2,680,109	\$2,760,512	\$2,843,327	\$2,928,627	\$3,016,486	\$3,106,980	\$3,200,190	\$3,296,195	\$3,395,081	\$3,496,934	\$3,601,842	\$3,709,897
<b>90% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	49	49	49	49	49	49	49	49	49	49	49	49
Avg. Retail Expenditure per Household	\$32,619	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838	\$45,153
Estimated Household Retail Expenditure	\$1,598,347	\$1,646,298	\$1,695,686	\$1,746,557	\$1,798,954	\$1,852,922	\$1,908,510	\$1,965,765	\$2,024,738	\$2,085,481	\$2,148,045	\$2,212,486
<b>120% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	223	223	223	223	223	223	223	223	223	223	223	223
Avg. Retail Expenditure per Household	\$36,534	\$37,630	\$38,759	\$39,921	\$41,119	\$42,353	\$43,623	\$44,932	\$46,280	\$47,668	\$49,098	\$50,571
Estimated Household Retail Expenditure	\$8,163,079	\$8,407,971	\$8,660,210	\$8,920,016	\$9,187,617	\$9,463,245	\$9,747,143	\$10,039,557	\$10,340,744	\$10,650,966	\$10,970,495	\$11,299,610
<b>150% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	88	88	88	88	88	88	88	88	88	88	88	88
Avg. Retail Expenditure per Household	\$43,058	\$44,349	\$45,680	\$47,050	\$48,462	\$49,915	\$51,413	\$52,955	\$54,544	\$56,180	\$57,866	\$59,602
Estimated Household Retail Expenditure	\$3,797,673	\$3,911,603	\$4,028,951	\$4,149,820	\$4,274,314	\$4,402,544	\$4,534,620	\$4,670,659	\$4,810,778	\$4,955,102	\$5,103,755	\$5,256,867
<b>Total - Estimated Household Retail Expenditure</b>	<b>\$71,192,144</b>	<b>\$73,327,908</b>	<b>\$75,527,745</b>	<b>\$77,793,577</b>	<b>\$80,127,385</b>	<b>\$82,531,206</b>	<b>\$85,007,142</b>	<b>\$87,557,357</b>	<b>\$90,184,077</b>	<b>\$92,889,600</b>	<b>\$95,676,288</b>	<b>\$98,546,576</b>
<b>Estimated Citywide Capture from Households</b>	\$53,394,108	\$54,995,931	\$56,645,809	\$58,345,183	\$60,095,539	\$61,898,405	\$63,755,357	\$65,668,018	\$67,638,058	\$69,667,200	\$71,757,216	\$73,909,932
On-site retail expenditures as a % of retail sales in SF [1]	\$2,669,705	\$2,749,797	\$2,832,290	\$2,917,259	\$3,004,777	\$3,094,920	\$3,187,768	\$3,283,401	\$3,381,903	\$3,483,360	\$3,587,861	\$3,695,497
<b>Off-site hhhd Retail Expenditures in SF</b>	<b>\$50,724,402</b>	<b>\$52,246,134</b>	<b>\$53,813,518</b>	<b>\$55,427,924</b>	<b>\$57,090,762</b>	<b>\$58,803,484</b>	<b>\$60,567,589</b>	<b>\$62,384,617</b>	<b>\$64,256,155</b>	<b>\$66,183,840</b>	<b>\$68,169,355</b>	<b>\$70,214,436</b>
<b>Taxable Sales from Cumulative New Retail, Parking &amp; Production Empl</b>												
Potential Weekly Retail Spending [2]	\$60.92	\$62.75	\$64.63	\$66.57	\$68.57	\$70.62	\$72.74	\$74.92	\$77.17	\$79.49	\$81.87	\$84.33
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Retail, Parking & Production Employees	847	847	847	847	847	847	847	847	847	847	847	847
<b>Total City Taxable Sales from New Retail, Prk. &amp; Prod. Employee</b>	<b>\$2,528,357</b>	<b>\$2,604,208</b>	<b>\$2,682,334</b>	<b>\$2,762,804</b>	<b>\$2,845,688</b>	<b>\$2,931,059</b>	<b>\$3,018,990</b>	<b>\$3,109,560</b>	<b>\$3,202,847</b>	<b>\$3,298,932</b>	<b>\$3,397,900</b>	<b>\$3,499,837</b>
<b>Estimated City Taxable Sales (Ret., Prk. &amp; Prod. Employees) [1]</b>	<b>\$2,528,357</b>	<b>\$2,604,208</b>	<b>\$2,682,334</b>	<b>\$2,762,804</b>	<b>\$2,845,688</b>	<b>\$2,931,059</b>	<b>\$3,018,990</b>	<b>\$3,109,560</b>	<b>\$3,202,847</b>	<b>\$3,298,932</b>	<b>\$3,397,900</b>	<b>\$3,499,837</b>
Retail, Parking & Production Employee On-site Spending	\$252,836	\$260,421	\$268,233	\$276,280	\$284,569	\$293,106	\$301,899	\$310,956	\$320,285	\$329,893	\$339,790	\$349,984
<b>Retail, Parking &amp; Production Employee Off-site Spending</b>	<b>\$2,275,521</b>	<b>\$2,343,787</b>	<b>\$2,414,100</b>	<b>\$2,486,524</b>	<b>\$2,561,119</b>	<b>\$2,637,953</b>	<b>\$2,717,091</b>	<b>\$2,798,604</b>	<b>\$2,882,562</b>	<b>\$2,969,039</b>	<b>\$3,058,110</b>	<b>\$3,149,854</b>
<b>Taxable Sales from Cumulative New Office Employment</b>												
Potential Weekly Retail Spending [2]	\$93.70	\$96.51	\$99.40	\$102.38	\$105.46	\$108.62	\$111.88	\$115.23	\$118.69	\$122.25	\$125.92	\$129.70
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Office Employees	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237
<b>Total City Taxable Sales from New Office Employees</b>	<b>\$17,507,212</b>	<b>\$18,032,429</b>	<b>\$18,573,402</b>	<b>\$19,130,604</b>	<b>\$19,704,522</b>	<b>\$20,295,658</b>	<b>\$20,904,527</b>	<b>\$21,531,663</b>	<b>\$22,177,613</b>	<b>\$22,842,941</b>	<b>\$23,528,230</b>	<b>\$24,234,076</b>
<b>Estimated City Taxable Sales from Office Employees [1]</b>	<b>\$17,507,212</b>	<b>\$18,032,429</b>	<b>\$18,573,402</b>	<b>\$19,130,604</b>	<b>\$19,704,522</b>	<b>\$20,295,658</b>	<b>\$20,904,527</b>	<b>\$21,531,663</b>	<b>\$22,177,613</b>	<b>\$22,842,941</b>	<b>\$23,528,230</b>	<b>\$24,234,076</b>
Office Employee On-site Spending	\$1,750,721	\$1,803,243	\$1,857,340	\$1,913,060	\$1,970,452	\$2,029,566	\$2,090,453	\$2,153,166	\$2,217,761	\$2,284,294	\$2,352,823	\$2,423,408
<b>Office Employee Off-site Spending</b>	<b>\$15,756,491</b>	<b>\$16,229,186</b>	<b>\$16,716,062</b>	<b>\$17,217,543</b>	<b>\$17,734,070</b>	<b>\$18,266,092</b>	<b>\$18,814,075</b>	<b>\$19,378,497</b>	<b>\$19,959,852</b>	<b>\$20,558,647</b>	<b>\$21,175,407</b>	<b>\$21,810,669</b>
<b>Total</b>												
<b>Total Off-site Spending</b>	<b>\$68,756,415</b>	<b>\$70,819,107</b>	<b>\$72,943,680</b>	<b>\$75,131,991</b>	<b>\$77,385,951</b>	<b>\$79,707,529</b>	<b>\$82,098,755</b>	<b>\$84,561,718</b>	<b>\$87,098,569</b>	<b>\$89,711,526</b>	<b>\$92,402,872</b>	<b>\$95,174,958</b>

[1] KMA assumptions.

[2] Based on taxable food and goods and services spending for urban workers as reported in the ICSC report, "Office-Worker Retail Spending in a Digital Age" (2012). Retail worker spending based on Table BU-8; assumes retail workers earning \$25,000 to \$35,000 will spend similarly to office workers earning in the same range. Office worker spending based on average for urban office workers.

Table A4.1  
Sales Tax: Residents and Employees Off-site Spending  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY)											
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Annual Taxable Sales from Cumulative New Households</b>												
<i>MR Occ</i>												
<b>Market Rate Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	761	761	761	761	761	761	761	761	761	761	761	761
Avg. Retail Expenditure per Household	\$102,316	\$105,386	\$108,547	\$111,804	\$115,158	\$118,613	\$122,171	\$125,836	\$129,611	\$133,499	\$137,504	\$141,630
Estimated Household Retail Expenditure	\$77,857,513	\$80,193,239	\$82,599,036	\$85,077,007	\$87,629,317	\$90,258,197	\$92,965,943	\$95,754,921	\$98,627,569	\$101,586,396	\$104,633,988	\$107,773,007
<i>BMR Occ</i>												
<b>45% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	26	26	26	26	26	26	26	26	26	26	26	26
Avg. Retail Expenditure per Household	\$18,603	\$19,161	\$19,736	\$20,328	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566	\$24,273	\$25,001	\$25,751
Estimated Household Retail Expenditure	\$492,234	\$507,001	\$522,211	\$537,877	\$554,014	\$570,634	\$587,753	\$605,386	\$623,547	\$642,254	\$661,521	\$681,367
<b>55% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	128	128	128	128	128	128	128	128	128	128	128	128
Avg. Retail Expenditure per Household	\$29,765	\$30,658	\$31,577	\$32,525	\$33,500	\$34,505	\$35,541	\$36,607	\$37,705	\$38,836	\$40,001	\$41,201
Estimated Household Retail Expenditure	\$3,821,194	\$3,935,830	\$4,053,905	\$4,175,522	\$4,300,787	\$4,429,811	\$4,562,705	\$4,699,586	\$4,840,574	\$4,985,791	\$5,135,365	\$5,289,426
<b>90% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	49	49	49	49	49	49	49	49	49	49	49	49
Avg. Retail Expenditure per Household	\$46,507	\$47,903	\$49,340	\$50,820	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914	\$60,682	\$62,502	\$64,377
Estimated Household Retail Expenditure	\$2,278,861	\$2,347,227	\$2,417,643	\$2,490,173	\$2,564,878	\$2,641,824	\$2,721,079	\$2,802,711	\$2,886,793	\$2,973,397	\$3,062,598	\$3,154,476
<b>120% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	223	223	223	223	223	223	223	223	223	223	223	223
Avg. Retail Expenditure per Household	\$52,088	\$53,651	\$55,260	\$56,918	\$58,626	\$60,385	\$62,196	\$64,062	\$65,984	\$67,963	\$70,002	\$72,102
Estimated Household Retail Expenditure	\$11,638,598	\$11,987,756	\$12,347,389	\$12,717,810	\$13,099,345	\$13,492,325	\$13,897,095	\$14,314,008	\$14,743,428	\$15,185,731	\$15,641,303	\$16,110,542
<b>150% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	88	88	88	88	88	88	88	88	88	88	88	88
Avg. Retail Expenditure per Household	\$61,390	\$63,231	\$65,128	\$67,082	\$69,095	\$71,168	\$73,303	\$75,502	\$77,767	\$80,100	\$82,503	\$84,978
Estimated Household Retail Expenditure	\$5,414,573	\$5,577,011	\$5,744,321	\$5,916,651	\$6,094,150	\$6,276,975	\$6,465,284	\$6,659,242	\$6,859,020	\$7,064,790	\$7,276,734	\$7,495,036
<b>Total - Estimated Household Retail Expenditure</b>	<b>\$101,502,974</b>	<b>\$104,548,063</b>	<b>\$107,684,505</b>	<b>\$110,915,040</b>	<b>\$114,242,491</b>	<b>\$117,669,766</b>	<b>\$121,199,859</b>	<b>\$124,835,855</b>	<b>\$128,580,930</b>	<b>\$132,438,358</b>	<b>\$136,411,509</b>	<b>\$140,503,854</b>
<b>Estimated Citywide Capture from Households</b>	\$76,127,230	\$78,411,047	\$80,763,379	\$83,186,280	\$85,681,868	\$88,252,324	\$90,899,894	\$93,626,891	\$96,435,698	\$99,328,769	\$102,308,632	\$105,377,891
On-site retail expenditures as a % of retail sales in SF [1]	\$3,806,362	\$3,920,552	\$4,038,169	\$4,159,314	\$4,284,093	\$4,412,616	\$4,544,995	\$4,681,345	\$4,821,785	\$4,966,438	\$5,115,432	\$5,268,895
<b>Off-site HHld Retail Expenditures in SF</b>	<b>\$72,320,869</b>	<b>\$74,490,495</b>	<b>\$76,725,210</b>	<b>\$79,026,966</b>	<b>\$81,397,775</b>	<b>\$83,839,708</b>	<b>\$86,354,899</b>	<b>\$88,945,546</b>	<b>\$91,613,913</b>	<b>\$94,362,330</b>	<b>\$97,193,200</b>	<b>\$100,108,996</b>
<b>Taxable Sales from Cumulative New Retail, Parking &amp; Production Empl</b>												
Potential Weekly Retail Spending [2]	\$86.86	\$89.46	\$92.15	\$94.91	\$97.76	\$100.69	\$103.71	\$106.82	\$110.03	\$113.33	\$116.73	\$120.23
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Retail, Parking & Production Employees	847	847	847	847	847	847	847	847	847	847	847	847
<b>Total City Taxable Sales from New Retail, Prk. &amp; Prod. Employee</b>	<b>\$3,604,832</b>	<b>\$3,712,977</b>	<b>\$3,824,367</b>	<b>\$3,939,098</b>	<b>\$4,057,271</b>	<b>\$4,178,989</b>	<b>\$4,304,358</b>	<b>\$4,433,489</b>	<b>\$4,566,494</b>	<b>\$4,703,489</b>	<b>\$4,844,593</b>	<b>\$4,989,931</b>
<b>Estimated City Taxable Sales (Ret., Prk. &amp; Prod. Employees) [1]</b>	<b>\$3,604,832</b>	<b>\$3,712,977</b>	<b>\$3,824,367</b>	<b>\$3,939,098</b>	<b>\$4,057,271</b>	<b>\$4,178,989</b>	<b>\$4,304,358</b>	<b>\$4,433,489</b>	<b>\$4,566,494</b>	<b>\$4,703,489</b>	<b>\$4,844,593</b>	<b>\$4,989,931</b>
Retail, Parking & Production Employee On-site Spending	\$360,483	\$371,298	\$382,437	\$393,910	\$405,727	\$417,899	\$430,436	\$443,349	\$456,649	\$470,349	\$484,459	\$498,993
<b>Retail, Parking &amp; Production Employee Off-site Spending</b>	<b>\$3,244,349</b>	<b>\$3,341,680</b>	<b>\$3,441,930</b>	<b>\$3,545,188</b>	<b>\$3,651,544</b>	<b>\$3,761,090</b>	<b>\$3,873,923</b>	<b>\$3,990,140</b>	<b>\$4,109,844</b>	<b>\$4,233,140</b>	<b>\$4,360,134</b>	<b>\$4,490,938</b>
<b>Taxable Sales from Cumulative New Office Employment</b>												
Potential Weekly Retail Spending [2]	\$133.59	\$137.60	\$141.72	\$145.97	\$150.35	\$154.86	\$159.51	\$164.30	\$169.22	\$174.30	\$179.53	\$184.92
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Office Employees	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237
<b>Total City Taxable Sales from New Office Employees</b>	<b>\$24,961,099</b>	<b>\$25,709,932</b>	<b>\$26,481,230</b>	<b>\$27,275,667</b>	<b>\$28,093,937</b>	<b>\$28,936,755</b>	<b>\$29,804,857</b>	<b>\$30,699,003</b>	<b>\$31,619,973</b>	<b>\$32,568,572</b>	<b>\$33,545,630</b>	<b>\$34,551,998</b>
<b>Estimated City Taxable Sales from Office Employees [1]</b>	<b>\$24,961,099</b>	<b>\$25,709,932</b>	<b>\$26,481,230</b>	<b>\$27,275,667</b>	<b>\$28,093,937</b>	<b>\$28,936,755</b>	<b>\$29,804,857</b>	<b>\$30,699,003</b>	<b>\$31,619,973</b>	<b>\$32,568,572</b>	<b>\$33,545,630</b>	<b>\$34,551,998</b>
Office Employee On-site Spending	\$2,496,110	\$2,570,993	\$2,648,123	\$2,727,567	\$2,809,394	\$2,893,675	\$2,980,486	\$3,069,900	\$3,161,997	\$3,256,857	\$3,354,563	\$3,455,200
<b>Office Employee Off-site Spending</b>	<b>\$22,464,989</b>	<b>\$23,138,939</b>	<b>\$23,833,107</b>	<b>\$24,548,100</b>	<b>\$25,284,543</b>	<b>\$26,043,079</b>	<b>\$26,824,372</b>	<b>\$27,629,103</b>	<b>\$28,457,976</b>	<b>\$29,311,715</b>	<b>\$30,191,067</b>	<b>\$31,096,799</b>
<b>Total</b>												
<b>Total Off-site Spending</b>	<b>\$98,030,207</b>	<b>\$100,971,113</b>	<b>\$104,000,246</b>	<b>\$107,120,254</b>	<b>\$110,333,861</b>	<b>\$113,643,877</b>	<b>\$117,053,194</b>	<b>\$120,564,789</b>	<b>\$124,181,733</b>	<b>\$127,907,185</b>	<b>\$131,744,401</b>	<b>\$135,696,733</b>

[1] KMA assumptions.

[2] Based on taxable food and goods and services spending for urban workers as reported in the ICSC report, "Office-Worker Retail Spending in a Digital Age" (2012). Retail worker spending based on Table BU-8; assumes retail workers earning \$25,000 to \$35,000 will spend similarly to office workers earning in the same range. Office worker spending based on average for urban office workers.

Table A4.1  
Sales Tax: Residents and Employees Off-site Spending  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY)										
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Annual Taxable Sales from Cumulative New Households</b>											
<i>MR Occ</i>											
<b>Market Rate Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	761	761	761	761	761	761	761	761	761	761	761
Avg. Retail Expenditure per Household	\$145,878	\$150,255	\$154,762	\$159,405	\$164,187	\$169,113	\$174,186	\$179,412	\$184,794	\$190,338	\$196,048
Estimated Household Retail Expenditure	\$111,006,197	\$114,336,383	\$117,766,475	\$121,299,469	\$124,938,453	\$128,686,607	\$132,547,205	\$136,523,621	\$140,619,330	\$144,837,910	\$149,183,047
<i>BMR Occ</i>											
<b>45% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	26	26	26	26	26	26	26	26	26	26	26
Avg. Retail Expenditure per Household	\$26,523	\$27,319	\$28,139	\$28,983	\$29,852	\$30,748	\$31,670	\$32,620	\$33,599	\$34,607	\$35,645
Estimated Household Retail Expenditure	\$701,808	\$722,862	\$744,548	\$766,884	\$789,891	\$813,588	\$837,995	\$863,135	\$889,029	\$915,700	\$943,171
<b>55% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	128	128	128	128	128	128	128	128	128	128	128
Avg. Retail Expenditure per Household	\$42,437	\$43,710	\$45,022	\$46,372	\$47,764	\$49,197	\$50,672	\$52,193	\$53,758	\$55,371	\$57,032
Estimated Household Retail Expenditure	\$5,448,109	\$5,611,552	\$5,779,899	\$5,953,296	\$6,131,894	\$6,315,851	\$6,505,327	\$6,700,487	\$6,901,501	\$7,108,546	\$7,321,803
<b>90% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	49	49	49	49	49	49	49	49	49	49	49
Avg. Retail Expenditure per Household	\$66,308	\$68,298	\$70,347	\$72,457	\$74,631	\$76,870	\$79,176	\$81,551	\$83,997	\$86,517	\$89,113
Estimated Household Retail Expenditure	\$3,249,111	\$3,346,584	\$3,446,982	\$3,550,391	\$3,656,903	\$3,766,610	\$3,879,608	\$3,995,996	\$4,115,876	\$4,239,352	\$4,366,533
<b>120% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	223	223	223	223	223	223	223	223	223	223	223
Avg. Retail Expenditure per Household	\$74,265	\$76,493	\$78,788	\$81,152	\$83,586	\$86,094	\$88,677	\$91,337	\$94,077	\$96,899	\$99,806
Estimated Household Retail Expenditure	\$16,593,858	\$17,091,674	\$17,604,424	\$18,132,557	\$18,676,533	\$19,236,829	\$19,813,934	\$20,408,352	\$21,020,603	\$21,651,221	\$22,300,758
<b>150% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	88	88	88	88	88	88	88	88	88	88	88
Avg. Retail Expenditure per Household	\$87,527	\$90,153	\$92,857	\$95,643	\$98,512	\$101,468	\$104,512	\$107,647	\$110,877	\$114,203	\$117,629
Estimated Household Retail Expenditure	\$7,719,887	\$7,951,484	\$8,190,028	\$8,435,729	\$8,688,801	\$8,949,465	\$9,217,949	\$9,494,487	\$9,779,322	\$10,072,701	\$10,374,883
<b>Total - Estimated Household Retail Expenditure</b>	<b>\$144,718,970</b>	<b>\$149,060,539</b>	<b>\$153,532,355</b>	<b>\$158,138,326</b>	<b>\$162,882,475</b>	<b>\$167,768,950</b>	<b>\$172,802,018</b>	<b>\$177,986,079</b>	<b>\$183,325,661</b>	<b>\$188,825,431</b>	<b>\$194,490,194</b>
<b>Estimated Citywide Capture from Households</b>	\$108,539,227	\$111,795,404	\$115,149,266	\$118,603,744	\$122,161,857	\$125,826,712	\$129,601,514	\$133,489,559	\$137,494,246	\$141,619,073	\$145,867,645
On-site retail expenditures as a % of retail sales in SF [1]	\$5,426,961	\$5,589,770	\$5,757,463	\$5,930,187	\$6,108,093	\$6,291,336	\$6,480,076	\$6,674,478	\$6,874,712	\$7,080,954	\$7,293,382
<b>Off-site hhld Retail Expenditures in SF</b>	<b>\$103,112,266</b>	<b>\$106,205,634</b>	<b>\$109,391,803</b>	<b>\$112,673,557</b>	<b>\$116,053,764</b>	<b>\$119,535,377</b>	<b>\$123,121,438</b>	<b>\$126,815,081</b>	<b>\$130,619,534</b>	<b>\$134,538,120</b>	<b>\$138,574,263</b>
<b>Taxable Sales from Cumulative New Retail, Parking &amp; Production Empl</b>											
Potential Weekly Retail Spending [2]	\$123.84	\$127.55	\$131.38	\$135.32	\$139.38	\$143.56	\$147.87	\$152.30	\$156.87	\$161.58	\$166.43
Weeks at Work per Year [1]											
Taxable Sales from New Employees [1]											
Cumulative Retail, Parking & Production Employees	847	847	847	847	847	847	847	847	847	847	847
<b>Total City Taxable Sales from New Retail, Prk. &amp; Prod. Employee</b>	<b>\$5,139,629</b>	<b>\$5,293,818</b>	<b>\$5,452,633</b>	<b>\$5,616,211</b>	<b>\$5,784,698</b>	<b>\$5,958,239</b>	<b>\$6,136,986</b>	<b>\$6,321,096</b>	<b>\$6,510,728</b>	<b>\$6,706,050</b>	<b>\$6,907,232</b>
<b>Estimated City Taxable Sales (Ret., Prk. &amp; Prod. Employees) [1]</b>	<b>\$5,139,629</b>	<b>\$5,293,818</b>	<b>\$5,452,633</b>	<b>\$5,616,211</b>	<b>\$5,784,698</b>	<b>\$5,958,239</b>	<b>\$6,136,986</b>	<b>\$6,321,096</b>	<b>\$6,510,728</b>	<b>\$6,706,050</b>	<b>\$6,907,232</b>
Retail, Parking & Production Employee On-site Spending	\$513,963	\$529,382	\$545,263	\$561,621	\$578,470	\$595,824	\$613,699	\$632,110	\$651,073	\$670,605	\$690,723
<b>Retail, Parking &amp; Production Employee Off-site Spending</b>	<b>\$4,625,666</b>	<b>\$4,764,436</b>	<b>\$4,907,369</b>	<b>\$5,054,590</b>	<b>\$5,206,228</b>	<b>\$5,362,415</b>	<b>\$5,523,287</b>	<b>\$5,688,986</b>	<b>\$5,859,656</b>	<b>\$6,035,445</b>	<b>\$6,216,509</b>
<b>Taxable Sales from Cumulative New Office Employment</b>											
Potential Weekly Retail Spending [2]	\$190.46	\$196.18	\$202.06	\$208.13	\$214.37	\$220.80	\$227.42	\$234.25	\$241.27	\$248.51	\$255.97
Weeks at Work per Year [1]											
Taxable Sales from New Employees [1]											
Cumulative Office Employees	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237
<b>Total City Taxable Sales from New Office Employees</b>	<b>\$35,588,558</b>	<b>\$36,656,215</b>	<b>\$37,755,902</b>	<b>\$38,888,579</b>	<b>\$40,055,236</b>	<b>\$41,256,893</b>	<b>\$42,494,600</b>	<b>\$43,769,438</b>	<b>\$45,082,521</b>	<b>\$46,434,997</b>	<b>\$47,828,046</b>
<b>Estimated City Taxable Sales from Office Employees [1]</b>	<b>\$35,588,558</b>	<b>\$36,656,215</b>	<b>\$37,755,902</b>	<b>\$38,888,579</b>	<b>\$40,055,236</b>	<b>\$41,256,893</b>	<b>\$42,494,600</b>	<b>\$43,769,438</b>	<b>\$45,082,521</b>	<b>\$46,434,997</b>	<b>\$47,828,046</b>
Office Employee On-site Spending	\$3,558,856	\$3,665,622	\$3,775,590	\$3,888,858	\$4,005,524	\$4,125,689	\$4,249,460	\$4,376,944	\$4,508,252	\$4,643,500	\$4,782,805
<b>Office Employee Off-site Spending</b>	<b>\$32,029,703</b>	<b>\$32,990,594</b>	<b>\$33,980,311</b>	<b>\$34,999,721</b>	<b>\$36,049,712</b>	<b>\$37,131,204</b>	<b>\$38,245,140</b>	<b>\$39,392,494</b>	<b>\$40,574,269</b>	<b>\$41,791,497</b>	<b>\$43,045,242</b>
<b>Total</b>											
<b>Total Off-site Spending</b>	<b>\$139,767,635</b>	<b>\$143,960,664</b>	<b>\$148,279,484</b>	<b>\$152,727,868</b>	<b>\$157,309,704</b>	<b>\$162,028,995</b>	<b>\$166,889,865</b>	<b>\$171,896,561</b>	<b>\$177,053,458</b>	<b>\$182,365,062</b>	<b>\$187,836,014</b>

[1] KMA assumptions.

[2] Based on taxable food and goods and services spending for urban workers as reported in the ICSC report, "Office-Worker Retail Spending in a Digital Age" (2012). Retail worker spending based on Table BU-8; assumes retail workers earning \$25,000 to \$35,000 will spend similarly to office workers earning in the same range. Office worker spending based on average for urban office workers.

Table A4.1  
Sales Tax: Residents and Employees Off-site Spending  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY)											
	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Annual Taxable Sales from Cumulative New Households</b>												
<i>MR Occ</i>												
<b>Market Rate Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	761	761	761	761	761	761	761	761	761	761	761	761
Avg. Retail Expenditure per Household	\$201,930	\$207,988	\$214,227	\$220,654	\$227,274	\$234,092	\$241,115	\$248,348	\$255,799	\$263,473	\$271,377	\$279,518
Estimated Household Retail Expenditure	\$153,658,538	\$158,268,295	\$163,016,343	\$167,906,834	\$172,944,039	\$178,132,360	\$183,476,331	\$188,980,621	\$194,650,039	\$200,489,540	\$206,504,227	\$212,699,353
<i>BMR Occ</i>												
<b>45% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	26	26	26	26	26	26	26	26	26	26	26	26
Avg. Retail Expenditure per Household	\$36,715	\$37,816	\$38,950	\$40,119	\$41,323	\$42,562	\$43,839	\$45,154	\$46,509	\$47,904	\$49,341	\$50,821
Estimated Household Retail Expenditure	\$971,466	\$1,000,610	\$1,030,629	\$1,061,547	\$1,093,394	\$1,126,196	\$1,159,982	\$1,194,781	\$1,230,624	\$1,267,543	\$1,305,569	\$1,344,737
<b>55% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	128	128	128	128	128	128	128	128	128	128	128	128
Avg. Retail Expenditure per Household	\$58,743	\$60,506	\$62,321	\$64,190	\$66,116	\$68,100	\$70,142	\$72,247	\$74,414	\$76,647	\$78,946	\$81,314
Estimated Household Retail Expenditure	\$7,541,457	\$7,767,700	\$8,000,731	\$8,240,753	\$8,487,976	\$8,742,615	\$9,004,894	\$9,275,040	\$9,553,292	\$9,839,890	\$10,135,087	\$10,439,140
<b>90% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	49	49	49	49	49	49	49	49	49	49	49	49
Avg. Retail Expenditure per Household	\$91,786	\$94,540	\$97,376	\$100,297	\$103,306	\$106,405	\$109,598	\$112,886	\$116,272	\$119,760	\$123,353	\$127,054
Estimated Household Retail Expenditure	\$4,497,529	\$4,632,455	\$4,771,429	\$4,914,571	\$5,062,009	\$5,213,869	\$5,370,285	\$5,531,393	\$5,697,335	\$5,868,255	\$6,044,303	\$6,225,632
<b>120% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	223	223	223	223	223	223	223	223	223	223	223	223
Avg. Retail Expenditure per Household	\$102,801	\$105,885	\$109,061	\$112,333	\$115,703	\$119,174	\$122,749	\$126,432	\$130,225	\$134,132	\$138,155	\$142,300
Estimated Household Retail Expenditure	\$22,969,780	\$23,658,874	\$24,368,640	\$25,099,699	\$25,852,690	\$26,628,271	\$27,427,119	\$28,249,932	\$29,097,430	\$29,970,353	\$30,869,464	\$31,795,548
<b>150% AMI Residential Units</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units (Occupied)	88	88	88	88	88	88	88	88	88	88	88	88
Avg. Retail Expenditure per Household	\$121,158	\$124,793	\$128,536	\$132,393	\$136,364	\$140,455	\$144,669	\$149,009	\$153,479	\$158,084	\$162,826	\$167,711
Estimated Household Retail Expenditure	\$10,686,129	\$11,006,713	\$11,336,914	\$11,677,022	\$12,027,332	\$12,388,152	\$12,759,797	\$13,142,591	\$13,536,868	\$13,942,975	\$14,361,264	\$14,792,102
<b>Total - Estimated Household Retail Expenditure</b>	<b>\$200,324,900</b>	<b>\$206,334,647</b>	<b>\$212,524,686</b>	<b>\$218,900,427</b>	<b>\$225,467,439</b>	<b>\$232,231,463</b>	<b>\$239,198,407</b>	<b>\$246,374,359</b>	<b>\$253,765,589</b>	<b>\$261,378,557</b>	<b>\$269,219,914</b>	<b>\$277,296,511</b>
<b>Estimated Citywide Capture from Households</b>	\$150,243,675	\$154,750,985	\$159,393,515	\$164,175,320	\$169,100,580	\$174,173,597	\$179,398,805	\$184,780,769	\$190,324,192	\$196,033,918	\$201,914,935	\$207,972,383
On-site retail expenditures as a % of retail sales in SF [1]	\$7,512,184	\$7,737,549	\$7,969,676	\$8,208,766	\$8,455,029	\$8,708,680	\$8,969,940	\$9,239,038	\$9,516,210	\$9,801,696	\$10,095,747	\$10,398,619
<b>Off-site hhhd Retail Expenditures in SF</b>	<b>\$142,731,491</b>	<b>\$147,013,436</b>	<b>\$151,423,839</b>	<b>\$155,966,554</b>	<b>\$160,645,551</b>	<b>\$165,464,917</b>	<b>\$170,428,865</b>	<b>\$175,541,731</b>	<b>\$180,807,982</b>	<b>\$186,232,222</b>	<b>\$191,819,189</b>	<b>\$197,573,764</b>
<b>Taxable Sales from Cumulative New Retail, Parking &amp; Production Empl</b>												
Potential Weekly Retail Spending [2]	\$171.42	\$176.56	\$181.86	\$187.32	\$192.93	\$198.72	\$204.68	\$210.83	\$217.15	\$223.66	\$230.37	\$237.29
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Retail, Parking & Production Employees	847	847	847	847	847	847	847	847	847	847	847	847
<b>Total City Taxable Sales from New Retail, Prk. &amp; Prod. Employee</b>	<b>\$7,114,449</b>	<b>\$7,327,882</b>	<b>\$7,547,719</b>	<b>\$7,774,150</b>	<b>\$8,007,375</b>	<b>\$8,247,596</b>	<b>\$8,495,024</b>	<b>\$8,749,875</b>	<b>\$9,012,371</b>	<b>\$9,282,742</b>	<b>\$9,561,224</b>	<b>\$9,848,061</b>
<b>Estimated City Taxable Sales (Ret., Prk. &amp; Prod. Employees) [1]</b>	<b>\$7,114,449</b>	<b>\$7,327,882</b>	<b>\$7,547,719</b>	<b>\$7,774,150</b>	<b>\$8,007,375</b>	<b>\$8,247,596</b>	<b>\$8,495,024</b>	<b>\$8,749,875</b>	<b>\$9,012,371</b>	<b>\$9,282,742</b>	<b>\$9,561,224</b>	<b>\$9,848,061</b>
Retail, Parking & Production Employee On-site Spending	\$711,445	\$732,788	\$754,772	\$777,415	\$800,737	\$824,760	\$849,502	\$874,987	\$901,237	\$928,274	\$956,122	\$984,806
<b>Retail, Parking &amp; Production Employee Off-site Spending</b>	<b>\$6,403,004</b>	<b>\$6,595,094</b>	<b>\$6,792,947</b>	<b>\$6,996,735</b>	<b>\$7,206,637</b>	<b>\$7,422,836</b>	<b>\$7,645,521</b>	<b>\$7,874,887</b>	<b>\$8,111,134</b>	<b>\$8,354,468</b>	<b>\$8,605,102</b>	<b>\$8,863,255</b>
<b>Taxable Sales from Cumulative New Office Employment</b>												
Potential Weekly Retail Spending [2]	\$263.65	\$271.56	\$279.70	\$288.09	\$296.74	\$305.64	\$314.81	\$324.25	\$333.98	\$344.00	\$354.32	\$364.95
Weeks at Work per Year [1]												
Taxable Sales from New Employees [1]												
Cumulative Office Employees	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237	4,237
<b>Total City Taxable Sales from New Office Employees</b>	<b>\$49,262,888</b>	<b>\$50,740,774</b>	<b>\$52,262,998</b>	<b>\$53,830,888</b>	<b>\$55,445,814</b>	<b>\$57,109,189</b>	<b>\$58,822,464</b>	<b>\$60,587,138</b>	<b>\$62,404,752</b>	<b>\$64,276,895</b>	<b>\$66,205,202</b>	<b>\$68,191,358</b>
<b>Estimated City Taxable Sales from Office Employees [1]</b>	<b>\$49,262,888</b>	<b>\$50,740,774</b>	<b>\$52,262,998</b>	<b>\$53,830,888</b>	<b>\$55,445,814</b>	<b>\$57,109,189</b>	<b>\$58,822,464</b>	<b>\$60,587,138</b>	<b>\$62,404,752</b>	<b>\$64,276,895</b>	<b>\$66,205,202</b>	<b>\$68,191,358</b>
Office Employee On-site Spending	\$4,926,289	\$5,074,077	\$5,226,300	\$5,383,089	\$5,544,581	\$5,710,919	\$5,882,246	\$6,058,714	\$6,240,475	\$6,427,690	\$6,620,520	\$6,819,136
<b>Office Employee Off-site Spending</b>	<b>\$44,336,599</b>	<b>\$45,666,697</b>	<b>\$47,036,698</b>	<b>\$48,447,799</b>	<b>\$49,901,233</b>	<b>\$51,398,270</b>	<b>\$52,940,218</b>	<b>\$54,528,424</b>	<b>\$56,164,277</b>	<b>\$57,849,206</b>	<b>\$59,584,682</b>	<b>\$61,372,222</b>
<b>Total</b>												
<b>Total Off-site Spending</b>	<b>\$193,471,094</b>	<b>\$199,275,227</b>	<b>\$205,253,484</b>	<b>\$211,411,088</b>	<b>\$217,753,421</b>	<b>\$224,286,023</b>	<b>\$231,014,604</b>	<b>\$237,945,042</b>	<b>\$245,083,393</b>	<b>\$252,435,895</b>	<b>\$260,008,972</b>	<b>\$267,809,241</b>

[1] KMA assumptions.

[2] Based on taxable food and goods and services spending for urban workers as reported in the ICSC report, "Office-Worker Retail Spending in a Digital Age" (2012). Retail worker spending based on Table BU-8; assumes retail workers earning \$25,000 to \$35,000 will spend similarly to office workers earning in the same range. Office worker spending based on average for urban office workers.



**Table A4.2**  
**Estimated Annual Taxable Sales from Space**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Assumption/ Source	Build-Out (Uninflated)	Revenue Added to Tax Roll (\$ with inflation)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<i>Inflation Rate</i>				1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Retail Development</b>													
<b>Retail</b>													
Taxable Sales per Sq. Ft. [1]		\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538
Cumulative Sq. Ft. (Occupied)	Table C2	224,038	0	0	0	0	88,979	88,979	140,066	174,787	215,038	224,038	224,038
Taxable Retail Space Sq. Ft.	75%	168,028	0	0	0	0	66,734	66,734	105,050	131,090	161,278	168,028	168,028
<b>Subtotal - Annual Taxable Sales</b>		<b>\$67,211,370</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,043,826</b>	<b>\$30,945,140</b>	<b>\$50,173,875</b>	<b>\$64,489,863</b>	<b>\$81,721,073</b>	<b>\$87,695,593</b>	<b>\$90,326,461</b>
<b>Annual Taxable Sales from Retail Dev.</b>		<b>\$67,211,370</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,043,826</b>	<b>\$30,945,140</b>	<b>\$50,173,875</b>	<b>\$64,489,863</b>	<b>\$81,721,073</b>	<b>\$87,695,593</b>	<b>\$90,326,461</b>
<b>Non-Retail Development, Recurring</b>													
<b>Office</b>													
Taxable Sales per Sq. Ft. [1]		\$25	\$25	\$25.75	\$26.52	\$27.32	\$28.14	\$28.98	\$29.85	\$30.75	\$31.67	\$32.62	\$33.60
Cumulative Sq. Ft. (Occupied)	Table C2	1,169,536	0	0	0	0	496,234	496,234	923,566	1,046,551	1,169,536	1,169,536	1,169,536
Taxable Office Space Sq. Ft.	100%	1,169,536	0	0	0	0	496,234	496,234	923,566	1,046,551	1,169,536	1,169,536	1,169,536
<b>Subtotal, Annual Taxable Sales</b>		<b>\$29,238,411</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,962,905</b>	<b>\$14,381,792</b>	<b>\$27,569,660</b>	<b>\$32,178,154</b>	<b>\$37,038,345</b>	<b>\$38,149,495</b>	<b>\$39,293,980</b>
<b>Production</b>													
Taxable Sales per Sq. Ft. [1]		\$39	\$39	\$40.17	\$41.38	\$42.62	\$43.89	\$45.21	\$46.57	\$47.97	\$49.40	\$50.89	\$52.41
Cumulative Sq. Ft. (Occupied)	Table C2	182,250	0	0	0	0	0	0	0	0	0	182,250	182,250
Taxable Office Space Sq. Ft.	100%	182,250	0	0	0	0	0	0	0	0	0	182,250	182,250
<b>Subtotal, Annual Taxable Sales</b>		<b>\$7,107,750</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>	<b>\$9,274,002</b>	<b>\$9,552,222</b>
<b>Recurring Annual Taxable Sales, Non-Retail Dev.</b>		<b>\$36,346,161</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,962,905</b>	<b>\$14,381,792</b>	<b>\$27,569,660</b>	<b>\$32,178,154</b>	<b>\$37,038,345</b>	<b>\$47,423,497</b>	<b>\$48,846,201</b>
<b>Non-Retail Development, Non-recurring</b>													
<b>Purchase of Construction Materials</b>													
Material Costs (Uninflated) [2]	Table B3.3			\$0	\$474,842,400	\$0	\$487,827,829	\$210,153,463	\$150,128,572	\$51,550,990			
Material Costs (Inflated) [2]	Table B3.3			\$0	\$518,873,111	\$0	\$565,526,155	\$250,934,225	\$184,639,207	\$65,303,252			
Material Costs	50%			\$0	\$259,436,556	\$0	\$282,763,078	\$125,467,113	\$92,319,603	\$32,651,626			
<b>Subtotal, Taxable Sales</b>	50%			\$0	<b>\$129,718,278</b>	\$0	<b>\$141,381,539</b>	<b>\$62,733,556</b>	<b>\$46,159,802</b>	<b>\$16,325,813</b>			
<b>Non-recurring Annual Taxable Sales, Non-Retail Dev.</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$129,718,278</b>	<b>\$0</b>	<b>\$62,733,556</b>	<b>\$46,159,802</b>	<b>\$16,325,813</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Annual Taxable Sales from Space</b>													
<b>Total, Recurring</b>		<b>\$103,557,531</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,006,730</b>	<b>\$45,326,932</b>	<b>\$77,743,535</b>	<b>\$96,668,017</b>	<b>\$118,759,418</b>	<b>\$135,119,090</b>	<b>\$139,172,662</b>
<b>Total, Non-recurring (Construction Related)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$129,718,278</b>	<b>\$0</b>	<b>\$141,381,539</b>	<b>\$62,733,556</b>	<b>\$46,159,802</b>	<b>\$16,325,813</b>	<b>\$0</b>	<b>\$0</b>

[1] KMA estimates.

[2] KMA assumes that the construction materials are purchased one year before the vertical completion year.

**Table A4.2**  
**Estimated Annual Taxable Sales from Space**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)															
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Retail Development</b>																
<b>Retail</b>																
Taxable Sales per Sq. Ft. [1]	\$554	\$570	\$587	\$605	\$623	\$642	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863
Cumulative Sq. Ft. (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Taxable Retail Space Sq. Ft.	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028
<b>Subtotal - Annual Taxable Sales</b>	<b>\$93,036,255</b>	<b>\$95,827,342</b>	<b>\$98,702,163</b>	<b>\$101,663,228</b>	<b>\$104,713,124</b>	<b>\$107,854,518</b>	<b>\$111,090,154</b>	<b>\$114,422,858</b>	<b>\$117,855,544</b>	<b>\$121,391,210</b>	<b>\$125,032,947</b>	<b>\$128,783,935</b>	<b>\$132,647,453</b>	<b>\$136,626,877</b>	<b>\$140,725,683</b>	<b>\$144,947,454</b>
<b>Annual Taxable Sales from Retail Dev.</b>	<b>\$93,036,255</b>	<b>\$95,827,342</b>	<b>\$98,702,163</b>	<b>\$101,663,228</b>	<b>\$104,713,124</b>	<b>\$107,854,518</b>	<b>\$111,090,154</b>	<b>\$114,422,858</b>	<b>\$117,855,544</b>	<b>\$121,391,210</b>	<b>\$125,032,947</b>	<b>\$128,783,935</b>	<b>\$132,647,453</b>	<b>\$136,626,877</b>	<b>\$140,725,683</b>	<b>\$144,947,454</b>
<b>Non-Retail Development, Recurring</b>																
<b>Office</b>																
Taxable Sales per Sq. Ft. [1]	\$34.61	\$35.64	\$36.71	\$37.81	\$38.95	\$40.12	\$41.32	\$42.56	\$43.84	\$45.15	\$46.51	\$47.90	\$49.34	\$50.82	\$52.34	\$53.91
Cumulative Sq. Ft. (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Taxable Office Space Sq. Ft.	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
<b>Subtotal, Annual Taxable Sales</b>	<b>\$40,472,799</b>	<b>\$41,686,983</b>	<b>\$42,937,593</b>	<b>\$44,225,720</b>	<b>\$45,552,492</b>	<b>\$46,919,067</b>	<b>\$48,326,639</b>	<b>\$49,776,438</b>	<b>\$51,269,731</b>	<b>\$52,807,823</b>	<b>\$54,392,058</b>	<b>\$56,023,819</b>	<b>\$57,704,534</b>	<b>\$59,435,670</b>	<b>\$61,218,740</b>	<b>\$63,055,302</b>
<b>Production</b>																
Taxable Sales per Sq. Ft. [1]	\$53.99	\$55.60	\$57.27	\$58.99	\$60.76	\$62.58	\$64.46	\$66.39	\$68.39	\$70.44	\$72.55	\$74.73	\$76.97	\$79.28	\$81.66	\$84.11
Cumulative Sq. Ft. (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Taxable Office Space Sq. Ft.	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
<b>Subtotal, Annual Taxable Sales</b>	<b>\$9,838,788</b>	<b>\$10,133,952</b>	<b>\$10,437,971</b>	<b>\$10,751,110</b>	<b>\$11,073,643</b>	<b>\$11,405,852</b>	<b>\$11,748,028</b>	<b>\$12,100,469</b>	<b>\$12,463,483</b>	<b>\$12,837,387</b>	<b>\$13,222,509</b>	<b>\$13,619,184</b>	<b>\$14,027,760</b>	<b>\$14,448,592</b>	<b>\$14,882,050</b>	<b>\$15,328,512</b>
<b>Recurring Annual Taxable Sales, Non-Retail</b>	<b>\$50,311,587</b>	<b>\$51,820,935</b>	<b>\$53,375,563</b>	<b>\$54,976,830</b>	<b>\$56,626,135</b>	<b>\$58,324,919</b>	<b>\$60,074,667</b>	<b>\$61,876,907</b>	<b>\$63,733,214</b>	<b>\$65,645,210</b>	<b>\$67,614,566</b>	<b>\$69,643,003</b>	<b>\$71,732,294</b>	<b>\$73,884,262</b>	<b>\$76,100,790</b>	<b>\$78,383,814</b>
<b>Non-Retail Development, Non-recurring</b>																
<b>Purchase of Construction Materials</b>																
Material Costs (Uninflated) [2]																
Material Costs (Inflated) [2]																
Material Costs																
<b>Subtotal, Taxable Sales</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Non-recurring Annual Taxable Sales, Non-Retail</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Annual Taxable Sales from Space</b>																
<b>Total, Recurring</b>	<b>\$143,347,842</b>	<b>\$147,648,278</b>	<b>\$152,077,726</b>	<b>\$156,640,058</b>	<b>\$161,339,259</b>	<b>\$166,179,437</b>	<b>\$171,164,820</b>	<b>\$176,299,765</b>	<b>\$181,588,758</b>	<b>\$187,036,421</b>	<b>\$192,647,513</b>	<b>\$198,426,939</b>	<b>\$204,379,747</b>	<b>\$210,511,139</b>	<b>\$216,826,473</b>	<b>\$223,331,268</b>
<b>Total, Non-recurring (Construction Related)</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

[1] KMA estimates.

[2] KMA assumes that the construction mat

**Table A4.2**  
**Estimated Annual Taxable Sales from Space**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)																Rever
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Retail Development</b>																	
<b>Retail</b>																	
Taxable Sales per Sq. Ft. [1]	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384	
Cumulative Sq. Ft. (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	
Taxable Retail Space Sq. Ft.	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	
<b>Subtotal - Annual Taxable Sales</b>	<b>\$149,295,877</b>	<b>\$153,774,754</b>	<b>\$158,387,996</b>	<b>\$163,139,636</b>	<b>\$168,033,825</b>	<b>\$173,074,840</b>	<b>\$178,267,085</b>	<b>\$183,615,098</b>	<b>\$189,123,551</b>	<b>\$194,797,257</b>	<b>\$200,641,175</b>	<b>\$206,660,410</b>	<b>\$212,860,222</b>	<b>\$219,246,029</b>	<b>\$225,823,410</b>	<b>\$232,598,112</b>	
<b>Annual Taxable Sales from Retail Dev.</b>	<b>\$149,295,877</b>	<b>\$153,774,754</b>	<b>\$158,387,996</b>	<b>\$163,139,636</b>	<b>\$168,033,825</b>	<b>\$173,074,840</b>	<b>\$178,267,085</b>	<b>\$183,615,098</b>	<b>\$189,123,551</b>	<b>\$194,797,257</b>	<b>\$200,641,175</b>	<b>\$206,660,410</b>	<b>\$212,860,222</b>	<b>\$219,246,029</b>	<b>\$225,823,410</b>	<b>\$232,598,112</b>	
<b>Non-Retail Development, Recurring</b>																	
<b>Office</b>																	
Taxable Sales per Sq. Ft. [1]	\$55.53	\$57.20	\$58.91	\$60.68	\$62.50	\$64.38	\$66.31	\$68.30	\$70.35	\$72.46	\$74.63	\$76.87	\$79.18	\$81.55	\$84.00	\$86.52	
Cumulative Sq. Ft. (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	
Taxable Office Space Sq. Ft.	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	
<b>Subtotal, Annual Taxable Sales</b>	<b>\$64,946,961</b>	<b>\$66,895,370</b>	<b>\$68,902,231</b>	<b>\$70,969,298</b>	<b>\$73,098,377</b>	<b>\$75,291,329</b>	<b>\$77,550,068</b>	<b>\$79,876,571</b>	<b>\$82,272,868</b>	<b>\$84,741,054</b>	<b>\$87,283,285</b>	<b>\$89,901,784</b>	<b>\$92,598,837</b>	<b>\$95,376,802</b>	<b>\$98,238,107</b>	<b>\$101,185,250</b>	
<b>Production</b>																	
Taxable Sales per Sq. Ft. [1]	\$86.63	\$89.23	\$91.91	\$94.66	\$97.50	\$100.43	\$103.44	\$106.54	\$109.74	\$113.03	\$116.42	\$119.92	\$123.51	\$127.22	\$131.04	\$134.97	
Cumulative Sq. Ft. (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	
Taxable Office Space Sq. Ft.	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	
<b>Subtotal, Annual Taxable Sales</b>	<b>\$15,788,367</b>	<b>\$16,262,018</b>	<b>\$16,749,878</b>	<b>\$17,252,375</b>	<b>\$17,769,946</b>	<b>\$18,303,044</b>	<b>\$18,852,136</b>	<b>\$19,417,700</b>	<b>\$20,000,231</b>	<b>\$20,600,238</b>	<b>\$21,218,245</b>	<b>\$21,854,792</b>	<b>\$22,510,436</b>	<b>\$23,185,749</b>	<b>\$23,881,322</b>	<b>\$24,597,761</b>	
<b>Recurring Annual Taxable Sales, Non-Retail</b>	<b>\$80,735,328</b>	<b>\$83,157,388</b>	<b>\$85,652,110</b>	<b>\$88,221,673</b>	<b>\$90,868,323</b>	<b>\$93,594,373</b>	<b>\$96,402,204</b>	<b>\$99,294,270</b>	<b>\$102,273,099</b>	<b>\$105,341,291</b>	<b>\$108,501,530</b>	<b>\$111,756,576</b>	<b>\$115,109,273</b>	<b>\$118,562,552</b>	<b>\$122,119,428</b>	<b>\$125,783,011</b>	
<b>Non-Retail Development, Non-recurring</b>																	
<b>Purchase of Construction Materials</b>																	
Material Costs (Uninflated) [2]																	
Material Costs (Inflated) [2]																	
Material Costs																	
<b>Subtotal, Taxable Sales</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Non-recurring Annual Taxable Sales, Non-Retail</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Annual Taxable Sales from Space</b>																	
<b>Total, Recurring</b>	<b>\$230,031,206</b>	<b>\$236,932,142</b>	<b>\$244,040,106</b>	<b>\$251,361,309</b>	<b>\$258,902,148</b>	<b>\$266,669,213</b>	<b>\$274,669,289</b>	<b>\$282,909,368</b>	<b>\$291,396,649</b>	<b>\$300,138,549</b>	<b>\$309,142,705</b>	<b>\$318,416,986</b>	<b>\$327,969,496</b>	<b>\$337,808,581</b>	<b>\$347,942,838</b>	<b>\$358,381,123</b>	
<b>Total, Non-recurring (Construction Related)</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

[1] KMA estimates.

[2] KMA assumes that the construction mat

**Table A4.2**  
**Estimated Annual Taxable Sales from Space**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Value Added to Tax Roll (\$ with inflation)													
	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Retail Development</b>														
<b>Retail</b>														
Taxable Sales per Sq. Ft. [1]	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033	
Cumulative Sq. Ft. (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	
Taxable Retail Space Sq. Ft.	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	168,028	
<b>Subtotal - Annual Taxable Sales</b>	<b>\$239,576,056</b>	<b>\$246,763,337</b>	<b>\$254,166,237</b>	<b>\$261,791,224</b>	<b>\$269,644,961</b>	<b>\$277,734,310</b>	<b>\$286,066,339</b>	<b>\$294,648,329</b>	<b>\$303,487,779</b>	<b>\$312,592,413</b>	<b>\$321,970,185</b>	<b>\$331,629,291</b>	<b>\$341,578,169</b>	
<b>Annual Taxable Sales from Retail Dev.</b>	<b>\$239,576,056</b>	<b>\$246,763,337</b>	<b>\$254,166,237</b>	<b>\$261,791,224</b>	<b>\$269,644,961</b>	<b>\$277,734,310</b>	<b>\$286,066,339</b>	<b>\$294,648,329</b>	<b>\$303,487,779</b>	<b>\$312,592,413</b>	<b>\$321,970,185</b>	<b>\$331,629,291</b>	<b>\$341,578,169</b>	
<b>Non-Retail Development, Recurring</b>														
<b>Office</b>														
Taxable Sales per Sq. Ft. [1]	\$89.11	\$91.79	\$94.54	\$97.38	\$100.30	\$103.31	\$106.41	\$109.60	\$112.89	\$116.27	\$119.76	\$123.35	\$127.05	
Cumulative Sq. Ft. (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	
Taxable Office Space Sq. Ft.	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	
<b>Subtotal, Annual Taxable Sales</b>	<b>\$104,220,807</b>	<b>\$107,347,431</b>	<b>\$110,567,854</b>	<b>\$113,884,890</b>	<b>\$117,301,437</b>	<b>\$120,820,480</b>	<b>\$124,445,094</b>	<b>\$128,178,447</b>	<b>\$132,023,800</b>	<b>\$135,984,514</b>	<b>\$140,064,050</b>	<b>\$144,265,971</b>	<b>\$148,593,951</b>	
<b>Production</b>														
Taxable Sales per Sq. Ft. [1]	\$139.02	\$143.19	\$147.48	\$151.91	\$156.46	\$161.16	\$165.99	\$170.97	\$176.10	\$181.38	\$186.83	\$192.43	\$198.20	
Cumulative Sq. Ft. (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	
Taxable Office Space Sq. Ft.	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	
<b>Subtotal, Annual Taxable Sales</b>	<b>\$25,335,694</b>	<b>\$26,095,765</b>	<b>\$26,878,638</b>	<b>\$27,684,997</b>	<b>\$28,515,547</b>	<b>\$29,371,013</b>	<b>\$30,252,144</b>	<b>\$31,159,708</b>	<b>\$32,094,499</b>	<b>\$33,057,334</b>	<b>\$34,049,054</b>	<b>\$35,070,526</b>	<b>\$36,122,642</b>	
<b>Recurring Annual Taxable Sales, Non-Retail</b>	<b>\$129,556,501</b>	<b>\$133,443,196</b>	<b>\$137,446,492</b>	<b>\$141,569,887</b>	<b>\$145,816,984</b>	<b>\$150,191,493</b>	<b>\$154,697,238</b>	<b>\$159,338,155</b>	<b>\$164,118,300</b>	<b>\$169,041,849</b>	<b>\$174,113,104</b>	<b>\$179,336,497</b>	<b>\$184,716,592</b>	
<b>Non-Retail Development, Non-recurring</b>														
<b>Purchase of Construction Materials</b>														
Material Costs (Uninflated) [2]														
Material Costs (Inflated) [2]														
Material Costs														
<b>Subtotal, Taxable Sales</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Non-recurring Annual Taxable Sales, Non-Retail</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Annual Taxable Sales from Space</b>														
<b>Total, Recurring</b>	<b>\$369,132,557</b>	<b>\$380,206,534</b>	<b>\$391,612,730</b>	<b>\$403,361,111</b>	<b>\$415,461,945</b>	<b>\$427,925,803</b>	<b>\$440,763,577</b>	<b>\$453,986,485</b>	<b>\$467,606,079</b>	<b>\$481,634,261</b>	<b>\$496,083,289</b>	<b>\$510,965,788</b>	<b>\$526,294,762</b>	
<b>Total, Non-recurring (Construction Related)</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

[1] KMA estimates.

[2] KMA assumes that the construction mat

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions/ Sources	Buildout (uninflated)	Revenue Added to Tax Roll (\$ with Inflation)													
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<i>Inflation Rate</i>				1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Business Gross Receipts - Tenants</b>																
<b>1. Retail Space Gross Receipts [7]</b>																
<b>20,000 SF Store</b>	20,000 SF															
Sales per SF	\$500	\$500	\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	
Cumulative - 20,000 SF Store	90% occpcy	3	0	0	0	0	1	1	2	2	3	3	3	3	3	
Subtotal GR		\$27,000,000	\$0	\$0	\$0	\$0	\$10,129,579	\$10,433,467	\$21,492,941	\$22,137,730	\$34,202,792	\$35,228,876	\$36,285,742	\$37,374,315	\$38,495,544	
<b>10,000 SF Store</b>	10,000 SF															
Sales per SF	\$600	\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738	\$760	\$783	\$806	\$831	\$855		
Cumulative - 10,000 SF Store	90% occpcy	4	0	0	0	0	1	1	2	3	3	4	4	4		
Subtotal GR		\$21,600,000	\$0	\$0	\$0	\$0	\$6,077,748	\$6,260,080	\$12,895,765	\$19,923,957	\$20,521,675	\$28,183,101	\$29,028,594	\$29,899,452	\$30,796,435	
<b>7,400 SF Store</b>	7,400 SF															
Sales per SF	\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$570		
Cumulative - 7,400 SF Store	90% occpcy	7	0	0	0	0	4	4	5	6	7	7	7	7		
Subtotal GR		\$18,648,000	\$0	\$0	\$0	\$0	\$11,993,422	\$12,353,225	\$15,904,777	\$19,658,304	\$23,622,728	\$24,331,410	\$25,061,353	\$25,813,193	\$26,587,589	
<b>4,000 SF Store</b>	4,000 SF															
Sales per SF	\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$570		
Cumulative - 4,000 SF Store	90% occpcy	9	0	0	0	0	3	3	6	7	9	9	9	9		
Subtotal GR		\$12,960,000	\$0	\$0	\$0	\$0	\$4,862,198	\$5,008,064	\$10,316,612	\$12,397,129	\$16,417,340	\$16,909,860	\$17,417,156	\$17,939,671	\$18,477,861	
<b>Subtotal - Retail Gross Receipts</b>		<b>\$80,208,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,062,947</b>	<b>\$34,054,835</b>	<b>\$60,610,095</b>	<b>\$74,117,119</b>	<b>\$94,764,536</b>	<b>\$104,653,248</b>	<b>\$107,792,845</b>	<b>\$111,026,630</b>	<b>\$114,357,429</b>	
<b>2. Office Gross Receipts</b>																
<b>Medium Office</b>	5,000 SF															
Office Employees per Business [6]	24															
Gross Receipts / Output per Employee	\$213,500	\$213,500	\$219,905	\$226,502	\$233,297	\$240,296	\$247,505	\$254,930	\$262,578	\$270,455	\$278,569	\$286,926	\$295,534	\$304,400		
Cumulative - Medium Office	95% occpcy	147	0	0	0	0	64	64	115	131	147	147	147	147		
Subtotal Gross Receipts		\$709,603,545	\$0	\$0	\$0	\$0	\$347,718,113	\$358,149,657	\$662,856,669	\$777,732,612	\$898,904,540	\$925,871,677	\$953,647,827	\$982,257,262	\$1,011,724,980	
<b>Larger Office</b>	50,000 SF															
Office Employees per Business [6]	238															
Gross Receipts / Output per Employee	\$213,500	\$213,500	\$219,905	\$226,502	\$233,297	\$240,296	\$247,505	\$254,930	\$262,578	\$270,455	\$278,569	\$286,926	\$295,534	\$304,400		
Cumulative - Larger Office	95% occpcy	10	0	0	0	0	4	4	8	9	10	10	10	10		
Subtotal Gross Receipts		\$482,723,500	\$0	\$0	\$0	\$0	\$217,323,821	\$223,843,535	\$461,117,683	\$534,320,115	\$611,499,687	\$629,844,678	\$648,740,018	\$668,202,219	\$688,248,285	
<b>Subtotal - Office Gross Receipts</b>		<b>\$1,192,327,045</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$565,041,934</b>	<b>\$581,993,192</b>	<b>\$1,128,974,352</b>	<b>\$1,312,052,727</b>	<b>\$1,510,404,228</b>	<b>\$1,555,716,355</b>	<b>\$1,602,387,845</b>	<b>\$1,650,459,481</b>	<b>\$1,699,973,265</b>	
<b>3. Production Gross Receipts</b>																
Gross Receipts / Output per Employee	\$200,000	\$200,000	\$206,000	\$212,180	\$218,545	\$225,102	\$231,855	\$238,810	\$245,975	\$253,354	\$260,955	\$268,783	\$276,847	\$285,152		
Total Employees [6]	150	0	0	0	0	0	0	0	0	0	150	150	150	150		
Subtotal Gross Receipts	95% occpcy	\$28,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,186,036	\$38,301,617	\$39,450,665	\$40,634,185		
<b>Subtotal - Production Gross Receipts</b>		<b>\$28,500,000</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>\$37,186,036</b>	<b>\$38,301,617</b>	<b>\$39,450,665</b>	<b>\$40,634,185</b>		
<b>Landlords Gross Receipts - Residential</b>																
<b>1. Market Rate Apartment Gross Receipts</b>																
<b>Junior 1 BDR</b>																
Rent per Unit	Table C4	\$3,050	\$3,050	\$3,142	\$3,236	\$3,333	\$3,433	\$3,536	\$3,642	\$3,751	\$3,864	\$3,980	\$4,099	\$4,222	\$4,349	
New Market Rate Apartments	Table B1	200	0	0	0	0	82	0	38	51	29	0	0	0		
Occupancy Rate	95.0%															
Cumulative MR Apartments (Occupied)		190	0	0	0	0	78	78	114	162	190	190	190	190		
<b>Rental Income</b>		<b>\$579,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$267,415</b>	<b>\$275,438</b>	<b>\$415,172</b>	<b>\$609,369</b>	<b>\$734,093</b>	<b>\$756,116</b>	<b>\$778,800</b>	<b>\$802,164</b>	<b>\$826,228</b>	
<b>1 BDR / 1 Bath</b>																
Rent per Unit	Table C4	\$4,448	\$4,448	\$4,582	\$4,719	\$4,861	\$5,007	\$5,157	\$5,312	\$5,471	\$5,635	\$5,804	\$5,978	\$6,158	\$6,342	
New Market Rate Apartments	Table B1	320	0	0	0	0	130	0	63	81	46	0	0	0		
Occupancy Rate	95.0%															
Cumulative MR Apartments (Occupied)		304	0	0	0	0	124	124	183	260	304	304	304	304		
<b>Rental Income</b>		<b>\$1,352,325</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$618,334</b>	<b>\$636,884</b>	<b>\$973,894</b>	<b>\$1,424,106</b>	<b>\$1,713,085</b>	<b>\$1,764,477</b>	<b>\$1,817,412</b>	<b>\$1,871,934</b>	<b>\$1,928,092</b>	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	Table C4	\$5,650	\$5,650	\$5,819	\$5,994	\$6,174	\$6,359	\$6,550	\$6,746	\$6,949	\$7,157	\$7,372	\$7,593	\$7,821	\$8,055	
New Market Rate Apartments	Table B1	261	0	0	0	0	107	0	51	65	38	0	0	0		
Occupancy Rate	95.0%															
Cumulative MR Apartments (Occupied)		248	0	0	0	0	102	102	150	212	248	248	248	248		
<b>Rental Income</b>		<b>\$1,400,870</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$646,383</b>	<b>\$665,775</b>	<b>\$1,012,600</b>	<b>\$1,472,051</b>	<b>\$1,774,580</b>	<b>\$1,827,818</b>	<b>\$1,882,652</b>	<b>\$1,939,132</b>	<b>\$1,997,306</b>	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	Table C4	\$7,050	\$7,050	\$7,262	\$7,479	\$7,704	\$7,935	\$8,173	\$8,418	\$8,671	\$8,931	\$9,199	\$9,475	\$9,759	\$10,052	
New Market Rate Apartments	Table B1	20	0	0	0	0	8	0	4	5	3	0	0	0		
Occupancy Rate	95.0%															

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions/ Sources	Buildout (uninfated)	Revenue Added to Tax Roll (\$ with Inflation)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Cumulative MR Apartments (Occupied)		19	0	0	0	0	8	8	11	16	19	19	19	19	
<b>Rental Income</b>		<b>\$133,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,305</b>	<b>\$62,114</b>	<b>\$95,966</b>	<b>\$140,030</b>	<b>\$169,684</b>	<b>\$174,774</b>	<b>\$180,018</b>	<b>\$185,418</b>	<b>\$190,981</b>
<b>Subtotal Market Rate Apartment Rental Income</b>		<b>\$3,466,645</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,592,437</b>	<b>\$1,640,211</b>	<b>\$2,497,632</b>	<b>\$3,645,555</b>	<b>\$4,391,442</b>	<b>\$4,523,185</b>	<b>\$4,658,881</b>	<b>\$4,798,647</b>	<b>\$4,942,607</b>
<b>2. BMR - 45% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	Table C4	\$908	\$908	\$935	\$963	\$992	\$1,022	\$1,053	\$1,084	\$1,117	\$1,150	\$1,185	\$1,220	\$1,257	\$1,295
New 45% AMI Apartments	Table B1	7	0	0	0	0	3	0	1	2	1	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		7	0	0	0	0	3	3	4	6	7	7	7	7	7
<b>Rental Income</b>		<b>\$6,229</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,005</b>	<b>\$3,095</b>	<b>\$4,250</b>	<b>\$6,566</b>	<b>\$7,891</b>	<b>\$8,127</b>	<b>\$8,371</b>	<b>\$8,622</b>	<b>\$8,881</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	Table C4	\$1,038	\$1,038	\$1,069	\$1,101	\$1,134	\$1,168	\$1,203	\$1,239	\$1,277	\$1,315	\$1,354	\$1,395	\$1,437	\$1,480
New 45% AMI Apartments	Table B1	11	0	0	0	0	4	0	2	3	2	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		11	0	0	0	0	4	4	6	9	11	11	11	11	11
<b>Rental Income</b>		<b>\$11,190</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,580</b>	<b>\$4,717</b>	<b>\$7,288</b>	<b>\$11,260</b>	<b>\$14,175</b>	<b>\$14,600</b>	<b>\$15,038</b>	<b>\$15,489</b>	<b>\$15,954</b>
<b>2 BDR / 2 Bath</b>															
Rent per Unit	Table C4	\$1,168	\$1,168	\$1,203	\$1,239	\$1,276	\$1,315	\$1,354	\$1,395	\$1,436	\$1,480	\$1,524	\$1,570	\$1,617	\$1,665
New 45% AMI Apartments	Table B1	9	0	0	0	0	4	0	2	2	1	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		9	0	0	0	0	4	4	6	8	9	9	9	9	9
<b>Rental Income</b>		<b>\$10,302</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,153</b>	<b>\$5,308</b>	<b>\$8,201</b>	<b>\$11,262</b>	<b>\$13,050</b>	<b>\$13,441</b>	<b>\$13,845</b>	<b>\$14,260</b>	<b>\$14,688</b>
<b>3 BDR / 3 Bath</b>															
Rent per Unit	Table C4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New 45% AMI Apartments	Table B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rental Income</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Income</b>		<b>\$27,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,737</b>	<b>\$13,120</b>	<b>\$19,738</b>	<b>\$29,088</b>	<b>\$35,115</b>	<b>\$36,169</b>	<b>\$37,254</b>	<b>\$38,371</b>	<b>\$39,522</b>
<b>3. BMR - 55% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	Table C4	\$1,063	\$1,063	\$1,095	\$1,128	\$1,162	\$1,196	\$1,232	\$1,269	\$1,307	\$1,347	\$1,387	\$1,429	\$1,471	\$1,516
New 55% AMI Apartments	Table B1	33	0	0	0	0	13	0	7	8	5	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		32	0	0	0	0	13	13	20	27	32	32	32	32	32
<b>Rental Income</b>		<b>\$34,377</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,242</b>	<b>\$15,700</b>	<b>\$24,878</b>	<b>\$35,874</b>	<b>\$43,548</b>	<b>\$44,855</b>	<b>\$46,200</b>	<b>\$47,586</b>	<b>\$49,014</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	Table C4	\$1,214	\$1,214	\$1,250	\$1,288	\$1,327	\$1,366	\$1,407	\$1,450	\$1,493	\$1,538	\$1,584	\$1,632	\$1,680	\$1,731
New 55% AMI Apartments	Table B1	52	0	0	0	0	21	0	10	13	8	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		51	0	0	0	0	21	21	30	43	51	51	51	51	51
<b>Rental Income</b>		<b>\$61,865</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,120</b>	<b>\$28,963</b>	<b>\$44,038</b>	<b>\$64,381</b>	<b>\$78,369</b>	<b>\$80,720</b>	<b>\$83,142</b>	<b>\$85,636</b>	<b>\$88,205</b>
<b>2 BDR / 2 Bath</b>															
Rent per Unit	Table C4	\$1,353	\$1,353	\$1,394	\$1,435	\$1,478	\$1,523	\$1,568	\$1,616	\$1,664	\$1,714	\$1,765	\$1,818	\$1,873	\$1,929
New 55% AMI Apartments	Table B1	42	0	0	0	0	17	0	8	11	6	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		41	0	0	0	0	17	17	25	35	41	41	41	41	41
<b>Rental Income</b>		<b>\$55,689</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,370</b>	<b>\$26,131</b>	<b>\$39,581</b>	<b>\$58,707</b>	<b>\$70,546</b>	<b>\$72,662</b>	<b>\$74,842</b>	<b>\$77,087</b>	<b>\$79,400</b>
<b>3 BDR / 3 Bath</b>															
Rent per Unit	Table C4	\$1,478	\$1,478	\$1,522	\$1,568	\$1,615	\$1,664	\$1,713	\$1,765	\$1,818	\$1,872	\$1,928	\$1,986	\$2,046	\$2,107
New 55% AMI Apartments	Table B1	4	0	0	0	0	1	0	1	1	1	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		4	0	0	0	0	1	1	2	3	4	4	4	4	4
<b>Rental Income</b>		<b>\$5,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,630</b>	<b>\$1,679</b>	<b>\$3,459</b>	<b>\$5,344</b>	<b>\$7,339</b>	<b>\$7,560</b>	<b>\$7,786</b>	<b>\$8,020</b>	<b>\$8,261</b>
<b>Income</b>		<b>\$157,726</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,362</b>	<b>\$72,473</b>	<b>\$111,956</b>	<b>\$164,306</b>	<b>\$199,803</b>	<b>\$205,797</b>	<b>\$211,971</b>	<b>\$218,330</b>	<b>\$224,880</b>
<b>4. BMR - 90% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	Table C4	\$1,769	\$1,769	\$1,822	\$1,877	\$1,933	\$1,991	\$2,051	\$2,112	\$2,176	\$2,241	\$2,308	\$2,377	\$2,449	\$2,522
New 90% AMI Apartments	Table B1	13	0	0	0	0	5	0	3	3	2	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		13	0	0	0	0	5	5	8	11	13	13	13	13	13
<b>Rental Income</b>		<b>\$22,537</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,756</b>	<b>\$10,049</b>	<b>\$16,560</b>	<b>\$23,453</b>	<b>\$28,549</b>	<b>\$29,406</b>	<b>\$30,288</b>	<b>\$31,197</b>	<b>\$32,132</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	Table C4	\$2,021	\$2,021	\$2,082	\$2,144	\$2,208	\$2,275	\$2,343	\$2,413	\$2,486	\$2,560	\$2,637	\$2,716	\$2,798	\$2,881
New 90% AMI Apartments	Table B1	21	0	0	0	0	9	0	4	5	3	0	0	0	0
Occupancy Rate	98.0%														
Cumulative MR Apartments (Occupied)		21	0	0	0	0	9	9	13	18	21	21	21	21	21

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions/ Sources	Buildout (uninflated)	Revenue Added to Tax Roll (\$ with Inflation)													
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>Rental Income</b>		\$41,592	\$0	\$0	\$0	\$0	\$20,062	\$20,664	\$30,744	\$43,846	\$52,688	\$54,268	\$55,896	\$57,573	\$59,301	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	Table C4	\$2,262	\$2,262	\$2,330	\$2,400	\$2,472	\$2,546	\$2,622	\$2,701	\$2,782	\$2,865	\$2,951	\$3,040	\$3,131	\$3,225	
New 90% AMI Apartments	Table B1	16	0	0	0	0	7	0	3	4	2	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		16	0	0	0	0	7	7	10	14	16	16	16	16	16	
<b>Rental Income</b>		\$35,468	\$0	\$0	\$0	\$0	\$17,465	\$17,989	\$26,469	\$38,169	\$44,930	\$46,278	\$47,666	\$49,096	\$50,569	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	Table C4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
New 90% AMI Apartments	Table B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Rental Income</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Income</b>		\$99,597	\$0	\$0	\$0	\$0	\$47,283	\$48,702	\$73,773	\$105,468	\$126,167	\$129,952	\$133,851	\$137,866	\$142,002	
<b>5. BMR - 120% AMI Gross Receipts</b>																
<b>Junior 1 BDR</b>																
Rent per Unit	Table C4	\$2,374	\$2,374	\$2,445	\$2,519	\$2,594	\$2,672	\$2,752	\$2,835	\$2,920	\$3,007	\$3,098	\$3,190	\$3,286	\$3,385	
New 120% AMI Apartments	Table B1	57	0	0	0	0	24	0	11	14	8	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		56	0	0	0	0	24	24	34	48	56	56	56	56	56	
<b>Rental Income</b>		\$132,612	\$0	\$0	\$0	\$0	\$62,844	\$64,730	\$97,230	\$140,205	\$167,988	\$173,028	\$178,219	\$183,566	\$189,072	
<b>1 BDR / 1 Bath</b>																
Rent per Unit	Table C4	\$2,713	\$2,713	\$2,794	\$2,878	\$2,965	\$3,054	\$3,145	\$3,239	\$3,337	\$3,437	\$3,540	\$3,646	\$3,755	\$3,868	
New 120% AMI Apartments	Table B1	91	0	0	0	0	37	0	18	23	13	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		89	0	0	0	0	36	36	54	76	89	89	89	89	89	
<b>Rental Income</b>		\$241,945	\$0	\$0	\$0	\$0	\$110,720	\$114,042	\$174,607	\$255,053	\$306,489	\$315,684	\$325,154	\$334,909	\$344,956	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	Table C4	\$3,040	\$3,040	\$3,131	\$3,225	\$3,322	\$3,422	\$3,524	\$3,630	\$3,739	\$3,851	\$3,967	\$4,086	\$4,208	\$4,334	
New 120% AMI Apartments	Table B1	74	0	0	0	0	30	0	14	19	11	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		73	0	0	0	0	29	29	43	62	73	73	73	73	73	
<b>Rental Income</b>		\$220,461	\$0	\$0	\$0	\$0	\$100,593	\$103,611	\$156,522	\$230,835	\$279,273	\$287,651	\$296,281	\$305,169	\$314,324	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	Table C4	\$3,352	\$3,352	\$3,453	\$3,556	\$3,663	\$3,773	\$3,886	\$4,002	\$4,123	\$4,246	\$4,374	\$4,505	\$4,640	\$4,779	
New 120% AMI Apartments	Table B1	6	0	0	0	0	3	0	1	1	1	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		6	0	0	0	0	3	3	4	5	6	6	6	6	6	
<b>Rental Income</b>		\$19,710	\$0	\$0	\$0	\$0	\$11,092	\$11,425	\$15,690	\$20,200	\$24,968	\$25,717	\$26,488	\$27,283	\$28,101	
<b>Subtotal 120% AMI Apartment Rental Income</b>		\$614,728	\$0	\$0	\$0	\$0	\$285,250	\$293,807	\$444,048	\$646,293	\$778,718	\$802,080	\$826,142	\$850,927	\$876,454	
<b>6. BMR - 150% AMI Gross Receipts</b>																
<b>Junior 1 BDR</b>																
Rent per Unit	Table C4	\$2,979	\$2,979	\$3,068	\$3,160	\$3,255	\$3,353	\$3,453	\$3,557	\$3,664	\$3,774	\$3,887	\$4,004	\$4,124	\$4,247	
New 150% AMI Apartments	Table B1	23	0	0	0	0	9	0	5	6	3	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		23	0	0	0	0	9	9	14	20	23	23	23	23	23	
<b>Rental Income</b>		\$67,147	\$0	\$0	\$0	\$0	\$29,572	\$30,460	\$48,803	\$71,810	\$85,059	\$87,611	\$90,239	\$92,947	\$95,735	
<b>1 BDR / 1 Bath</b>																
Rent per Unit	Table C4	\$3,405	\$3,405	\$3,507	\$3,612	\$3,721	\$3,832	\$3,947	\$4,066	\$4,188	\$4,313	\$4,443	\$4,576	\$4,713	\$4,855	
New 150% AMI Apartments	Table B1	36	0	0	0	0	15	0	7	9	5	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		35	0	0	0	0	15	15	22	30	35	35	35	35	35	
<b>Rental Income</b>		\$120,128	\$0	\$0	\$0	\$0	\$56,336	\$58,026	\$87,658	\$127,223	\$152,175	\$156,740	\$161,443	\$166,286	\$171,274	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	Table C4	\$3,818	\$3,818	\$3,933	\$4,051	\$4,172	\$4,297	\$4,426	\$4,559	\$4,696	\$4,837	\$4,982	\$5,131	\$5,285	\$5,444	
New 150% AMI Apartments	Table B1	30	0	0	0	0	12	0	6	8	4	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		29	0	0	0	0	12	12	18	25	29	29	29	29	29	
<b>Rental Income</b>		\$112,249	\$0	\$0	\$0	\$0	\$50,535	\$52,051	\$80,419	\$119,645	\$142,194	\$146,460	\$150,854	\$155,379	\$160,041	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	Table C4	\$4,217	\$4,217	\$4,344	\$4,474	\$4,608	\$4,746	\$4,889	\$5,035	\$5,186	\$5,342	\$5,502	\$5,667	\$5,837	\$6,012	
New 150% AMI Apartments	Table B1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	
Occupancy Rate	98.0%															
Cumulative MR Apartments (Occupied)		1	0	0	0	0	1	1	1	1	1	1	1	1	1	
<b>Rental Income</b>		\$4,133	\$0	\$0	\$0	\$0	\$4,651	\$4,791	\$4,935	\$5,083	\$5,235	\$5,392	\$5,554	\$5,721	\$5,892	
<b>Income</b>		\$303,657	\$0	\$0	\$0	\$0	\$141,094	\$145,327	\$221,814	\$323,761	\$384,664	\$396,203	\$408,090	\$420,332	\$432,942	
<b>Subtotal Residential Gross Receipts</b>		\$4,670,073	\$0	\$0	\$0	\$0	\$2,149,165	\$2,213,640	\$3,368,962	\$4,914,472	\$5,915,909	\$6,093,386	\$6,276,188	\$6,464,474	\$6,658,408	

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions/ Sources	Buildout (uninflated)	Revenue Added to Tax Roll (\$ with Inflation)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
On-site Parking Gross Receipts, Residential	Table A7	\$3,057,600	\$0	\$0	\$0	\$0	\$1,405,588	\$1,447,755	\$2,203,767	\$3,216,371	\$3,873,276	\$3,989,474	\$4,109,159	\$4,232,433	\$4,359,406
<b>Total Landlords Gross Receipts - Residential</b>		<b>\$7,727,673</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,554,753</b>	<b>\$3,661,395</b>	<b>\$5,572,729</b>	<b>\$8,130,843</b>	<b>\$9,789,185</b>	<b>\$10,082,861</b>	<b>\$10,385,347</b>	<b>\$10,696,907</b>	<b>\$11,017,814</b>
<b>Landlords Gross Receipts-Commercial &amp; Production</b>															
<b>Retail Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$30	\$30	\$30	\$30.90	\$31.83	\$32.78	\$33.77	\$34.78	\$35.82	\$36.90	\$38.00	\$39.14	\$40.32	\$41.53	\$42.77
Cumulative Retail SF (Occupied)	Table C2	224,038	0	0	0	0	88,979	88,979	140,066	174,787	215,038	224,038	224,038	224,038	224,038
Retail Rental Income		\$6,721,137	\$0	\$0	\$0	\$0	\$3,004,383	\$3,094,514	\$5,017,387	\$6,448,986	\$8,172,107	\$8,769,559	\$9,032,646	\$9,303,625	\$9,582,734
<b>Office Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$70	\$70	\$70	\$72.10	\$74.26	\$76.49	\$78.79	\$81.15	\$83.58	\$86.09	\$88.67	\$91.33	\$94.07	\$96.90	\$99.80
Cumulative Office SF (Occupied)	Table C2	1,169,536	0	0	0	0	496,234	496,234	923,566	1,046,551	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Office Rental Income		\$81,867,552	\$0	\$0	\$0	\$0	\$39,096,133	\$40,269,017	\$77,195,048	\$90,098,831	\$103,707,365	\$106,818,586	\$110,023,143	\$113,323,838	\$116,723,553
On-site Parking Gross Receipts, Commercial	Table A7	\$11,410,311	\$0	\$8,162,480	\$8,647,841	\$9,147,763	\$8,257,095	\$4,791,863	\$13,970,317	\$13,683,421	\$13,773,997	\$14,427,703	\$15,101,021	\$15,794,539	\$16,508,861
<b>Total Landlords Gross Receipts - Commercial</b>		<b>\$99,998,999</b>	<b>\$0</b>	<b>\$8,162,480</b>	<b>\$8,647,841</b>	<b>\$9,147,763</b>	<b>\$50,357,611</b>	<b>\$48,155,394</b>	<b>\$96,182,752</b>	<b>\$110,231,238</b>	<b>\$125,653,469</b>	<b>\$130,015,849</b>	<b>\$134,156,811</b>	<b>\$138,422,002</b>	<b>\$142,815,148</b>
<b>Production Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$30	\$30	\$30	\$30.90	\$31.83	\$32.78	\$33.77	\$34.78	\$35.82	\$36.90	\$38.00	\$39.14	\$40.32	\$41.53	\$42.77
Cumulative Production SF (Occupied)	0	182,250	0	0	0	0	0	0	0	0	0	182,250	182,250	182,250	182,250
Production Rental Income		\$5,467,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,133,847	\$7,347,863	\$7,568,299	\$7,795,348
<b>Total Landlords Gross Receipts - Production</b>		<b>\$5,467,500</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>	<b>\$7,133,847</b>	<b>\$7,347,863</b>	<b>\$7,568,299</b>	<b>\$7,795,348</b>
<b>Total Landlords Gross Receipts - Prod. &amp; Comm.</b>		<b>\$105,466,499</b>	<b>\$0</b>	<b>\$8,162,480</b>	<b>\$8,647,841</b>	<b>\$9,147,763</b>	<b>\$50,357,611</b>	<b>\$48,155,394</b>	<b>\$96,182,752</b>	<b>\$110,231,238</b>	<b>\$125,653,469</b>	<b>\$137,149,696</b>	<b>\$141,504,674</b>	<b>\$145,990,300</b>	<b>\$150,610,496</b>
<b>Gross Receipts Tax</b>															
<b>Retail Space Gross Receipts [2]</b>															
Grocery Store	0.135%	\$36,450	\$0	\$0	\$0	\$0	\$13,675	\$14,085	\$29,015	\$29,886	\$46,174	\$47,559	\$48,986	\$50,455	\$51,969
Drug Store	0.135%	\$29,160	\$0	\$0	\$0	\$0	\$8,205	\$8,451	\$17,409	\$26,897	\$27,704	\$38,047	\$39,189	\$40,364	\$41,575
Larger Tenants	0.100%	\$18,648	\$0	\$0	\$0	\$0	\$11,993	\$12,353	\$15,905	\$19,658	\$23,623	\$24,331	\$25,061	\$25,813	\$26,588
Mid-Size Tenants	0.100%	\$12,960	\$0	\$0	\$0	\$0	\$4,862	\$5,008	\$10,317	\$12,397	\$16,417	\$16,910	\$17,417	\$17,940	\$18,478
<b>Office Gross Receipts</b>															
Medium Office [3]	0.510%	\$3,618,978	\$0	\$0	\$0	\$0	\$1,773,362	\$1,826,563	\$3,380,569	\$3,966,436	\$4,584,413	\$4,721,946	\$4,863,604	\$5,009,512	\$5,159,797
Larger Office [5]	0.560%	\$2,703,252	\$0	\$0	\$0	\$0	\$1,217,013	\$1,253,524	\$2,582,259	\$2,992,193	\$3,424,398	\$3,527,130	\$3,632,944	\$3,741,932	\$3,854,190
Production Gross Receipts [8]	0.370%	\$105,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,588	\$141,716	\$145,967	\$150,346
Residential Apartment Gross Receipts [4]	0.300%	\$14,010	\$0	\$0	\$0	\$0	\$6,447	\$6,641	\$10,107	\$14,743	\$17,748	\$18,280	\$18,829	\$19,393	\$19,975
Retail Rental Gross Receipts [4]	0.300%	\$20,163	\$0	\$0	\$0	\$0	\$9,013	\$9,284	\$15,052	\$19,347	\$24,516	\$26,309	\$27,098	\$27,911	\$28,748
Office Rental Gross Receipts [4]	0.300%	\$245,603	\$0	\$0	\$0	\$0	\$117,288	\$120,807	\$231,585	\$270,296	\$311,122	\$320,456	\$330,069	\$339,972	\$350,171
On-site Parking Gross Receipts, Residential & Commercial [4]	0.300%	\$43,404	\$0	\$24,487	\$25,944	\$27,443	\$28,988	\$18,719	\$48,522	\$50,699	\$52,942	\$55,252	\$57,631	\$60,081	\$62,605
Production Rental Gross Receipts [4]	0.300%	\$16,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,402	\$22,044	\$22,705	\$23,386	
<b>Total Gross Receipts Tax</b>		<b>\$6,864,480</b>	<b>\$0</b>	<b>\$24,487</b>	<b>\$25,944</b>	<b>\$27,443</b>	<b>\$3,190,848</b>	<b>\$3,275,435</b>	<b>\$6,340,741</b>	<b>\$7,402,554</b>	<b>\$8,529,057</b>	<b>\$8,955,209</b>	<b>\$9,224,587</b>	<b>\$9,502,046</b>	<b>\$9,787,829</b>

[1] The assumptions are from EPS.

[2] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Retail, Wholesale, and Services Rate for \$2.5 to \$25 M.

[3] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professi, Scientific Rate for \$2.5 to \$25 M

[4] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Real Estate, Rental, Leasing Services Rate for \$5 to \$25 M, and over \$25 M

[5] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professi, Scientific Rate for over \$25 M

[6] KMA's assumption: 4.76 employees per 1,000 SF (office), 1 employee per 1,000 SF (production)

[7] Smaller tenants and small tenants are excluded since their gross receipts do not exceed \$1,000,000 per business. The sales per business of smaller tenants = \$400 \* 2,500SF = \$1,000,000; the sales per business of small tenants = \$400 \* 1,500SF = \$600,000.

[8] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Manufacturing, Transportation and Warehousing Rate for \$2.5 M to \$25 M



Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Business Gross Receipts - Tenants</b>														
<b>1. Retail Space Gross Receipts [7]</b>														
<b>20,000 SF Store</b>														
Sales per SF	\$734	\$756	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016	\$1,047	\$1,078
Cumulative - 20,000 SF Store	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Subtotal GR	\$39,650,410	\$40,839,923	\$42,065,120	\$43,327,074	\$44,626,886	\$45,965,693	\$47,344,663	\$48,765,003	\$50,227,953	\$51,734,792	\$53,286,836	\$54,885,441	\$56,532,004	\$58,227,964
<b>10,000 SF Store</b>														
Sales per SF	\$881	\$908	\$935	\$963	\$992	\$1,021	\$1,052	\$1,084	\$1,116	\$1,150	\$1,184	\$1,220	\$1,256	\$1,294
Cumulative - 10,000 SF Store	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Subtotal GR	\$31,720,328	\$32,671,938	\$33,652,096	\$34,661,659	\$35,701,509	\$36,772,554	\$37,875,731	\$39,012,003	\$40,182,363	\$41,387,834	\$42,629,469	\$43,908,353	\$45,225,603	\$46,582,371
<b>7,400 SF Store</b>														
Sales per SF	\$587	\$605	\$623	\$642	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863
Cumulative - 7,400 SF Store	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Subtotal GR	\$27,385,217	\$28,206,773	\$29,052,976	\$29,924,566	\$30,822,303	\$31,746,972	\$32,699,381	\$33,680,362	\$34,690,773	\$35,731,496	\$36,803,441	\$37,907,544	\$39,044,771	\$40,216,114
<b>4,000 SF Store</b>														
Sales per SF	\$587	\$605	\$623	\$642	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863
Cumulative - 4,000 SF Store	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Subtotal GR	\$19,032,197	\$19,603,163	\$20,191,258	\$20,796,995	\$21,420,905	\$22,063,532	\$22,725,438	\$23,407,202	\$24,109,418	\$24,832,700	\$25,577,681	\$26,345,012	\$27,135,362	\$27,949,423
<b>Subtotal - Retail Gross Receipts</b>	<b>\$117,788,152</b>	<b>\$121,321,797</b>	<b>\$124,961,451</b>	<b>\$128,710,294</b>	<b>\$132,571,603</b>	<b>\$136,548,751</b>	<b>\$140,645,214</b>	<b>\$144,864,570</b>	<b>\$149,210,507</b>	<b>\$153,686,822</b>	<b>\$158,297,427</b>	<b>\$163,046,350</b>	<b>\$167,937,740</b>	<b>\$172,975,872</b>
<b>2. Office Gross Receipts</b>														
<b>Medium Office</b>														
Office Employees per Business [6]														
Gross Receipts / Output per Employee	\$313,532	\$322,938	\$332,626	\$342,605	\$352,883	\$363,469	\$374,374	\$385,605	\$397,173	\$409,088	\$421,361	\$434,002	\$447,022	\$460,432
Cumulative - Medium Office	147	147	147	147	147	147	147	147	147	147	147	147	147	147
<b>Subtotal Gross Receipts</b>	<b>\$1,042,076,729</b>	<b>\$1,073,339,031</b>	<b>\$1,105,539,202</b>	<b>\$1,138,705,378</b>	<b>\$1,172,866,539</b>	<b>\$1,208,052,535</b>	<b>\$1,244,294,111</b>	<b>\$1,281,622,935</b>	<b>\$1,320,071,623</b>	<b>\$1,359,673,772</b>	<b>\$1,400,463,985</b>	<b>\$1,442,477,904</b>	<b>\$1,485,752,241</b>	<b>\$1,530,324,809</b>
<b>Larger Office</b>														
Office Employees per Business [6]														
Gross Receipts / Output per Employee	\$313,532	\$322,938	\$332,626	\$342,605	\$352,883	\$363,469	\$374,374	\$385,605	\$397,173	\$409,088	\$421,361	\$434,002	\$447,022	\$460,432
Cumulative - Larger Office	10	10	10	10	10	10	10	10	10	10	10	10	10	10
<b>Subtotal Gross Receipts</b>	<b>\$708,895,734</b>	<b>\$730,162,606</b>	<b>\$752,067,484</b>	<b>\$774,629,509</b>	<b>\$797,868,394</b>	<b>\$821,804,446</b>	<b>\$846,458,579</b>	<b>\$871,852,337</b>	<b>\$898,007,907</b>	<b>\$924,948,144</b>	<b>\$952,696,588</b>	<b>\$981,277,486</b>	<b>\$1,010,715,810</b>	<b>\$1,041,037,285</b>
<b>Subtotal - Office Gross Receipts</b>	<b>\$1,750,972,463</b>	<b>\$1,803,501,637</b>	<b>\$1,857,606,686</b>	<b>\$1,913,334,887</b>	<b>\$1,970,734,933</b>	<b>\$2,029,856,981</b>	<b>\$2,090,752,691</b>	<b>\$2,153,475,271</b>	<b>\$2,218,079,530</b>	<b>\$2,284,621,915</b>	<b>\$2,353,160,573</b>	<b>\$2,423,755,390</b>	<b>\$2,496,468,052</b>	<b>\$2,571,362,093</b>
<b>3. Production Gross Receipts</b>														
Gross Receipts / Output per Employee	\$293,707	\$302,518	\$311,593	\$320,941	\$330,570	\$340,487	\$350,701	\$361,222	\$372,059	\$383,221	\$394,717	\$406,559	\$418,756	\$431,318
Total Employees [6]	150	150	150	150	150	150	150	150	150	150	150	150	150	150
<b>Subtotal Gross Receipts</b>	<b>\$41,853,211</b>	<b>\$43,108,807</b>	<b>\$44,402,071</b>	<b>\$45,734,134</b>	<b>\$47,106,158</b>	<b>\$48,519,342</b>	<b>\$49,974,923</b>	<b>\$51,474,170</b>	<b>\$53,018,395</b>	<b>\$54,608,947</b>	<b>\$56,247,216</b>	<b>\$57,934,632</b>	<b>\$59,672,671</b>	<b>\$61,462,851</b>
<b>Subtotal - Production Gross Receipts</b>	<b>\$41,853,211</b>	<b>\$43,108,807</b>	<b>\$44,402,071</b>	<b>\$45,734,134</b>	<b>\$47,106,158</b>	<b>\$48,519,342</b>	<b>\$49,974,923</b>	<b>\$51,474,170</b>	<b>\$53,018,395</b>	<b>\$54,608,947</b>	<b>\$56,247,216</b>	<b>\$57,934,632</b>	<b>\$59,672,671</b>	<b>\$61,462,851</b>
<b>Landlords Gross Receipts - Residential</b>														
<b>1. Market Rate Apartment Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$4,479	\$4,613	\$4,752	\$4,894	\$5,041	\$5,192	\$5,348	\$5,509	\$5,674	\$5,844	\$6,019	\$6,200	\$6,386	\$6,578
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	190	190	190	190	190	190	190	190	190	190	190	190	190	190
<b>Rental Income</b>	<b>\$851,015</b>	<b>\$876,546</b>	<b>\$902,842</b>	<b>\$929,927</b>	<b>\$957,825</b>	<b>\$986,560</b>	<b>\$1,016,157</b>	<b>\$1,046,641</b>	<b>\$1,078,041</b>	<b>\$1,110,382</b>	<b>\$1,143,693</b>	<b>\$1,178,004</b>	<b>\$1,213,344</b>	<b>\$1,249,745</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$6,533	\$6,729	\$6,931	\$7,138	\$7,353	\$7,573	\$7,800	\$8,034	\$8,275	\$8,524	\$8,779	\$9,043	\$9,314	\$9,593
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	304	304	304	304	304	304	304	304	304	304	304	304	304	304
<b>Rental Income</b>	<b>\$1,985,935</b>	<b>\$2,045,513</b>	<b>\$2,106,878</b>	<b>\$2,170,085</b>	<b>\$2,235,187</b>	<b>\$2,302,243</b>	<b>\$2,371,310</b>	<b>\$2,442,449</b>	<b>\$2,515,723</b>	<b>\$2,591,195</b>	<b>\$2,668,930</b>	<b>\$2,748,998</b>	<b>\$2,831,468</b>	<b>\$2,916,412</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$8,297	\$8,546	\$8,802	\$9,066	\$9,338	\$9,618	\$9,907	\$10,204	\$10,510	\$10,826	\$11,150	\$11,485	\$11,829	\$12,184
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	248	248	248	248	248	248	248	248	248	248	248	248	248	248
<b>Rental Income</b>	<b>\$2,057,225</b>	<b>\$2,118,942</b>	<b>\$2,182,510</b>	<b>\$2,247,985</b>	<b>\$2,315,425</b>	<b>\$2,384,887</b>	<b>\$2,456,434</b>	<b>\$2,530,127</b>	<b>\$2,606,031</b>	<b>\$2,684,212</b>	<b>\$2,764,738</b>	<b>\$2,847,680</b>	<b>\$2,933,111</b>	<b>\$3,021,104</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$10,353	\$10,664	\$10,984	\$11,313	\$11,653	\$12,002	\$12,362	\$12,733	\$13,115	\$13,509	\$13,914	\$14,331	\$14,761	\$15,204
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
Cumulative MR Apartments (Occupied)	19	19	19	19	19	19	19	19	19	19	19	19	19	19
<b>Rental Income</b>	<b>\$196,710</b>	<b>\$202,611</b>	<b>\$208,690</b>	<b>\$214,950</b>	<b>\$221,399</b>	<b>\$228,041</b>	<b>\$234,882</b>	<b>\$241,929</b>	<b>\$249,186</b>	<b>\$256,662</b>	<b>\$264,362</b>	<b>\$272,293</b>	<b>\$280,462</b>	<b>\$288,875</b>
<b>Subtotal Market Rate Apartment Rental Income</b>	<b>\$5,090,885</b>	<b>\$5,243,612</b>	<b>\$5,400,920</b>	<b>\$5,562,948</b>	<b>\$5,729,836</b>	<b>\$5,901,731</b>	<b>\$6,078,783</b>	<b>\$6,261,146</b>	<b>\$6,448,981</b>	<b>\$6,642,450</b>	<b>\$6,841,724</b>	<b>\$7,046,976</b>	<b>\$7,258,385</b>	<b>\$7,476,136</b>
<b>2. BMR - 45% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$1,333	\$1,373	\$1,415	\$1,457	\$1,501	\$1,546	\$1,592	\$1,640	\$1,689	\$1,740	\$1,792	\$1,846	\$1,901	\$1,958
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	7	7	7	7	7	7	7	7	7	7	7	7	7	7
<b>Rental Income</b>	<b>\$9,147</b>	<b>\$9,422</b>	<b>\$9,704</b>	<b>\$9,996</b>	<b>\$10,295</b>	<b>\$10,604</b>	<b>\$10,922</b>	<b>\$11,250</b>	<b>\$11,588</b>	<b>\$11,935</b>	<b>\$12,293</b>	<b>\$12,662</b>	<b>\$13,042</b>	<b>\$13,433</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$1,524	\$1,570	\$1,617	\$1,666	\$1,716	\$1,767	\$1,820	\$1,875	\$1,931	\$1,989	\$2,049	\$2,110	\$2,173	\$2,239
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	11	11	11	11	11	11	11	11	11	11	11	11	11	11
<b>Rental Income</b>	<b>\$16,432</b>	<b>\$16,925</b>	<b>\$17,433</b>	<b>\$17,956</b>	<b>\$18,495</b>	<b>\$19,050</b>	<b>\$19,621</b>	<b>\$20,210</b>	<b>\$20,816</b>	<b>\$21,441</b>	<b>\$22,084</b>	<b>\$22,746</b>	<b>\$23,429</b>	<b>\$24,131</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$1,715	\$1,767	\$1,820	\$1,874	\$1,931	\$1,988	\$2,048	\$2,110	\$2,173	\$2,238	\$2,305	\$2,374	\$2,446	\$2,519
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Rental Income</b>	<b>\$15,128</b>	<b>\$15,582</b>	<b>\$16,050</b>	<b>\$16,531</b>	<b>\$17,027</b>	<b>\$17,538</b>	<b>\$18,064</b>	<b>\$18,606</b>	<b>\$19,164</b>	<b>\$19,739</b>	<b>\$20,331</b>	<b>\$20,941</b>	<b>\$21,570</b>	<b>\$22,217</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rental Income</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Income</b>	<b>\$40,708</b>	<b>\$41,929</b>	<b>\$43,187</b>	<b>\$44,483</b>	<b>\$45,817</b>	<b>\$47,192</b>	<b>\$48,608</b>	<b>\$50,066</b>	<b>\$51,568</b>	<b>\$53,115</b>	<b>\$54,708</b>	<b>\$56,350</b>	<b>\$58,040</b>	<b>\$59,781</b>
<b>3. BMR - 55% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$1,561	\$1,608	\$1,656	\$1,706	\$1,757	\$1,810	\$1,864	\$1,920	\$1,977	\$2,037	\$2,098	\$2,161	\$2,226	\$2,292
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	32	32	32	32	32	32	32	32	32	32	32	32	32	32
<b>Rental Income</b>	<b>\$50,484</b>	<b>\$51,999</b>	<b>\$53,559</b>	<b>\$55,166</b>	<b>\$56,821</b>	<b>\$58,525</b>	<b>\$60,281</b>	<b>\$62,089</b>	<b>\$63,952</b>	<b>\$65,871</b>	<b>\$67,847</b>	<b>\$69,882</b>	<b>\$71,979</b>	<b>\$74,138</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$1,783	\$1,836	\$1,891	\$1,948	\$2,007	\$2,067	\$2,129	\$2,193	\$2,258	\$2,326	\$2,396	\$2,468	\$2,542	\$2,618
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	51	51	51	51	51	51	51	51	51	51	51	51	51	51
<b>Rental Income</b>	<b>\$90,851</b>	<b>\$93,577</b>	<b>\$96,384</b>	<b>\$99,276</b>	<b>\$102,254</b>	<b>\$105,322</b>	<b>\$108,481</b>	<b>\$111,736</b>	<b>\$115,088</b>	<b>\$118,541</b>	<b>\$122,097</b>	<b>\$125,760</b>	<b>\$129,532</b>	<b>\$133,418</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$1,987	\$2,047	\$2,108	\$2,171	\$2,236	\$2,303	\$2,372	\$2,444	\$2,517	\$2,592	\$2,670	\$2,750	\$2,833	\$2,918
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	41	41	41	41	41	41	41	41	41	41	41	41	41	41
<b>Rental Income</b>	<b>\$81,782</b>	<b>\$84,235</b>	<b>\$86,762</b>	<b>\$89,365</b>	<b>\$92,046</b>	<b>\$94,808</b>	<b>\$97,652</b>	<b>\$100,581</b>	<b>\$103,599</b>	<b>\$106,707</b>	<b>\$109,908</b>	<b>\$113,205</b>	<b>\$116,601</b>	<b>\$120,099</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$2,170	\$2,236	\$2,303	\$2,372	\$2,443	\$2,516	\$2,592	\$2,669	\$2,750	\$2,832	\$2,917	\$3,004	\$3,095	\$3,187
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
<b>Rental Income</b>	<b>\$8,508</b>	<b>\$8,764</b>	<b>\$9,026</b>	<b>\$9,297</b>	<b>\$9,576</b>	<b>\$9,863</b>	<b>\$10,159</b>	<b>\$10,464</b>	<b>\$10,778</b>	<b>\$11,101</b>	<b>\$11,434</b>	<b>\$11,778</b>	<b>\$12,131</b>	<b>\$12,495</b>
<b>Income</b>	<b>\$231,626</b>	<b>\$238,575</b>	<b>\$245,732</b>	<b>\$253,104</b>	<b>\$260,697</b>	<b>\$268,518</b>	<b>\$276,574</b>	<b>\$284,871</b>	<b>\$293,417</b>	<b>\$302,220</b>	<b>\$311,286</b>	<b>\$320,625</b>	<b>\$330,243</b>	<b>\$340,151</b>
<b>4. BMR - 90% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$2,598	\$2,676	\$2,756	\$2,839	\$2,924	\$3,012	\$3,102	\$3,195	\$3,291	\$3,390	\$3,491	\$3,596	\$3,704	\$3,815
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	13	13	13	13	13	13	13	13	13	13	13	13	13	13
<b>Rental Income</b>	<b>\$33,096</b>	<b>\$34,089</b>	<b>\$35,112</b>	<b>\$36,165</b>	<b>\$37,250</b>	<b>\$38,368</b>	<b>\$39,519</b>	<b>\$40,704</b>	<b>\$41,926</b>	<b>\$43,183</b>	<b>\$44,479</b>	<b>\$45,813</b>	<b>\$47,188</b>	<b>\$48,603</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$2,968	\$3,057	\$3,149	\$3,243	\$3,340	\$3,441	\$3,544	\$3,650	\$3,760	\$3,872	\$3,989	\$4,108	\$4,232	\$4,358
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	21	21	21	21	21	21	21	21	21	21	21	21	21	21

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>Rental Income</b>	\$61,080	\$62,912	\$64,799	\$66,743	\$68,746	\$70,808	\$72,932	\$75,120	\$77,374	\$79,695	\$82,086	\$84,548	\$87,085	\$89,697
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$3,322	\$3,421	\$3,524	\$3,630	\$3,739	\$3,851	\$3,966	\$4,085	\$4,208	\$4,334	\$4,464	\$4,598	\$4,736	\$4,878
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	16	16	16	16	16	16	16	16	16	16	16	16	16	16
<b>Rental Income</b>	\$52,086	\$53,649	\$55,258	\$56,916	\$58,623	\$60,382	\$62,194	\$64,059	\$65,981	\$67,961	\$69,999	\$72,099	\$74,262	\$76,490
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rental Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Income</b>	\$146,262	\$150,650	\$155,170	\$159,825	\$164,619	\$169,558	\$174,645	\$179,884	\$185,281	\$190,839	\$196,564	\$202,461	\$208,535	\$214,791
<b>5. BMR - 120% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$3,486	\$3,591	\$3,699	\$3,810	\$3,924	\$4,042	\$4,163	\$4,288	\$4,416	\$4,549	\$4,685	\$4,826	\$4,971	\$5,120
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	56	56	56	56	56	56	56	56	56	56	56	56	56	56
<b>Rental Income</b>	\$194,745	\$200,587	\$206,605	\$212,803	\$219,187	\$225,762	\$232,535	\$239,511	\$246,697	\$254,098	\$261,721	\$269,572	\$277,659	\$285,989
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$3,984	\$4,104	\$4,227	\$4,354	\$4,484	\$4,619	\$4,757	\$4,900	\$5,047	\$5,198	\$5,354	\$5,515	\$5,680	\$5,851
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	89	89	89	89	89	89	89	89	89	89	89	89	89	89
<b>Rental Income</b>	\$355,305	\$365,964	\$376,943	\$388,251	\$399,899	\$411,896	\$424,253	\$436,980	\$450,090	\$463,592	\$477,500	\$491,825	\$506,580	\$521,777
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$4,464	\$4,598	\$4,736	\$4,878	\$5,025	\$5,175	\$5,331	\$5,491	\$5,655	\$5,825	\$6,000	\$6,180	\$6,365	\$6,556
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	73	73	73	73	73	73	73	73	73	73	73	73	73	73
<b>Rental Income</b>	\$323,754	\$333,467	\$343,471	\$353,775	\$364,388	\$375,320	\$386,579	\$398,177	\$410,122	\$422,426	\$435,098	\$448,151	\$461,596	\$475,444
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$4,923	\$5,070	\$5,222	\$5,379	\$5,540	\$5,707	\$5,878	\$6,054	\$6,236	\$6,423	\$6,615	\$6,814	\$7,018	\$7,229
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	6	6	6	6	6	6	6	6	6	6	6	6	6	6
<b>Rental Income</b>	\$28,944	\$29,813	\$30,707	\$31,628	\$32,577	\$33,555	\$34,561	\$35,598	\$36,666	\$37,766	\$38,899	\$40,066	\$41,268	\$42,506
<b>Subtotal 120% AMI Apartment Rental Income</b>	\$902,748	\$929,831	\$957,725	\$986,457	\$1,016,051	\$1,046,532	\$1,077,928	\$1,110,266	\$1,143,574	\$1,177,882	\$1,213,218	\$1,249,615	\$1,287,103	\$1,325,716
<b>6. BMR - 150% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$4,375	\$4,506	\$4,641	\$4,780	\$4,924	\$5,072	\$5,224	\$5,380	\$5,542	\$5,708	\$5,879	\$6,056	\$6,237	\$6,424
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	23	23	23	23	23	23	23	23	23	23	23	23	23	23
<b>Rental Income</b>	\$98,607	\$101,565	\$104,612	\$107,751	\$110,983	\$114,313	\$117,742	\$121,274	\$124,913	\$128,660	\$132,520	\$136,495	\$140,590	\$144,808
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	\$6,150	\$6,334	\$6,524	\$6,720	\$6,922	\$7,129	\$7,343
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
<b>Rental Income</b>	\$176,413	\$181,705	\$187,156	\$192,771	\$198,554	\$204,511	\$210,646	\$216,965	\$223,474	\$230,178	\$237,084	\$244,196	\$251,522	\$259,068
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$5,607	\$5,775	\$5,948	\$6,127	\$6,311	\$6,500	\$6,695	\$6,896	\$7,103	\$7,316	\$7,535	\$7,761	\$7,994	\$8,234
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	29	29	29	29	29	29	29	29	29	29	29	29	29	29
<b>Rental Income</b>	\$164,842	\$169,787	\$174,881	\$180,127	\$185,531	\$191,097	\$196,830	\$202,735	\$208,817	\$215,081	\$221,534	\$228,180	\$235,025	\$242,076
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$6,193	\$6,379	\$6,570	\$6,767	\$6,970	\$7,179	\$7,395	\$7,616	\$7,845	\$8,080	\$8,323	\$8,572	\$8,829	\$9,094
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>Rental Income</b>	\$6,069	\$6,251	\$6,439	\$6,632	\$6,831	\$7,036	\$7,247	\$7,464	\$7,688	\$7,919	\$8,156	\$8,401	\$8,653	\$8,912
<b>Income</b>	\$445,930	\$459,308	\$473,088	\$487,280	\$501,899	\$516,956	\$532,464	\$548,438	\$564,891	\$581,838	\$599,293	\$617,272	\$635,790	\$654,864
<b>Subtotal Residential Gross Receipts</b>	\$6,858,160	\$7,063,905	\$7,275,822	\$7,494,097	\$7,718,919	\$7,950,487	\$8,189,002	\$8,434,672	\$8,687,712	\$8,948,343	\$9,216,794	\$9,493,297	\$9,778,096	\$10,071,439

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>On-site Parking Gross Receipts, Residential</b>	\$4,490,189	\$4,624,894	\$4,763,641	\$4,906,550	\$5,053,747	\$5,205,359	\$5,361,520	\$5,522,366	\$5,688,037	\$5,858,678	\$6,034,438	\$6,215,471	\$6,401,935	\$6,593,993
<b>Total Landlords Gross Receipts - Residential</b>	<b>\$11,348,349</b>	<b>\$11,688,799</b>	<b>\$12,039,463</b>	<b>\$12,400,647</b>	<b>\$12,772,666</b>	<b>\$13,155,846</b>	<b>\$13,550,522</b>	<b>\$13,957,037</b>	<b>\$14,375,749</b>	<b>\$14,807,021</b>	<b>\$15,251,232</b>	<b>\$15,708,769</b>	<b>\$16,180,032</b>	<b>\$16,665,433</b>
<b>Landlords Gross Receipts-Commercial &amp; Production</b>														
<b>Retail Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$44.06	\$45.38	\$46.74	\$48.14	\$49.59	\$51.07	\$52.61	\$54.18	\$55.81	\$57.48	\$59.21	\$60.98	\$62.81	\$64.70
Cumulative Retail SF (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Retail Rental Income	\$9,870,216	\$10,166,323	\$10,471,312	\$10,785,452	\$11,109,015	\$11,442,286	\$11,785,554	\$12,139,121	\$12,503,295	\$12,878,394	\$13,264,745	\$13,662,688	\$14,072,568	\$14,494,745
<b>Office Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$102.80	\$105.88	\$109.06	\$112.33	\$115.70	\$119.17	\$122.75	\$126.43	\$130.22	\$134.13	\$138.15	\$142.30	\$146.56	\$150.96
Cumulative Office SF (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Office Rental Income	\$120,225,259	\$123,832,017	\$127,546,978	\$131,373,387	\$135,314,589	\$139,374,026	\$143,555,247	\$147,861,905	\$152,297,762	\$156,866,695	\$161,572,695	\$166,419,876	\$171,412,472	\$176,554,847
<b>On-site Parking Gross Receipts, Commercial</b>	<b>\$17,244,614</b>	<b>\$18,002,439</b>	<b>\$18,782,999</b>	<b>\$19,586,975</b>	<b>\$20,415,071</b>	<b>\$21,268,010</b>	<b>\$22,146,537</b>	<b>\$23,051,420</b>	<b>\$23,983,449</b>	<b>\$24,943,439</b>	<b>\$25,932,229</b>	<b>\$26,950,683</b>	<b>\$27,999,690</b>	<b>\$29,080,167</b>
<b>Total Landlords Gross Receipts - Commercial</b>	<b>\$147,340,090</b>	<b>\$152,000,779</b>	<b>\$156,801,289</b>	<b>\$161,745,814</b>	<b>\$166,838,675</b>	<b>\$172,084,322</b>	<b>\$177,487,339</b>	<b>\$183,052,445</b>	<b>\$188,784,505</b>	<b>\$194,688,527</b>	<b>\$200,769,670</b>	<b>\$207,033,246</b>	<b>\$213,484,730</b>	<b>\$220,129,759</b>
<b>Production Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$44.06	\$45.38	\$46.74	\$48.14	\$49.59	\$51.07	\$52.61	\$54.18	\$55.81	\$57.48	\$59.21	\$60.98	\$62.81	\$64.70
Cumulative Production SF (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Production Rental Income	\$8,029,208	\$8,270,084	\$8,518,187	\$8,773,732	\$9,036,944	\$9,308,053	\$9,587,294	\$9,874,913	\$10,171,161	\$10,476,295	\$10,790,584	\$11,114,302	\$11,447,731	\$11,791,163
<b>Total Landlords Gross Receipts - Production</b>	<b>\$8,029,208</b>	<b>\$8,270,084</b>	<b>\$8,518,187</b>	<b>\$8,773,732</b>	<b>\$9,036,944</b>	<b>\$9,308,053</b>	<b>\$9,587,294</b>	<b>\$9,874,913</b>	<b>\$10,171,161</b>	<b>\$10,476,295</b>	<b>\$10,790,584</b>	<b>\$11,114,302</b>	<b>\$11,447,731</b>	<b>\$11,791,163</b>
<b>Total Landlords Gross Receipts - Prod. &amp; Comm.</b>	<b>\$155,369,298</b>	<b>\$160,270,863</b>	<b>\$165,319,476</b>	<b>\$170,519,547</b>	<b>\$175,875,620</b>	<b>\$181,392,375</b>	<b>\$187,074,633</b>	<b>\$192,927,359</b>	<b>\$198,955,666</b>	<b>\$205,164,823</b>	<b>\$211,560,254</b>	<b>\$218,147,548</b>	<b>\$224,932,461</b>	<b>\$231,920,922</b>
<b>Gross Receipts Tax</b>														
<b>Retail Space Gross Receipts [2]</b>														
Grocery Store	\$53,528	\$55,134	\$56,788	\$58,492	\$60,246	\$62,054	\$63,915	\$65,833	\$67,808	\$69,842	\$71,937	\$74,095	\$76,318	\$78,608
Drug Store	\$42,822	\$44,107	\$45,430	\$46,793	\$48,197	\$49,643	\$51,132	\$52,666	\$54,246	\$55,874	\$57,550	\$59,276	\$61,055	\$62,886
Larger Tenants	\$27,385	\$28,207	\$29,053	\$29,925	\$30,822	\$31,747	\$32,699	\$33,680	\$34,691	\$35,731	\$36,803	\$37,908	\$39,045	\$40,216
Mid-Size Tenants	\$19,032	\$19,603	\$20,191	\$20,797	\$21,421	\$22,064	\$22,725	\$23,407	\$24,109	\$24,833	\$25,578	\$26,345	\$27,135	\$27,949
<b>Office Gross Receipts</b>														
Medium Office [3]	\$5,314,591	\$5,474,029	\$5,638,250	\$5,807,397	\$5,981,619	\$6,161,068	\$6,345,900	\$6,536,277	\$6,732,365	\$6,934,336	\$7,142,366	\$7,356,637	\$7,577,336	\$7,804,657
Larger Office [5]	\$3,969,816	\$4,088,911	\$4,211,578	\$4,337,925	\$4,468,063	\$4,602,105	\$4,740,168	\$4,882,373	\$5,028,844	\$5,179,710	\$5,335,101	\$5,495,154	\$5,660,009	\$5,829,809
<b>Production Gross Receipts [8]</b>	<b>\$154,857</b>	<b>\$159,503</b>	<b>\$164,288</b>	<b>\$169,216</b>	<b>\$174,293</b>	<b>\$179,522</b>	<b>\$184,907</b>	<b>\$190,454</b>	<b>\$196,168</b>	<b>\$202,053</b>	<b>\$208,115</b>	<b>\$214,358</b>	<b>\$220,789</b>	<b>\$227,413</b>
Residential Apartment Gross Receipts [4]	\$20,574	\$21,192	\$21,827	\$22,482	\$23,157	\$23,851	\$24,567	\$25,304	\$26,063	\$26,845	\$27,650	\$28,480	\$29,334	\$30,214
Retail Rental Gross Receipts [4]	\$29,611	\$30,499	\$31,414	\$32,356	\$33,327	\$34,327	\$35,357	\$36,417	\$37,510	\$38,635	\$39,794	\$40,988	\$42,218	\$43,484
Office Rental Gross Receipts [4]	\$360,676	\$371,496	\$382,641	\$394,120	\$405,944	\$418,122	\$430,666	\$443,586	\$456,893	\$470,600	\$484,718	\$499,260	\$514,237	\$529,665
<b>On-site Parking Gross Receipts, Residential &amp; Commercial [4]</b>	<b>\$65,204</b>	<b>\$67,882</b>	<b>\$70,640</b>	<b>\$73,481</b>	<b>\$76,406</b>	<b>\$79,420</b>	<b>\$82,524</b>	<b>\$85,721</b>	<b>\$89,014</b>	<b>\$92,406</b>	<b>\$95,900</b>	<b>\$99,498</b>	<b>\$103,205</b>	<b>\$107,022</b>
Production Rental Gross Receipts [4]	\$24,088	\$24,810	\$25,555	\$26,321	\$27,111	\$27,924	\$28,762	\$29,625	\$30,513	\$31,429	\$32,372	\$33,343	\$34,343	\$35,373
<b>Total Gross Receipts Tax</b>	<b>\$10,082,185</b>	<b>\$10,385,372</b>	<b>\$10,697,655</b>	<b>\$11,019,306</b>	<b>\$11,350,607</b>	<b>\$11,691,846</b>	<b>\$12,043,323</b>	<b>\$12,405,344</b>	<b>\$12,778,226</b>	<b>\$13,162,294</b>	<b>\$13,557,885</b>	<b>\$13,965,342</b>	<b>\$14,385,024</b>	<b>\$14,817,296</b>

[1] The assumptions are from EPS.

[2] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Retail, Wholesale, and Services Rate for \$2.5 to \$25 M.

[3] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for \$2.5 to \$25 M

[4] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Real Estate, Rental, Leasing Services Rate for \$5 to \$25 M, and over \$25 M

[5] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for over \$25 M

[6] KMA's assumption: 4.76 employees per 1,000 SF (office), 1 employee per 1,000 SF (production)

[7] Smaller tenants and small tenants are excluded since their gross receipts do not exceed \$1,000,000 per business. The sales per business of smaller tenants = \$400 \* 2,500SF = \$1,000,000; the sales per business of small tenants = \$400 \* 1,500SF = \$600,000.

[8] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Manufacturing, Transportation and Warehousing Rate for \$2.5 M to \$25 M

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Business Gross Receipts - Tenants</b>														
<b>1. Retail Space Gross Receipts [7]</b>														
<b>20,000 SF Store</b>														
Sales per SF	\$1,111	\$1,144	\$1,178	\$1,214	\$1,250	\$1,288	\$1,326	\$1,366	\$1,407	\$1,449	\$1,493	\$1,537	\$1,584	\$1,631
Cumulative - 20,000 SF Store	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Subtotal GR	\$59,974,803	\$61,774,047	\$63,627,269	\$65,536,087	\$67,502,169	\$69,527,234	\$71,613,051	\$73,761,443	\$75,974,286	\$78,253,515	\$80,601,120	\$83,019,154	\$85,509,729	\$88,075,020
<b>10,000 SF Store</b>														
Sales per SF	\$1,333	\$1,373	\$1,414	\$1,456	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
Cumulative - 10,000 SF Store	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Subtotal GR	\$47,979,843	\$49,419,238	\$50,901,815	\$52,428,869	\$54,001,735	\$55,621,788	\$57,290,441	\$59,009,154	\$60,779,429	\$62,602,812	\$64,480,896	\$66,415,323	\$68,407,783	\$70,460,016
<b>7,400 SF Store</b>														
Sales per SF	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305
Cumulative - 7,400 SF Store	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Subtotal GR	\$41,422,597	\$42,665,275	\$43,945,234	\$45,263,591	\$46,621,498	\$48,020,143	\$49,460,748	\$50,944,570	\$52,472,907	\$54,047,094	\$55,668,507	\$57,338,562	\$59,058,719	\$60,830,481
<b>4,000 SF Store</b>														
Sales per SF	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305
Cumulative - 4,000 SF Store	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Subtotal GR	\$28,787,906	\$29,651,543	\$30,541,089	\$31,457,322	\$32,401,041	\$33,373,073	\$34,374,265	\$35,405,493	\$36,467,657	\$37,561,687	\$38,688,538	\$39,849,194	\$41,044,670	\$42,276,010
<b>Subtotal - Retail Gross Receipts</b>	<b>\$178,165,149</b>	<b>\$183,510,103</b>	<b>\$189,015,406</b>	<b>\$194,685,868</b>	<b>\$200,526,444</b>	<b>\$206,542,238</b>	<b>\$212,738,505</b>	<b>\$219,120,660</b>	<b>\$225,694,280</b>	<b>\$232,465,108</b>	<b>\$239,439,061</b>	<b>\$246,622,233</b>	<b>\$254,020,900</b>	<b>\$261,641,527</b>
<b>2. Office Gross Receipts</b>														
<b>Medium Office</b>														
Office Employees per Business [6]														
Gross Receipts / Output per Employee	\$474,245	\$488,473	\$503,127	\$518,221	\$533,767	\$549,780	\$566,274	\$583,262	\$600,760	\$618,782	\$637,346	\$656,466	\$676,160	\$696,445
Cumulative - Medium Office	147	147	147	147	147	147	147	147	147	147	147	147	147	147
<b>Subtotal Gross Receipts</b>	<b>\$1,576,234,553</b>	<b>\$1,623,521,589</b>	<b>\$1,672,227,237</b>	<b>\$1,722,394,054</b>	<b>\$1,774,065,876</b>	<b>\$1,827,287,852</b>	<b>\$1,882,106,488</b>	<b>\$1,938,569,682</b>	<b>\$1,996,726,773</b>	<b>\$2,056,628,576</b>	<b>\$2,118,327,433</b>	<b>\$2,181,877,256</b>	<b>\$2,247,333,574</b>	<b>\$2,314,753,581</b>
<b>Larger Office</b>														
Office Employees per Business [6]														
Gross Receipts / Output per Employee	\$474,245	\$488,473	\$503,127	\$518,221	\$533,767	\$549,780	\$566,274	\$583,262	\$600,760	\$618,782	\$637,346	\$656,466	\$676,160	\$696,445
Cumulative - Larger Office	10	10	10	10	10	10	10	10	10	10	10	10	10	10
<b>Subtotal Gross Receipts</b>	<b>\$1,072,268,403</b>	<b>\$1,104,436,455</b>	<b>\$1,137,569,549</b>	<b>\$1,171,696,636</b>	<b>\$1,206,847,535</b>	<b>\$1,243,052,961</b>	<b>\$1,280,344,549</b>	<b>\$1,318,754,886</b>	<b>\$1,358,317,532</b>	<b>\$1,399,067,058</b>	<b>\$1,441,039,070</b>	<b>\$1,484,270,242</b>	<b>\$1,528,798,350</b>	<b>\$1,574,662,300</b>
<b>Subtotal - Office Gross Receipts</b>	<b>\$2,648,502,956</b>	<b>\$2,727,958,045</b>	<b>\$2,809,796,786</b>	<b>\$2,894,090,690</b>	<b>\$2,980,913,410</b>	<b>\$3,070,340,813</b>	<b>\$3,162,451,037</b>	<b>\$3,257,324,568</b>	<b>\$3,355,044,305</b>	<b>\$3,455,695,634</b>	<b>\$3,559,366,503</b>	<b>\$3,666,147,499</b>	<b>\$3,776,131,924</b>	<b>\$3,889,415,881</b>
<b>3. Production Gross Receipts</b>														
Gross Receipts / Output per Employee	\$444,258	\$457,586	\$471,313	\$485,452	\$500,016	\$515,017	\$530,467	\$546,381	\$562,772	\$579,656	\$597,045	\$614,957	\$633,405	\$652,408
Total Employees [6]	150	150	150	150	150	150	150	150	150	150	150	150	150	150
<b>Subtotal Gross Receipts</b>	<b>\$63,306,737</b>	<b>\$65,205,939</b>	<b>\$67,162,117</b>	<b>\$69,176,980</b>	<b>\$71,252,290</b>	<b>\$73,389,859</b>	<b>\$75,591,554</b>	<b>\$77,859,301</b>	<b>\$80,195,080</b>	<b>\$82,600,932</b>	<b>\$85,078,960</b>	<b>\$87,631,329</b>	<b>\$90,260,269</b>	<b>\$92,968,077</b>
<b>Subtotal - Production Gross Receipts</b>	<b>\$63,306,737</b>	<b>\$65,205,939</b>	<b>\$67,162,117</b>	<b>\$69,176,980</b>	<b>\$71,252,290</b>	<b>\$73,389,859</b>	<b>\$75,591,554</b>	<b>\$77,859,301</b>	<b>\$80,195,080</b>	<b>\$82,600,932</b>	<b>\$85,078,960</b>	<b>\$87,631,329</b>	<b>\$90,260,269</b>	<b>\$92,968,077</b>
<b>Landlords Gross Receipts - Residential</b>														
<b>1. Market Rate Apartment Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$6,775	\$6,978	\$7,188	\$7,403	\$7,625	\$7,854	\$8,090	\$8,332	\$8,582	\$8,840	\$9,105	\$9,378	\$9,659	\$9,949
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	190	190	190	190	190	190	190	190	190	190	190	190	190	190
<b>Rental Income</b>	<b>\$1,287,237</b>	<b>\$1,325,854</b>	<b>\$1,365,630</b>	<b>\$1,406,599</b>	<b>\$1,448,797</b>	<b>\$1,492,260</b>	<b>\$1,537,028</b>	<b>\$1,583,139</b>	<b>\$1,630,633</b>	<b>\$1,679,552</b>	<b>\$1,729,939</b>	<b>\$1,781,837</b>	<b>\$1,835,292</b>	<b>\$1,890,351</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$9,881	\$10,178	\$10,483	\$10,798	\$11,121	\$11,455	\$11,799	\$12,153	\$12,517	\$12,893	\$13,280	\$13,678	\$14,088	\$14,511
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	304	304	304	304	304	304	304	304	304	304	304	304	304	304
<b>Rental Income</b>	<b>\$3,003,905</b>	<b>\$3,094,022</b>	<b>\$3,186,842</b>	<b>\$3,282,448</b>	<b>\$3,380,921</b>	<b>\$3,482,349</b>	<b>\$3,586,819</b>	<b>\$3,694,424</b>	<b>\$3,805,257</b>	<b>\$3,919,414</b>	<b>\$4,036,997</b>	<b>\$4,158,107</b>	<b>\$4,282,850</b>	<b>\$4,411,335</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$12,550	\$12,926	\$13,314	\$13,714	\$14,125	\$14,549	\$14,985	\$15,435	\$15,898	\$16,375	\$16,866	\$17,372	\$17,893	\$18,430
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	248	248	248	248	248	248	248	248	248	248	248	248	248	248
<b>Rental Income</b>	<b>\$3,111,737</b>	<b>\$3,205,089</b>	<b>\$3,301,242</b>	<b>\$3,400,279</b>	<b>\$3,502,288</b>	<b>\$3,607,356</b>	<b>\$3,715,577</b>	<b>\$3,827,044</b>	<b>\$3,941,855</b>	<b>\$4,060,111</b>	<b>\$4,181,914</b>	<b>\$4,307,372</b>	<b>\$4,436,593</b>	<b>\$4,569,691</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$15,660	\$16,130	\$16,614	\$17,112	\$17,626	\$18,154	\$18,699	\$19,260	\$19,838	\$20,433	\$21,046	\$21,677	\$22,328	\$22,997
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
Cumulative MR Apartments (Occupied)	19	19	19	19	19	19	19	19	19	19	19	19	19	19
<b>Rental Income</b>	<b>\$297,542</b>	<b>\$306,468</b>	<b>\$315,662</b>	<b>\$325,132</b>	<b>\$334,886</b>	<b>\$344,932</b>	<b>\$355,280</b>	<b>\$365,939</b>	<b>\$376,917</b>	<b>\$388,224</b>	<b>\$399,871</b>	<b>\$411,867</b>	<b>\$424,223</b>	<b>\$436,950</b>
<b>Subtotal Market Rate Apartment Rental Income</b>	<b>\$7,700,420</b>	<b>\$7,931,433</b>	<b>\$8,169,376</b>	<b>\$8,414,457</b>	<b>\$8,666,891</b>	<b>\$8,926,898</b>	<b>\$9,194,705</b>	<b>\$9,470,546</b>	<b>\$9,754,662</b>	<b>\$10,047,302</b>	<b>\$10,348,721</b>	<b>\$10,659,183</b>	<b>\$10,978,958</b>	<b>\$11,308,327</b>
<b>2. BMR - 45% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$2,017	\$2,077	\$2,140	\$2,204	\$2,270	\$2,338	\$2,408	\$2,481	\$2,555	\$2,632	\$2,711	\$2,792	\$2,876	\$2,962
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	7	7	7	7	7	7	7	7	7	7	7	7	7	7
<b>Rental Income</b>	<b>\$13,836</b>	<b>\$14,251</b>	<b>\$14,679</b>	<b>\$15,119</b>	<b>\$15,573</b>	<b>\$16,040</b>	<b>\$16,521</b>	<b>\$17,017</b>	<b>\$17,527</b>	<b>\$18,053</b>	<b>\$18,595</b>	<b>\$19,152</b>	<b>\$19,727</b>	<b>\$20,319</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$2,306	\$2,375	\$2,446	\$2,519	\$2,595	\$2,673	\$2,753	\$2,836	\$2,921	\$3,008	\$3,099	\$3,192	\$3,287	\$3,386
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	11	11	11	11	11	11	11	11	11	11	11	11	11	11
<b>Rental Income</b>	<b>\$24,855</b>	<b>\$25,601</b>	<b>\$26,369</b>	<b>\$27,160</b>	<b>\$27,975</b>	<b>\$28,814</b>	<b>\$29,679</b>	<b>\$30,569</b>	<b>\$31,486</b>	<b>\$32,431</b>	<b>\$33,404</b>	<b>\$34,406</b>	<b>\$35,438</b>	<b>\$36,501</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$2,594	\$2,672	\$2,752	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191	\$3,287	\$3,385	\$3,487	\$3,591	\$3,699	\$3,810
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Rental Income</b>	<b>\$22,883</b>	<b>\$23,570</b>	<b>\$24,277</b>	<b>\$25,005</b>	<b>\$25,755</b>	<b>\$26,528</b>	<b>\$27,324</b>	<b>\$28,143</b>	<b>\$28,988</b>	<b>\$29,857</b>	<b>\$30,753</b>	<b>\$31,676</b>	<b>\$32,626</b>	<b>\$33,605</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rental Income</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Income</b>	<b>\$61,575</b>	<b>\$63,422</b>	<b>\$65,325</b>	<b>\$67,284</b>	<b>\$69,303</b>	<b>\$71,382</b>	<b>\$73,523</b>	<b>\$75,729</b>	<b>\$78,001</b>	<b>\$80,341</b>	<b>\$82,751</b>	<b>\$85,234</b>	<b>\$87,791</b>	<b>\$90,425</b>
<b>3. BMR - 55% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$2,361	\$2,432	\$2,505	\$2,580	\$2,658	\$2,737	\$2,819	\$2,904	\$2,991	\$3,081	\$3,173	\$3,268	\$3,367	\$3,468
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	32	32	32	32	32	32	32	32	32	32	32	32	32	32
<b>Rental Income</b>	<b>\$76,362</b>	<b>\$78,653</b>	<b>\$81,013</b>	<b>\$83,443</b>	<b>\$85,946</b>	<b>\$88,525</b>	<b>\$91,180</b>	<b>\$93,916</b>	<b>\$96,733</b>	<b>\$99,635</b>	<b>\$102,624</b>	<b>\$105,703</b>	<b>\$108,874</b>	<b>\$112,140</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$2,697	\$2,778	\$2,861	\$2,947	\$3,035	\$3,126	\$3,220	\$3,317	\$3,416	\$3,519	\$3,624	\$3,733	\$3,845	\$3,960
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	51	51	51	51	51	51	51	51	51	51	51	51	51	51
<b>Rental Income</b>	<b>\$137,421</b>	<b>\$141,544</b>	<b>\$145,790</b>	<b>\$150,164</b>	<b>\$154,669</b>	<b>\$159,309</b>	<b>\$164,088</b>	<b>\$169,011</b>	<b>\$174,081</b>	<b>\$179,303</b>	<b>\$184,682</b>	<b>\$190,223</b>	<b>\$195,930</b>	<b>\$201,807</b>
<b>2 BDR / 2 Bath</b>														
Rent per Unit	\$3,005	\$3,096	\$3,188	\$3,284	\$3,383	\$3,484	\$3,589	\$3,696	\$3,807	\$3,921	\$4,039	\$4,160	\$4,285	\$4,414
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	41	41	41	41	41	41	41	41	41	41	41	41	41	41
<b>Rental Income</b>	<b>\$123,702</b>	<b>\$127,414</b>	<b>\$131,236</b>	<b>\$135,173</b>	<b>\$139,228</b>	<b>\$143,405</b>	<b>\$147,707</b>	<b>\$152,138</b>	<b>\$156,703</b>	<b>\$161,404</b>	<b>\$166,246</b>	<b>\$171,233</b>	<b>\$176,370</b>	<b>\$181,661</b>
<b>3 BDR / 3 Bath</b>														
Rent per Unit	\$3,283	\$3,382	\$3,483	\$3,587	\$3,695	\$3,806	\$3,920	\$4,038	\$4,159	\$4,284	\$4,412	\$4,545	\$4,681	\$4,821
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	4	4	4	4	4	4	4	4	4	4	4	4	4	4
<b>Rental Income</b>	<b>\$12,870</b>	<b>\$13,256</b>	<b>\$13,653</b>	<b>\$14,063</b>	<b>\$14,485</b>	<b>\$14,919</b>	<b>\$15,367</b>	<b>\$15,828</b>	<b>\$16,303</b>	<b>\$16,792</b>	<b>\$17,296</b>	<b>\$17,815</b>	<b>\$18,349</b>	<b>\$18,899</b>
<b>Income</b>	<b>\$350,355</b>	<b>\$360,866</b>	<b>\$371,692</b>	<b>\$382,843</b>	<b>\$394,328</b>	<b>\$406,158</b>	<b>\$418,342</b>	<b>\$430,893</b>	<b>\$443,820</b>	<b>\$457,134</b>	<b>\$470,848</b>	<b>\$484,974</b>	<b>\$499,523</b>	<b>\$514,508</b>
<b>4. BMR - 90% AMI Gross Receipts</b>														
<b>Junior 1 BDR</b>														
Rent per Unit	\$3,929	\$4,047	\$4,169	\$4,294	\$4,423	\$4,555	\$4,692	\$4,833	\$4,978	\$5,127	\$5,281	\$5,439	\$5,602	\$5,771
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	13	13	13	13	13	13	13	13	13	13	13	13	13	13
<b>Rental Income</b>	<b>\$50,061</b>	<b>\$51,563</b>	<b>\$53,110</b>	<b>\$54,703</b>	<b>\$56,344</b>	<b>\$58,035</b>	<b>\$59,776</b>	<b>\$61,569</b>	<b>\$63,416</b>	<b>\$65,319</b>	<b>\$67,278</b>	<b>\$69,297</b>	<b>\$71,375</b>	<b>\$73,517</b>
<b>1 BDR / 1 Bath</b>														
Rent per Unit	\$4,489	\$4,624	\$4,763	\$4,905	\$5,053	\$5,204	\$5,360	\$5,521	\$5,687	\$5,857	\$6,033	\$6,214	\$6,401	\$6,593
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate														
Cumulative MR Apartments (Occupied)	21	21	21	21	21	21	21	21	21	21	21	21	21	21

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)														
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	
<b>Rental Income</b>	\$92,388	\$95,160	\$98,015	\$100,955	\$103,984	\$107,103	\$110,316	\$113,626	\$117,035	\$120,546	\$124,162	\$127,887	\$131,724	\$135,675	
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$5,025	\$5,175	\$5,331	\$5,490	\$5,655	\$5,825	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,955	\$7,164	\$7,379	
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
<b>Rental Income</b>	\$78,785	\$81,149	\$83,583	\$86,091	\$88,673	\$91,333	\$94,073	\$96,896	\$99,803	\$102,797	\$105,880	\$109,057	\$112,329	\$115,698	
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Rental Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Income</b>	\$221,235	\$227,872	\$234,708	\$241,749	\$249,002	\$256,472	\$264,166	\$272,091	\$280,253	\$288,661	\$297,321	\$306,240	\$315,428	\$324,890	
<b>5. BMR - 120% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$5,273	\$5,432	\$5,594	\$5,762	\$5,935	\$6,113	\$6,297	\$6,486	\$6,680	\$6,881	\$7,087	\$7,300	\$7,519	\$7,744	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	56	56	56	56	56	56	56	56	56	56	56	56	56	56	
<b>Rental Income</b>	\$294,569	\$303,406	\$312,508	\$321,883	\$331,540	\$341,486	\$351,731	\$362,282	\$373,151	\$384,345	\$395,876	\$407,752	\$419,985	\$432,584	
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$6,026	\$6,207	\$6,393	\$6,585	\$6,783	\$6,986	\$7,196	\$7,412	\$7,634	\$7,863	\$8,099	\$8,342	\$8,592	\$8,850	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	89	89	89	89	89	89	89	89	89	89	89	89	89	89	
<b>Rental Income</b>	\$537,431	\$553,553	\$570,160	\$587,265	\$604,883	\$623,029	\$641,720	\$660,972	\$680,801	\$701,225	\$722,262	\$743,930	\$766,247	\$789,235	
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$6,753	\$6,955	\$7,164	\$7,379	\$7,600	\$7,828	\$8,063	\$8,305	\$8,554	\$8,811	\$9,075	\$9,347	\$9,628	\$9,917	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	73	73	73	73	73	73	73	73	73	73	73	73	73	73	
<b>Rental Income</b>	\$489,707	\$504,398	\$519,530	\$535,116	\$551,170	\$567,705	\$584,736	\$602,278	\$620,346	\$638,957	\$658,125	\$677,869	\$698,205	\$719,151	
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$7,446	\$7,669	\$7,899	\$8,136	\$8,380	\$8,632	\$8,891	\$9,157	\$9,432	\$9,715	\$10,006	\$10,307	\$10,616	\$10,934	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	
<b>Rental Income</b>	\$43,781	\$45,095	\$46,447	\$47,841	\$49,276	\$50,754	\$52,277	\$53,845	\$55,461	\$57,124	\$58,838	\$60,603	\$62,421	\$64,294	
<b>Subtotal 120% AMI Apartment Rental Income</b>	\$1,365,488	\$1,406,452	\$1,448,646	\$1,492,105	\$1,536,868	\$1,582,974	\$1,630,464	\$1,679,377	\$1,729,759	\$1,781,652	\$1,835,101	\$1,890,154	\$1,946,859	\$2,005,264	
<b>6. BMR - 150% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$6,617	\$6,816	\$7,020	\$7,231	\$7,448	\$7,671	\$7,901	\$8,138	\$8,382	\$8,634	\$8,893	\$9,160	\$9,435	\$9,718	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	23	23	23	23	23	23	23	23	23	23	23	23	23	23	
<b>Rental Income</b>	\$149,152	\$153,627	\$158,236	\$162,983	\$167,872	\$172,908	\$178,095	\$183,438	\$188,941	\$194,610	\$200,448	\$206,461	\$212,655	\$219,035	
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$7,563	\$7,790	\$8,024	\$8,265	\$8,513	\$8,768	\$9,031	\$9,302	\$9,581	\$9,869	\$10,165	\$10,470	\$10,784	\$11,107	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	35	35	35	35	35	35	35	35	35	35	35	35	35	35	
<b>Rental Income</b>	\$268,840	\$274,845	\$283,090	\$291,583	\$300,331	\$309,341	\$318,621	\$328,179	\$338,025	\$348,166	\$358,611	\$369,369	\$380,450	\$391,863	
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$8,481	\$8,735	\$8,997	\$9,267	\$9,545	\$9,832	\$10,127	\$10,430	\$10,743	\$11,066	\$11,398	\$11,740	\$12,092	\$12,454	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
<b>Rental Income</b>	\$249,338	\$256,818	\$264,523	\$272,458	\$280,632	\$289,051	\$297,723	\$306,654	\$315,854	\$325,329	\$335,089	\$345,142	\$355,496	\$366,161	
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$9,367	\$9,648	\$9,938	\$10,236	\$10,543	\$10,859	\$11,185	\$11,520	\$11,866	\$12,222	\$12,589	\$12,966	\$13,355	\$13,756	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate															
Cumulative MR Apartments (Occupied)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Rental Income</b>	\$9,180	\$9,455	\$9,739	\$10,031	\$10,332	\$10,642	\$10,961	\$11,290	\$11,629	\$11,978	\$12,337	\$12,707	\$13,088	\$13,481	
<b>Income</b>	\$674,510	\$694,745	\$715,587	\$737,055	\$759,167	\$781,942	\$805,400	\$829,562	\$854,449	\$880,082	\$906,485	\$933,679	\$961,690	\$990,540	
<b>Subtotal Residential Gross Receipts</b>	\$10,373,582	\$10,684,790	\$11,005,334	\$11,335,494	\$11,675,558	\$12,025,825	\$12,386,600	\$12,758,198	\$13,140,944	\$13,535,172	\$13,941,227	\$14,359,464	\$14,790,248	\$15,233,955	

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)													
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
<b>On-site Parking Gross Receipts, Residential</b>	\$6,791,813	\$6,995,568	\$7,205,435	\$7,421,598	\$7,644,246	\$7,873,573	\$8,109,780	\$8,353,074	\$8,603,666	\$8,861,776	\$9,127,629	\$9,401,458	\$9,683,502	\$9,974,007
<b>Total Landlords Gross Receipts - Residential</b>	<b>\$17,165,396</b>	<b>\$17,680,357</b>	<b>\$18,210,768</b>	<b>\$18,757,091</b>	<b>\$19,319,804</b>	<b>\$19,899,398</b>	<b>\$20,496,380</b>	<b>\$21,111,271</b>	<b>\$21,744,610</b>	<b>\$22,396,948</b>	<b>\$23,068,856</b>	<b>\$23,760,922</b>	<b>\$24,473,750</b>	<b>\$25,207,962</b>
<b>Landlords Gross Receipts-Commercial &amp; Production</b>														
<b>Retail Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$66.64	\$68.64	\$70.70	\$72.82	\$75.00	\$77.25	\$79.57	\$81.96	\$84.42	\$86.95	\$89.56	\$92.24	\$95.01	\$97.86
Cumulative Retail SF (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Retail Rental Income	\$14,929,588	\$15,377,475	\$15,838,800	\$16,313,964	\$16,803,383	\$17,307,484	\$17,826,709	\$18,361,510	\$18,912,355	\$19,479,726	\$20,064,117	\$20,666,041	\$21,286,022	\$21,924,603
<b>Office Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$155.49	\$160.15	\$164.96	\$169.91	\$175.01	\$180.26	\$185.66	\$191.23	\$196.97	\$202.88	\$208.97	\$215.23	\$221.69	\$228.34
Cumulative Office SF (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Office Rental Income	\$181,851,492	\$187,307,037	\$192,926,248	\$198,714,035	\$204,675,456	\$210,815,720	\$217,140,192	\$223,654,397	\$230,364,029	\$237,274,950	\$244,393,199	\$251,724,995	\$259,276,745	\$267,055,047
<b>On-site Parking Gross Receipts, Commercial</b>	<b>\$30,193,059</b>	<b>\$31,339,337</b>	<b>\$32,520,004</b>	<b>\$33,736,091</b>	<b>\$34,988,660</b>	<b>\$36,278,807</b>	<b>\$37,607,657</b>	<b>\$38,976,374</b>	<b>\$40,386,152</b>	<b>\$41,838,223</b>	<b>\$43,333,856</b>	<b>\$44,874,359</b>	<b>\$46,461,076</b>	<b>\$48,095,395</b>
<b>Total Landlords Gross Receipts - Commercial</b>	<b>\$226,974,138</b>	<b>\$234,023,849</b>	<b>\$241,285,051</b>	<b>\$248,764,090</b>	<b>\$256,467,499</b>	<b>\$264,402,011</b>	<b>\$272,574,558</b>	<b>\$280,992,281</b>	<b>\$289,662,536</b>	<b>\$298,592,899</b>	<b>\$307,791,172</b>	<b>\$317,265,394</b>	<b>\$327,023,843</b>	<b>\$337,075,045</b>
<b>Production Rental Gross Receipts</b>														
Avg. Rent per SF [1]	\$66.64	\$68.64	\$70.70	\$72.82	\$75.00	\$77.25	\$79.57	\$81.96	\$84.42	\$86.95	\$89.56	\$92.24	\$95.01	\$97.86
Cumulative Production SF (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Production Rental Income	\$12,144,898	\$12,509,245	\$12,884,522	\$13,271,058	\$13,669,189	\$14,079,265	\$14,501,643	\$14,936,692	\$15,384,793	\$15,846,337	\$16,321,727	\$16,811,379	\$17,315,720	\$17,835,192
<b>Total Landlords Gross Receipts - Production</b>	<b>\$12,144,898</b>	<b>\$12,509,245</b>	<b>\$12,884,522</b>	<b>\$13,271,058</b>	<b>\$13,669,189</b>	<b>\$14,079,265</b>	<b>\$14,501,643</b>	<b>\$14,936,692</b>	<b>\$15,384,793</b>	<b>\$15,846,337</b>	<b>\$16,321,727</b>	<b>\$16,811,379</b>	<b>\$17,315,720</b>	<b>\$17,835,192</b>
<b>Total Landlords Gross Receipts - Prod. &amp; Comm.</b>	<b>\$239,119,036</b>	<b>\$246,533,094</b>	<b>\$254,169,573</b>	<b>\$262,035,147</b>	<b>\$270,136,688</b>	<b>\$278,481,276</b>	<b>\$287,076,201</b>	<b>\$295,928,973</b>	<b>\$305,047,329</b>	<b>\$314,439,236</b>	<b>\$324,112,899</b>	<b>\$334,076,773</b>	<b>\$344,339,563</b>	<b>\$354,910,236</b>
<b>Gross Receipts Tax</b>														
<b>Retail Space Gross Receipts [2]</b>														
Grocery Store	\$80,966	\$83,395	\$85,897	\$88,474	\$91,128	\$93,862	\$96,678	\$99,578	\$102,565	\$105,642	\$108,812	\$112,076	\$115,438	\$118,901
Drug Store	\$64,773	\$66,716	\$68,717	\$70,779	\$72,902	\$75,089	\$77,342	\$79,662	\$82,052	\$84,514	\$87,049	\$89,661	\$92,351	\$95,121
Larger Tenants	\$41,423	\$42,665	\$43,945	\$45,264	\$46,621	\$48,020	\$49,461	\$50,945	\$52,473	\$54,047	\$55,669	\$57,339	\$59,059	\$60,830
Mid-Size Tenants	\$28,788	\$29,652	\$30,541	\$31,457	\$32,401	\$33,373	\$34,374	\$35,405	\$36,468	\$37,562	\$38,689	\$39,849	\$41,045	\$42,276
<b>Office Gross Receipts</b>														
Medium Office [3]	\$8,038,796	\$8,279,960	\$8,528,359	\$8,784,210	\$9,047,736	\$9,319,168	\$9,598,743	\$9,886,705	\$10,183,307	\$10,488,806	\$10,803,470	\$11,127,574	\$11,461,401	\$11,805,243
Larger Office [5]	\$6,004,703	\$6,184,844	\$6,370,389	\$6,561,501	\$6,758,346	\$6,961,097	\$7,169,929	\$7,385,027	\$7,606,578	\$7,834,776	\$8,069,819	\$8,311,913	\$8,561,271	\$8,818,109
<b>Production Gross Receipts [8]</b>	<b>\$234,235</b>	<b>\$241,262</b>	<b>\$248,500</b>	<b>\$255,955</b>	<b>\$263,633</b>	<b>\$271,542</b>	<b>\$279,689</b>	<b>\$288,079</b>	<b>\$296,722</b>	<b>\$305,623</b>	<b>\$314,792</b>	<b>\$324,236</b>	<b>\$333,963</b>	<b>\$343,982</b>
Residential Apartment Gross Receipts [4]	\$31,121	\$32,054	\$33,016	\$34,006	\$35,027	\$36,077	\$37,160	\$38,275	\$39,423	\$40,606	\$41,824	\$43,078	\$44,371	\$45,702
Retail Rental Gross Receipts [4]	\$44,789	\$46,132	\$47,516	\$48,942	\$50,410	\$51,922	\$53,480	\$55,085	\$56,737	\$58,439	\$60,192	\$61,998	\$63,858	\$65,774
Office Rental Gross Receipts [4]	\$545,554	\$561,921	\$578,779	\$596,142	\$614,026	\$632,447	\$651,421	\$670,963	\$691,092	\$711,825	\$733,180	\$755,175	\$777,830	\$801,165
<b>On-site Parking Gross Receipts, Residential &amp; Commercial [4]</b>	<b>\$110,955</b>	<b>\$115,005</b>	<b>\$119,176</b>	<b>\$123,473</b>	<b>\$127,899</b>	<b>\$132,457</b>	<b>\$137,152</b>	<b>\$141,988</b>	<b>\$146,969</b>	<b>\$152,100</b>	<b>\$157,384</b>	<b>\$162,827</b>	<b>\$168,434</b>	<b>\$174,208</b>
Production Rental Gross Receipts [4]	\$36,435	\$37,528	\$38,654	\$39,813	\$41,008	\$42,238	\$43,505	\$44,810	\$46,154	\$47,539	\$48,965	\$50,434	\$51,947	\$53,506
<b>Total Gross Receipts Tax</b>	<b>\$15,262,537</b>	<b>\$15,721,134</b>	<b>\$16,193,490</b>	<b>\$16,680,016</b>	<b>\$17,181,138</b>	<b>\$17,697,294</b>	<b>\$18,228,934</b>	<b>\$18,776,523</b>	<b>\$19,340,540</b>	<b>\$19,921,478</b>	<b>\$20,519,844</b>	<b>\$21,136,161</b>	<b>\$21,770,967</b>	<b>\$22,424,817</b>

[1] The assumptions are from EPS.  
 [2] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Retail, Wholesale, and Services Rate for \$2.5 to \$25 M.  
 [3] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for \$2.5 to \$25 M.  
 [4] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Real Estate, Rental, Leasing Services Rate for \$5 to \$25 M, and over \$25 M.  
 [5] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for over \$25 M.  
 [6] KMA's assumption: 4.76 employees per 1,000 SF (office), 1 employee per 1,000 SF (production)  
 [7] Smaller tenants and small tenants are excluded since their gross receipts do not exceed \$1,000,000 per business. The sales per business of smaller tenants = \$400 \* 2,500SF = \$1,000,000; the sales per business of small tenants = \$400 \* 1,500SF = \$600,000.  
 [8] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Manufacturing, Transportation and Warehousing Rate for \$2.5 M to \$25 M.



Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)														
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Business Gross Receipts - Tenants</b>															
<b>1. Retail Space Gross Receipts [7]</b>															
<b>20,000 SF Store</b>															
Sales per SF	\$1,680	\$1,730	\$1,782	\$1,836	\$1,891	\$1,948	\$2,006	\$2,066	\$2,128	\$2,192	\$2,258	\$2,325	\$2,395	\$2,467	\$2,541
Cumulative - 20,000 SF Store	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Subtotal GR	\$90,717,271	\$93,438,789	\$96,241,953	\$99,129,211	\$102,103,088	\$105,166,180	\$108,321,166	\$111,570,801	\$114,917,925	\$118,365,463	\$121,916,426	\$125,573,919	\$129,341,137	\$133,221,371	\$137,218,012
<b>10,000 SF Store</b>															
Sales per SF	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	\$2,337	\$2,407	\$2,479	\$2,554	\$2,630	\$2,709	\$2,791	\$2,874	\$2,960	\$3,049
Cumulative - 10,000 SF Store	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Subtotal GR	\$72,573,817	\$74,751,031	\$76,993,562	\$79,303,369	\$81,682,470	\$84,132,944	\$86,656,933	\$89,256,641	\$91,934,340	\$94,692,370	\$97,533,141	\$100,459,135	\$103,472,909	\$106,577,097	\$109,774,410
<b>7,400 SF Store</b>															
Sales per SF	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
Cumulative - 7,400 SF Store	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Subtotal GR	\$62,655,395	\$64,535,057	\$66,471,109	\$68,465,242	\$70,519,199	\$72,634,775	\$74,813,818	\$77,058,233	\$79,369,980	\$81,751,079	\$84,203,612	\$86,729,720	\$89,331,612	\$92,011,560	\$94,771,907
<b>4,000 SF Store</b>															
Sales per SF	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
Cumulative - 4,000 SF Store	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Subtotal GR	\$43,544,290	\$44,850,619	\$46,196,137	\$47,582,021	\$49,009,482	\$50,479,767	\$51,994,160	\$53,553,984	\$55,160,604	\$56,815,422	\$58,519,885	\$60,275,481	\$62,083,746	\$63,946,258	\$65,864,646
<b>Subtotal - Retail Gross Receipts</b>	<b>\$269,490,773</b>	<b>\$277,575,496</b>	<b>\$285,902,761</b>	<b>\$294,479,844</b>	<b>\$303,314,239</b>	<b>\$312,413,666</b>	<b>\$321,786,076</b>	<b>\$331,439,659</b>	<b>\$341,382,848</b>	<b>\$351,624,334</b>	<b>\$362,173,064</b>	<b>\$373,038,256</b>	<b>\$384,229,404</b>	<b>\$395,756,286</b>	<b>\$407,628,974</b>
<b>2. Office Gross Receipts</b>															
<b>Medium Office</b>															
Office Employees per Business [6]															
Gross Receipts / Output per Employee	\$717,338	\$738,859	\$761,024	\$783,855	\$807,371	\$831,592	\$856,540	\$882,236	\$908,703	\$935,964	\$964,043	\$992,964	\$1,022,753	\$1,053,436	\$1,085,039
Cumulative - Medium Office	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147
<b>Subtotal Gross Receipts</b>	<b>\$2,384,196,189</b>	<b>\$2,455,722,074</b>	<b>\$2,529,393,736</b>	<b>\$2,605,275,549</b>	<b>\$2,683,433,815</b>	<b>\$2,763,936,829</b>	<b>\$2,846,854,934</b>	<b>\$2,932,260,582</b>	<b>\$3,020,228,400</b>	<b>\$3,110,835,252</b>	<b>\$3,204,160,309</b>	<b>\$3,300,285,119</b>	<b>\$3,399,293,672</b>	<b>\$3,501,272,482</b>	<b>\$3,606,310,657</b>
<b>Larger Office</b>															
Office Employees per Business [6]															
Gross Receipts / Output per Employee	\$717,338	\$738,859	\$761,024	\$783,855	\$807,371	\$831,592	\$856,540	\$882,236	\$908,703	\$935,964	\$964,043	\$992,964	\$1,022,753	\$1,053,436	\$1,085,039
Cumulative - Larger Office	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
<b>Subtotal Gross Receipts</b>	<b>\$1,621,902,169</b>	<b>\$1,670,559,234</b>	<b>\$1,720,676,011</b>	<b>\$1,772,296,292</b>	<b>\$1,825,465,180</b>	<b>\$1,880,229,136</b>	<b>\$1,936,636,010</b>	<b>\$1,994,735,090</b>	<b>\$2,054,577,143</b>	<b>\$2,116,214,457</b>	<b>\$2,179,700,891</b>	<b>\$2,245,091,917</b>	<b>\$2,312,444,675</b>	<b>\$2,381,818,015</b>	<b>\$2,453,272,556</b>
<b>Subtotal - Office Gross Receipts</b>	<b>\$4,006,098,358</b>	<b>\$4,126,281,308</b>	<b>\$4,250,069,748</b>	<b>\$4,377,571,840</b>	<b>\$4,508,898,995</b>	<b>\$4,644,165,965</b>	<b>\$4,783,490,944</b>	<b>\$4,926,995,672</b>	<b>\$5,074,805,543</b>	<b>\$5,227,049,709</b>	<b>\$5,383,861,200</b>	<b>\$5,545,377,036</b>	<b>\$5,711,738,347</b>	<b>\$5,883,090,498</b>	<b>\$6,059,583,213</b>
<b>3. Production Gross Receipts</b>															
Gross Receipts / Output per Employee	\$671,980	\$692,139	\$712,903	\$734,290	\$756,319	\$779,009	\$802,379	\$826,450	\$851,244	\$876,781	\$903,085	\$930,177	\$958,082	\$986,825	\$1,016,430
Total Employees [6]	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
<b>Subtotal Gross Receipts</b>	<b>\$95,757,119</b>	<b>\$98,629,833</b>	<b>\$101,588,728</b>	<b>\$104,636,390</b>	<b>\$107,775,481</b>	<b>\$111,008,746</b>	<b>\$114,339,008</b>	<b>\$117,769,179</b>	<b>\$121,302,254</b>	<b>\$124,941,322</b>	<b>\$128,689,561</b>	<b>\$132,550,248</b>	<b>\$136,526,755</b>	<b>\$140,622,558</b>	<b>\$144,841,235</b>
<b>Subtotal - Production Gross Receipts</b>	<b>\$95,757,119</b>	<b>\$98,629,833</b>	<b>\$101,588,728</b>	<b>\$104,636,390</b>	<b>\$107,775,481</b>	<b>\$111,008,746</b>	<b>\$114,339,008</b>	<b>\$117,769,179</b>	<b>\$121,302,254</b>	<b>\$124,941,322</b>	<b>\$128,689,561</b>	<b>\$132,550,248</b>	<b>\$136,526,755</b>	<b>\$140,622,558</b>	<b>\$144,841,235</b>
<b>Landlords Gross Receipts - Residential</b>															
<b>1. Market Rate Apartment Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$10,248	\$10,555	\$10,872	\$11,198	\$11,534	\$11,880	\$12,236	\$12,603	\$12,981	\$13,371	\$13,772	\$14,185	\$14,611	\$15,049	\$15,501
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	190	190	190	190	190	190	190	190	190	190	190	190	190	190	190
<b>Rental Income</b>	<b>\$1,947,061</b>	<b>\$2,005,473</b>	<b>\$2,065,637</b>	<b>\$2,127,607</b>	<b>\$2,191,435</b>	<b>\$2,257,178</b>	<b>\$2,324,893</b>	<b>\$2,394,640</b>	<b>\$2,466,479</b>	<b>\$2,540,474</b>	<b>\$2,616,688</b>	<b>\$2,695,188</b>	<b>\$2,776,044</b>	<b>\$2,859,325</b>	<b>\$2,945,105</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$14,946	\$15,395	\$15,857	\$16,332	\$16,822	\$17,327	\$17,847	\$18,382	\$18,934	\$19,502	\$20,087	\$20,689	\$21,310	\$21,949	\$22,608
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304
<b>Rental Income</b>	<b>\$4,543,675</b>	<b>\$4,679,986</b>	<b>\$4,820,385</b>	<b>\$4,964,997</b>	<b>\$5,113,947</b>	<b>\$5,267,365</b>	<b>\$5,425,386</b>	<b>\$5,588,148</b>	<b>\$5,755,792</b>	<b>\$5,928,466</b>	<b>\$6,106,320</b>	<b>\$6,289,509</b>	<b>\$6,478,195</b>	<b>\$6,672,540</b>	<b>\$6,872,717</b>
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$18,983	\$19,552	\$20,139	\$20,743	\$21,365	\$22,006	\$22,666	\$23,346	\$24,047	\$24,768	\$25,511	\$26,277	\$27,065	\$27,877	\$28,713
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	248	248	248	248	248	248	248	248	248	248	248	248	248	248	248
<b>Rental Income</b>	<b>\$4,706,782</b>	<b>\$4,847,985</b>	<b>\$4,993,425</b>	<b>\$5,143,227</b>	<b>\$5,297,524</b>	<b>\$5,456,450</b>	<b>\$5,620,143</b>	<b>\$5,788,748</b>	<b>\$5,962,410</b>	<b>\$6,141,282</b>	<b>\$6,325,521</b>	<b>\$6,515,287</b>	<b>\$6,710,745</b>	<b>\$6,912,067</b>	<b>\$7,119,429</b>
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$23,687	\$24,398	\$25,130	\$25,884	\$26,660	\$27,460	\$28,284	\$29,132	\$30,006	\$30,907	\$31,834	\$32,789	\$33,772	\$34,786	\$35,829
New Market Rate Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)														
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
Cumulative MR Apartments (Occupied)	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
<b>Rental Income</b>	<b>\$450,058</b>	<b>\$463,560</b>	<b>\$477,467</b>	<b>\$491,791</b>	<b>\$506,545</b>	<b>\$521,741</b>	<b>\$537,393</b>	<b>\$553,515</b>	<b>\$570,121</b>	<b>\$587,224</b>	<b>\$604,841</b>	<b>\$622,986</b>	<b>\$641,676</b>	<b>\$660,926</b>	<b>\$680,754</b>
<b>Subtotal Market Rate Apartment Rental Income</b>	<b>\$11,647,577</b>	<b>\$11,997,004</b>	<b>\$12,356,914</b>	<b>\$12,727,622</b>	<b>\$13,109,450</b>	<b>\$13,502,734</b>	<b>\$13,907,816</b>	<b>\$14,325,050</b>	<b>\$14,754,802</b>	<b>\$15,197,446</b>	<b>\$15,653,369</b>	<b>\$16,122,970</b>	<b>\$16,606,659</b>	<b>\$17,104,859</b>	<b>\$17,618,005</b>
<b>2. BMR - 45% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$3,051	\$3,142	\$3,237	\$3,334	\$3,434	\$3,537	\$3,643	\$3,752	\$3,865	\$3,981	\$4,100	\$4,223	\$4,350	\$4,480	\$4,615
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
<b>Rental Income</b>	<b>\$20,928</b>	<b>\$21,556</b>	<b>\$22,203</b>	<b>\$22,869</b>	<b>\$23,555</b>	<b>\$24,262</b>	<b>\$24,990</b>	<b>\$25,739</b>	<b>\$26,511</b>	<b>\$27,307</b>	<b>\$28,126</b>	<b>\$28,970</b>	<b>\$29,839</b>	<b>\$30,734</b>	<b>\$31,656</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$3,488	\$3,592	\$3,700	\$3,811	\$3,925	\$4,043	\$4,164	\$4,289	\$4,418	\$4,550	\$4,687	\$4,828	\$4,972	\$5,122	\$5,275
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
<b>Rental Income</b>	<b>\$37,596</b>	<b>\$38,724</b>	<b>\$39,886</b>	<b>\$41,082</b>	<b>\$42,315</b>	<b>\$43,584</b>	<b>\$44,892</b>	<b>\$46,238</b>	<b>\$47,626</b>	<b>\$49,054</b>	<b>\$50,526</b>	<b>\$52,042</b>	<b>\$53,603</b>	<b>\$55,211</b>	<b>\$56,867</b>
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$3,924	\$4,042	\$4,163	\$4,288	\$4,417	\$4,549	\$4,686	\$4,826	\$4,971	\$5,120	\$5,274	\$5,432	\$5,595	\$5,763	\$5,936
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Rental Income</b>	<b>\$34,613</b>	<b>\$35,651</b>	<b>\$36,721</b>	<b>\$37,822</b>	<b>\$38,957</b>	<b>\$40,126</b>	<b>\$41,330</b>	<b>\$42,569</b>	<b>\$43,847</b>	<b>\$45,162</b>	<b>\$46,517</b>	<b>\$47,912</b>	<b>\$49,350</b>	<b>\$50,830</b>	<b>\$52,355</b>
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New 45% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rental Income</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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Income</b>	<b>\$93,137</b>	<b>\$95,931</b>	<b>\$98,809</b>	<b>\$101,774</b>	<b>\$104,827</b>	<b>\$107,972</b>	<b>\$111,211</b>	<b>\$114,547</b>	<b>\$117,984</b>	<b>\$121,523</b>	<b>\$125,169</b>	<b>\$128,924</b>	<b>\$132,792</b>	<b>\$136,775</b>	<b>\$140,879</b>
<b>3. BMR - 55% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$3,572	\$3,679	\$3,789	\$3,903	\$4,020	\$4,140	\$4,265	\$4,393	\$4,524	\$4,660	\$4,800	\$4,944	\$5,092	\$5,245	\$5,402
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
<b>Rental Income</b>	<b>\$115,505</b>	<b>\$118,970</b>	<b>\$122,539</b>	<b>\$126,215</b>	<b>\$130,002</b>	<b>\$133,902</b>	<b>\$137,919</b>	<b>\$142,056</b>	<b>\$146,318</b>	<b>\$150,707</b>	<b>\$155,229</b>	<b>\$159,885</b>	<b>\$164,682</b>	<b>\$169,622</b>	<b>\$174,711</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$4,079	\$4,201	\$4,327	\$4,457	\$4,591	\$4,729	\$4,870	\$5,017	\$5,167	\$5,322	\$5,482	\$5,646	\$5,816	\$5,990	\$6,170
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
<b>Rental Income</b>	<b>\$207,862</b>	<b>\$214,097</b>	<b>\$220,520</b>	<b>\$227,136</b>	<b>\$233,950</b>	<b>\$240,969</b>	<b>\$248,198</b>	<b>\$255,644</b>	<b>\$263,313</b>	<b>\$271,212</b>	<b>\$279,349</b>	<b>\$287,729</b>	<b>\$296,361</b>	<b>\$305,252</b>	<b>\$314,409</b>
<b>2 BDR / 2 Bath</b>															
Rent per Unit	\$4,546	\$4,682	\$4,823	\$4,967	\$5,116	\$5,270	\$5,428	\$5,591	\$5,759	\$5,931	\$6,109	\$6,293	\$6,481	\$6,676	\$6,876
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
<b>Rental Income</b>	<b>\$187,111</b>	<b>\$192,724</b>	<b>\$198,506</b>	<b>\$204,461</b>	<b>\$210,595</b>	<b>\$216,913</b>	<b>\$223,420</b>	<b>\$230,123</b>	<b>\$237,027</b>	<b>\$244,137</b>	<b>\$251,462</b>	<b>\$259,005</b>	<b>\$266,776</b>	<b>\$274,779</b>	<b>\$283,022</b>
<b>3 BDR / 3 Bath</b>															
Rent per Unit	\$4,966	\$5,115	\$5,268	\$5,426	\$5,589	\$5,757	\$5,930	\$6,107	\$6,291	\$6,479	\$6,674	\$6,874	\$7,080	\$7,293	\$7,511
New 55% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
<b>Rental Income</b>	<b>\$19,466</b>	<b>\$20,050</b>	<b>\$20,652</b>	<b>\$21,272</b>	<b>\$21,910</b>	<b>\$22,567</b>	<b>\$23,244</b>	<b>\$23,941</b>	<b>\$24,660</b>	<b>\$25,399</b>	<b>\$26,161</b>	<b>\$26,946</b>	<b>\$27,755</b>	<b>\$28,587</b>	<b>\$29,445</b>
<b>Income</b>	<b>\$529,944</b>	<b>\$545,842</b>	<b>\$562,217</b>	<b>\$579,084</b>	<b>\$596,456</b>	<b>\$614,350</b>	<b>\$632,781</b>	<b>\$651,764</b>	<b>\$671,317</b>	<b>\$691,456</b>	<b>\$712,200</b>	<b>\$733,566</b>	<b>\$755,573</b>	<b>\$778,240</b>	<b>\$801,587</b>
<b>4. BMR - 90% AMI Gross Receipts</b>															
<b>Junior 1 BDR</b>															
Rent per Unit	\$5,944	\$6,122	\$6,306	\$6,495	\$6,690	\$6,890	\$7,097	\$7,310	\$7,529	\$7,755	\$7,988	\$8,227	\$8,474	\$8,728	\$8,990
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
<b>Rental Income</b>	<b>\$75,722</b>	<b>\$77,994</b>	<b>\$80,334</b>	<b>\$82,744</b>	<b>\$85,226</b>	<b>\$87,783</b>	<b>\$90,416</b>	<b>\$93,129</b>	<b>\$95,923</b>	<b>\$98,800</b>	<b>\$101,764</b>	<b>\$104,817</b>	<b>\$107,962</b>	<b>\$111,201</b>	<b>\$114,537</b>
<b>1 BDR / 1 Bath</b>															
Rent per Unit	\$6,790	\$6,994	\$7,204	\$7,420	\$7,643	\$7,872	\$8,108	\$8,351	\$8,602	\$8,860	\$9,126	\$9,399	\$9,681	\$9,972	\$10,271
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate															
Cumulative MR Apartments (Occupied)	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)															
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	
<b>Rental Income</b>	\$139,746	\$143,938	\$148,256	\$152,704	\$157,285	\$162,003	\$166,863	\$171,869	\$177,025	\$182,336	\$187,806	\$193,440	\$199,244	\$205,221	\$211,378	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	\$7,600	\$7,828	\$8,063	\$8,305	\$8,554	\$8,811	\$9,075	\$9,347	\$9,628	\$9,916	\$10,214	\$10,520	\$10,836	\$11,161	\$11,496	
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
<b>Rental Income</b>	\$119,169	\$122,745	\$126,427	\$130,220	\$134,126	\$138,150	\$142,295	\$146,563	\$150,960	\$155,489	\$160,154	\$164,958	\$169,907	\$175,004	\$180,254	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
New 90% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Rental Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Income</b>	\$334,637	\$344,676	\$355,017	\$365,667	\$376,637	\$387,936	\$399,574	\$411,562	\$423,908	\$436,626	\$449,724	\$463,216	\$477,113	\$491,426	\$506,169	
<b>5. BMR - 120% AMI Gross Receipts</b>																
<b>Junior 1 BDR</b>																
Rent per Unit	\$7,976	\$8,216	\$8,462	\$8,716	\$8,978	\$9,247	\$9,524	\$9,810	\$10,104	\$10,407	\$10,720	\$11,041	\$11,372	\$11,714	\$12,065	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	
<b>Rental Income</b>	\$445,562	\$458,929	\$472,696	\$486,877	\$501,484	\$516,528	\$532,024	\$547,985	\$564,424	\$581,357	\$598,798	\$616,762	\$635,264	\$654,322	\$673,952	
<b>1 BDR / 1 Bath</b>																
Rent per Unit	\$9,115	\$9,389	\$9,671	\$9,961	\$10,259	\$10,567	\$10,884	\$11,211	\$11,547	\$11,894	\$12,250	\$12,618	\$12,996	\$13,386	\$13,788	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	
<b>Rental Income</b>	\$812,912	\$837,299	\$862,418	\$888,291	\$914,939	\$942,388	\$970,659	\$999,779	\$1,029,772	\$1,060,666	\$1,092,486	\$1,125,260	\$1,159,018	\$1,193,789	\$1,229,602	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	\$10,214	\$10,521	\$10,836	\$11,161	\$11,496	\$11,841	\$12,196	\$12,562	\$12,939	\$13,327	\$13,727	\$14,139	\$14,563	\$15,000	\$15,450	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	
<b>Rental Income</b>	\$740,726	\$762,948	\$785,836	\$809,411	\$833,694	\$858,704	\$884,466	\$911,000	\$938,330	\$966,479	\$995,474	\$1,025,338	\$1,056,098	\$1,087,781	\$1,120,415	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	\$11,262	\$11,600	\$11,948	\$12,307	\$12,676	\$13,056	\$13,448	\$13,851	\$14,267	\$14,695	\$15,136	\$15,590	\$16,057	\$16,539	\$17,035	
New 120% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	
<b>Rental Income</b>	\$66,223	\$68,209	\$70,256	\$72,363	\$74,534	\$76,770	\$79,073	\$81,446	\$83,889	\$86,406	\$88,998	\$91,668	\$94,418	\$97,250	\$100,168	
<b>Subtotal 120% AMI Apartment Rental Income</b>	\$2,065,422	\$2,127,385	\$2,191,207	\$2,256,943	\$2,324,651	\$2,394,391	\$2,466,222	\$2,540,209	\$2,616,415	\$2,694,908	\$2,775,755	\$2,859,028	\$2,944,798	\$3,033,142	\$3,124,137	
<b>6. BMR - 150% AMI Gross Receipts</b>																
<b>Junior 1 BDR</b>																
Rent per Unit	\$10,009	\$10,309	\$10,619	\$10,937	\$11,265	\$11,603	\$11,951	\$12,310	\$12,679	\$13,060	\$13,451	\$13,855	\$14,271	\$14,699	\$15,140	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	
<b>Rental Income</b>	\$225,606	\$232,374	\$239,345	\$246,526	\$253,922	\$261,539	\$269,385	\$277,467	\$285,791	\$294,365	\$303,196	\$312,291	\$321,660	\$331,310	\$341,249	
<b>1 BDR / 1 Bath</b>																
Rent per Unit	\$11,440	\$11,784	\$12,137	\$12,501	\$12,876	\$13,263	\$13,661	\$14,070	\$14,492	\$14,927	\$15,375	\$15,836	\$16,311	\$16,801	\$17,305	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	
<b>Rental Income</b>	\$403,619	\$415,728	\$428,200	\$441,046	\$454,277	\$467,905	\$481,943	\$496,401	\$511,293	\$526,632	\$542,431	\$558,703	\$575,465	\$592,729	\$610,510	
<b>2 BDR / 2 Bath</b>																
Rent per Unit	\$12,828	\$13,213	\$13,609	\$14,018	\$14,438	\$14,871	\$15,317	\$15,777	\$16,250	\$16,738	\$17,240	\$17,757	\$18,290	\$18,838	\$19,404	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
<b>Rental Income</b>	\$377,146	\$388,460	\$400,114	\$412,118	\$424,481	\$437,216	\$450,332	\$463,842	\$477,757	\$492,090	\$506,853	\$522,058	\$537,720	\$553,852	\$570,467	
<b>3 BDR / 3 Bath</b>																
Rent per Unit	\$14,169	\$14,594	\$15,032	\$15,483	\$15,947	\$16,425	\$16,918	\$17,426	\$17,948	\$18,487	\$19,042	\$19,613	\$20,201	\$20,807	\$21,431	
New 150% AMI Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Rate																
Cumulative MR Apartments (Occupied)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Rental Income</b>	\$13,885	\$14,302	\$14,731	\$15,173	\$15,628	\$16,097	\$16,580	\$17,077	\$17,590	\$18,117	\$18,661	\$19,221	\$19,797	\$20,391	\$21,003	
<b>Income</b>	\$1,020,257	\$1,050,864	\$1,082,390	\$1,114,862	\$1,148,308	\$1,182,757	\$1,218,240	\$1,254,787	\$1,292,430	\$1,331,203	\$1,371,140	\$1,412,274	\$1,454,642	\$1,498,281	\$1,543,230	
<b>Subtotal Residential Gross Receipts</b>	\$15,690,974	\$16,161,703	\$16,646,554	\$17,145,951	\$17,660,330	\$18,190,139	\$18,735,844	\$19,297,919	\$19,876,856	\$20,473,162	\$21,087,357	\$21,719,978	\$22,371,577	\$23,042,724	\$23,734,006	

Table A5  
 Estimated Annual Sales and Gross Receipts Tax Revenue  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)														
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<b>On-site Parking Gross Receipts, Residential</b>	\$10,273,227	\$10,581,424	\$10,898,866	\$11,225,832	\$11,562,607	\$11,909,486	\$12,266,770	\$12,634,773	\$13,013,817	\$13,404,231	\$13,806,358	\$14,220,549	\$14,647,165	\$15,086,580	\$15,539,178
<b>Total Landlords Gross Receipts - Residential</b>	\$25,964,201	\$26,743,127	\$27,545,421	\$28,371,783	\$29,222,937	\$30,099,625	\$31,002,614	\$31,932,692	\$32,890,673	\$33,877,393	\$34,893,715	\$35,940,526	\$37,018,742	\$38,129,305	\$39,273,184
<b>Landlords Gross Receipts-Commercial &amp; Production</b>															
<b>Retail Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$100.80	\$103.82	\$106.94	\$110.14	\$113.45	\$116.85	\$120.36	\$123.97	\$127.69	\$131.52	\$135.46	\$139.53	\$143.71	\$148.02	\$152.46
Cumulative Retail SF (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Retail Rental Income	\$22,582,341	\$23,259,811	\$23,957,606	\$24,676,334	\$25,416,624	\$26,179,122	\$26,964,496	\$27,773,431	\$28,606,634	\$29,464,833	\$30,348,778	\$31,259,241	\$32,197,019	\$33,162,929	\$34,157,817
<b>Office Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$235.19	\$242.25	\$249.52	\$257.00	\$264.71	\$272.65	\$280.83	\$289.26	\$297.94	\$306.87	\$316.08	\$325.56	\$335.33	\$345.39	\$355.75
Cumulative Office SF (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Office Rental Income	\$275,066,698	\$283,318,699	\$291,818,260	\$300,572,808	\$309,589,992	\$318,877,692	\$328,444,023	\$338,297,344	\$348,446,264	\$358,899,652	\$369,666,641	\$380,756,641	\$392,179,340	\$403,944,720	\$416,063,062
<b>On-site Parking Gross Receipts, Commercial</b>	\$49,778,743	\$51,512,592	\$53,298,457	\$55,137,897	\$57,032,521	\$58,983,983	\$60,993,989	\$63,064,295	\$65,196,711	\$67,393,099	\$69,655,379	\$71,985,527	\$74,385,579	\$76,857,633	\$79,403,849
<b>Total Landlords Gross Receipts - Commercial</b>	\$347,427,783	\$358,091,103	\$369,074,323	\$380,387,039	\$392,039,137	\$404,040,798	\$416,402,508	\$429,135,070	\$442,249,609	\$455,757,584	\$469,670,798	\$484,001,408	\$498,761,937	\$513,965,282	\$529,624,727
<b>Production Rental Gross Receipts</b>															
Avg. Rent per SF [1]	\$100.80	\$103.82	\$106.94	\$110.14	\$113.45	\$116.85	\$120.36	\$123.97	\$127.69	\$131.52	\$135.46	\$139.53	\$143.71	\$148.02	\$152.46
Cumulative Production SF (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Production Rental Income	\$18,370,247	\$18,921,355	\$19,488,995	\$20,073,665	\$20,675,875	\$21,296,152	\$21,935,036	\$22,593,087	\$23,270,880	\$23,969,006	\$24,688,076	\$25,428,719	\$26,191,580	\$26,977,328	\$27,786,647
<b>Total Landlords Gross Receipts - Production</b>	\$18,370,247	\$18,921,355	\$19,488,995	\$20,073,665	\$20,675,875	\$21,296,152	\$21,935,036	\$22,593,087	\$23,270,880	\$23,969,006	\$24,688,076	\$25,428,719	\$26,191,580	\$26,977,328	\$27,786,647
<b>Total Landlords Gross Receipts - Prod. &amp; Comm.</b>	\$365,798,030	\$377,012,458	\$388,563,318	\$400,460,704	\$412,715,012	\$425,336,949	\$438,337,544	\$451,728,157	\$465,520,489	\$479,726,590	\$494,358,874	\$509,430,127	\$524,953,518	\$540,942,610	\$557,411,375
<b>Gross Receipts Tax</b>															
<b>Retail Space Gross Receipts [2]</b>															
Grocery Store	\$122,468	\$126,142	\$129,927	\$133,824	\$137,839	\$141,974	\$146,234	\$150,621	\$155,139	\$159,793	\$164,587	\$169,525	\$174,611	\$179,849	\$185,244
Drug Store	\$97,975	\$100,914	\$103,941	\$107,060	\$110,271	\$113,579	\$116,987	\$120,496	\$124,111	\$127,835	\$131,670	\$135,620	\$139,688	\$143,879	\$148,195
Larger Tenants	\$62,655	\$64,535	\$66,471	\$68,465	\$70,519	\$72,635	\$74,814	\$77,058	\$79,370	\$81,751	\$84,204	\$86,730	\$89,332	\$92,012	\$94,772
Mid-Size Tenants	\$43,544	\$44,851	\$46,196	\$47,582	\$49,009	\$50,480	\$51,994	\$53,554	\$55,161	\$56,815	\$58,520	\$60,275	\$62,084	\$63,946	\$65,865
<b>Office Gross Receipts</b>															
Medium Office [3]	\$12,159,401	\$12,524,183	\$12,899,908	\$13,286,905	\$13,685,512	\$14,096,078	\$14,518,960	\$14,954,529	\$15,403,165	\$15,865,260	\$16,341,218	\$16,831,454	\$17,336,398	\$17,856,490	\$18,392,184
Larger Office [5]	\$9,082,652	\$9,355,132	\$9,635,786	\$9,924,859	\$10,222,605	\$10,529,283	\$10,845,162	\$11,170,517	\$11,505,632	\$11,850,801	\$12,206,325	\$12,572,515	\$12,949,690	\$13,338,181	\$13,738,326
<b>Production Gross Receipts [8]</b>	\$354,301	\$364,930	\$375,878	\$387,155	\$398,769	\$410,732	\$423,054	\$435,746	\$448,818	\$462,283	\$476,151	\$490,436	\$505,149	\$520,303	\$535,913
<b>Residential Apartment Gross Receipts [4]</b>	\$47,073	\$48,485	\$49,940	\$51,438	\$52,981	\$54,570	\$56,208	\$57,894	\$59,631	\$61,419	\$63,262	\$65,160	\$67,115	\$69,128	\$71,202
<b>Retail Rental Gross Receipts [4]</b>	\$67,747	\$69,779	\$71,873	\$74,029	\$76,250	\$78,537	\$80,893	\$83,320	\$85,820	\$88,394	\$91,046	\$93,778	\$96,591	\$99,489	\$102,473
<b>Office Rental Gross Receipts [4]</b>	\$825,200	\$849,956	\$875,455	\$901,718	\$928,770	\$956,633	\$985,332	\$1,014,892	\$1,045,339	\$1,076,699	\$1,109,000	\$1,142,270	\$1,176,538	\$1,211,834	\$1,248,189
<b>On-site Parking Gross Receipts, Residential &amp; Commercial [4]</b>	\$180,156	\$186,282	\$192,592	\$199,091	\$205,785	\$212,680	\$219,782	\$227,097	\$234,632	\$242,392	\$250,385	\$258,618	\$267,098	\$275,833	\$284,829
<b>Production Rental Gross Receipts [4]</b>	\$55,111	\$56,764	\$58,467	\$60,221	\$62,028	\$63,888	\$65,805	\$67,779	\$69,813	\$71,907	\$74,064	\$76,286	\$78,575	\$80,932	\$83,360
<b>Total Gross Receipts Tax</b>	\$23,098,283	\$23,791,953	\$24,506,433	\$25,242,348	\$26,000,340	\$26,781,071	\$27,585,225	\$28,413,503	\$29,266,630	\$30,145,350	\$31,050,432	\$31,982,667	\$32,942,868	\$33,931,876	\$34,950,553

[1] The assumptions are from EPS.  
 [2] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Retail, Wholesale, and Services Rate for \$2.5 to \$25 M.  
 [3] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for \$2.5 to \$25 M.  
 [4] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Real Estate, Rental, Leasing Services Rate for \$5 to \$25 M, and over \$25 M.  
 [5] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Financial, Insurance, Professional, Scientific Rate for over \$25 M.  
 [6] KMA's assumption: 4.76 employees per 1,000 SF (office), 1 employee per 1,000 SF (production)  
 [7] Smaller tenants and small tenants are excluded since their gross receipts do not exceed \$1,000,000 per business. The sales per business of smaller tenants = \$400 \* 2,500SF = \$1,000,000; the sales per business of small tenants = \$400 \* 1,500SF = \$600,000.  
 [8] San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance. Manufacturing, Transportation and Warehousing Rate for \$2.5 M to \$25 M

**Table A5.1**  
**Estimated Sales and Gross Receipts Tax Revenues from Construction Activity**  
**Estimated Annual Project Fiscal Impact**  
**Mission Rock IFD Fiscal Impact Analysis**

Item	Assumptions/ Sources	Revenue Added to Tax Roll (\$ with Inflation)										
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Infrastructure Costs</b>												
Aggregated Horizontal Infra Costs [1]		\$29,203,466	\$14,265,948	\$63,330,998	\$16,351,847	\$31,016,966	\$0	\$25,946,187	\$25,652,876	\$0	\$0	\$0
<b>Vertical Hard Costs [2]</b>												
Aggregated Residential Costs		\$0	\$0	\$0	\$237,436,536	\$0	\$113,461,371	\$146,316,980	\$84,110,360	\$0	\$0	\$0
Aggregated Retail Costs		\$0	\$0	\$0	\$35,106,867	\$0	\$20,156,842	\$13,699,366	\$15,881,095	\$3,550,990	\$0	\$0
Aggregated Office Costs		\$0	\$0	\$0	\$202,298,997	\$0	\$174,209,616	\$50,137,117	\$50,137,117	\$0	\$0	\$0
Aggregated Production Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,000,000	\$0	\$0
Aggregated Parking Costs		\$0	\$0	\$0	\$0	\$0	\$180,000,000	\$0	\$0	\$0	\$0	\$0
<b>Vertical Soft Costs [3]</b>												
Aggregated Residential Costs		\$0	\$0	\$0	\$56,605,032	\$0	\$27,049,268	\$34,882,068	\$20,051,967	\$0	\$0	\$0
Aggregated Retail Costs		\$0	\$0	\$0	\$11,211,987	\$0	\$6,437,437	\$4,375,130	\$5,071,903	\$1,134,070	\$0	\$0
Aggregated Office Costs		\$0	\$0	\$0	\$80,140,655	\$0	\$69,013,060	\$19,861,796	\$19,861,796	\$0	\$0	\$0
Aggregated Production Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000,000	\$0	\$0
Aggregated Parking Costs		\$0	\$0	\$0	\$0	\$0	\$120,000,000	\$0	\$0	\$0	\$0	\$0
<b>Gross Receipts Tax</b>												
<b>Infrastructure [4]</b>												
Gross Tax Receipts from Agg. Horizontal Costs		\$117,166	\$55,314	\$270,739	\$63,657	\$125,326	\$0	\$102,508	\$101,188	\$0	\$0	\$0
<b>Vertical Hard Construction [4]</b>												
Gross Tax Receipts from Agg. Res. Costs		\$0	\$0	\$0	\$1,054,214	\$0	\$496,326	\$644,176	\$364,247	\$0	\$0	\$0
Gross Tax Receipts from Agg. Retail Costs		\$0	\$0	\$0	\$143,731	\$0	\$78,877	\$53,047	\$61,774	\$12,454	\$0	\$0
Gross Tax Receipts from Agg. Office Costs		\$0	\$0	\$0	\$896,095	\$0	\$769,693	\$211,367	\$211,367	\$0	\$0	\$0
Gross Tax Receipts from Agg. Production Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,750	\$0	\$0
Gross Tax Receipts from Agg. Parking Costs		\$0	\$0	\$0	\$0	\$0	\$795,750	\$0	\$0	\$0	\$0	\$0
<b>Vertical Soft Costs [4]</b>												
Gross Tax Receipts from Agg. Res. Costs		\$0	\$0	\$0	\$240,473	\$0	\$107,472	\$142,719	\$78,458	\$0	\$0	\$0
Gross Tax Receipts from Agg. Retail Costs		\$0	\$0	\$0	\$43,098	\$0	\$24,000	\$15,751	\$18,538	\$3,469	\$0	\$0
Gross Tax Receipts from Agg. Office Costs		\$0	\$0	\$0	\$346,383	\$0	\$296,309	\$77,697	\$77,697	\$0	\$0	\$0
Gross Tax Receipts from Agg. Production Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,750	\$0	\$0
Gross Tax Receipts from Agg. Parking Costs		\$0	\$0	\$0	\$0	\$0	\$525,750	\$0	\$0	\$0	\$0	\$0
<b>Total Gross Receipts Tax</b>		<b>\$117,166</b>	<b>\$55,314</b>	<b>\$270,739</b>	<b>\$2,787,652</b>	<b>\$125,326</b>	<b>\$3,094,177</b>	<b>\$1,247,266</b>	<b>\$913,269</b>	<b>\$347,423</b>	<b>\$0</b>	<b>\$0</b>

[1] Horizontal costs aggregated per year, based on the horizontal infrastructure budget presented for Mission Rock - Seawall Lot 337 & Pier 48.

[2] Development Area by Land Use by Year presented in Table B3.3, multiplied by hard cost factors presented in Table B3.2

[3] Development Area by Land Use by Year presented in Table B3.3, multiplied by soft cost factors presented in Table B3.2

[4] San Francisco Business and Tax Regulations Code, Article 12-A-1: SEC. 953.5. GROSS RECEIPTS TAX APPLICABLE TO CONSTRUCTION; To calculate the gross receipts on horizontal infrastructure development, costs for respective years were considered as 1 business activity. Similarly, gross receipts on vertical hard and soft development were calculated based on the assumption that costs for respective years and respective land uses make up 1 business activity.

Table A6  
 Business Registration Fee  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions	Source	Build-Out (Uninflated)	Assessed Value Added to Tax Roll (FY) (\$ with Inflation)																	
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
<i>Inflation Rate</i>				1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03		
<b>New Businesses [6]</b>																					
<i>Avg. Sq. Ft. [8]</i>																					
20,000 SF Store	20,000	Table B1	3	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0		
<b>Cumulative - 20,000 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>		
10,000 SF Store	10,000		4	0	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0		
<b>Cumulative - 10,000 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>		
7,400 SF Store	7,400		7	0	0	0	0	4	0	1	1	1	0	0	0	0	0	0	0		
<b>Cumulative - 7,400 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>		
4,000 SF Store	4,000		9	0	0	0	0	3	0	3	1	2	0	0	0	0	0	0	0		
<b>Cumulative - 4,000 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>		
2,500 SF Store	2,500		12	0	0	0	0	6	0	2	3	1	0	0	0	0	0	0	0		
<b>Cumulative - 2,500 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>		
1,500 SF Store	1,500		16	0	0	0	0	5	0	1	6	4	0	0	0	0	0	0	0		
<b>Cumulative - 1,500 SF Store</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>12</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>		
Medium Office	5,000		147	0	0	0	0	64	0	51	16	16	0	0	0	0	0	0	0		
<b>Cumulative - Medium Office</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>64</b>	<b>115</b>	<b>131</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>		
Larger Office	100,000		10	0	0	0	0	4	0	4	1	1	0	0	0	0	0	0	0		
<b>Cumulative - Larger Office</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>		
Production Factory	200,000		2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0		
<b>Cumulative - Production Factory</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>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>		
<b>Business Registration Fee</b>																					
<i>Fee per Business &amp; Occupancy Rate [7]</i>																					
20,000 SF Store Fee per Business [1]	\$400			\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$570	\$587	\$605	\$623	\$642
<b>20,000 SF Store Total Fees</b>	90%			<b>\$1,080</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$405</b>	<b>\$417</b>	<b>\$860</b>	<b>\$886</b>	<b>\$1,368</b>	<b>\$1,409</b>	<b>\$1,451</b>	<b>\$1,495</b>	<b>\$1,540</b>	<b>\$1,586</b>	<b>\$1,634</b>	<b>\$1,683</b>	<b>\$1,733</b>
10,000 SF Store Fee per Business [1]	\$400			\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$570	\$587	\$605	\$623	\$642
<b>10,000 SF Store Total Fees</b>	90%			<b>\$1,440</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$405</b>	<b>\$417</b>	<b>\$860</b>	<b>\$1,328</b>	<b>\$1,368</b>	<b>\$1,879</b>	<b>\$1,935</b>	<b>\$1,993</b>	<b>\$2,053</b>	<b>\$2,115</b>	<b>\$2,178</b>	<b>\$2,243</b>	<b>\$2,311</b>
7,400 SF Store Fee per Business [2]	\$200			\$200	\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$253	\$261	\$269	\$277	\$285	\$294	\$303	\$312	\$321
<b>7,400 SF Store Total Fees</b>	90%			<b>\$1,260</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$810</b>	<b>\$835</b>	<b>\$1,075</b>	<b>\$1,328</b>	<b>\$1,596</b>	<b>\$1,644</b>	<b>\$1,693</b>	<b>\$1,744</b>	<b>\$1,796</b>	<b>\$1,850</b>	<b>\$1,906</b>	<b>\$1,963</b>	<b>\$2,022</b>	
4,000 SF Store Fee per Business [2]	\$200			\$200	\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$253	\$261	\$269	\$277	\$285	\$294	\$303	\$312	\$321
<b>4,000 SF Store Total Fees</b>	90%			<b>\$1,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$608</b>	<b>\$626</b>	<b>\$1,290</b>	<b>\$1,550</b>	<b>\$2,052</b>	<b>\$2,114</b>	<b>\$2,177</b>	<b>\$2,242</b>	<b>\$2,310</b>	<b>\$2,379</b>	<b>\$2,450</b>	<b>\$2,524</b>	<b>\$2,600</b>	
2,500 SF Store Fee per Business [3]	\$600			\$600	\$600	\$618	\$637	\$656	\$675	\$696	\$716	\$738	\$760	\$783	\$806	\$831	\$855	\$881	\$908	\$935	\$963
<b>2,500 SF Store Total Fees</b>	90%			<b>\$6,480</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,647</b>	<b>\$3,756</b>	<b>\$5,158</b>	<b>\$7,305</b>	<b>\$8,209</b>	<b>\$8,455</b>	<b>\$8,709</b>	<b>\$8,970</b>	<b>\$9,239</b>	<b>\$9,516</b>	<b>\$9,802</b>	<b>\$10,096</b>	<b>\$10,398</b>	
1,500 SF Store Fee per Business [1]	\$400			\$400	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$570	\$587	\$605	\$623	\$642
<b>1,500 SF Store Total Fees</b>	90%			<b>\$5,760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,026</b>	<b>\$2,087</b>	<b>\$2,579</b>	<b>\$5,313</b>	<b>\$7,297</b>	<b>\$7,515</b>	<b>\$7,741</b>	<b>\$7,973</b>	<b>\$8,212</b>	<b>\$8,459</b>	<b>\$8,713</b>	<b>\$8,974</b>	<b>\$9,243</b>	
Medium Office Fee per Business [4]	\$500			\$500	\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	\$734	\$756	\$779	\$802
<b>Medium Office Total Fees</b>	95%			<b>\$69,825</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,215</b>	<b>\$35,242</b>	<b>\$65,225</b>	<b>\$76,529</b>	<b>\$88,452</b>	<b>\$91,106</b>	<b>\$93,839</b>	<b>\$96,654</b>	<b>\$99,554</b>	<b>\$102,540</b>	<b>\$105,617</b>	<b>\$108,785</b>	<b>\$112,049</b>	
Larger Office Fee per Business [5]	\$5,000			\$5,000	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024
<b>Larger Office Total Fees</b>	95%			<b>\$47,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,385</b>	<b>\$22,026</b>	<b>\$45,374</b>	<b>\$52,577</b>	<b>\$60,172</b>	<b>\$61,977</b>	<b>\$63,836</b>	<b>\$65,751</b>	<b>\$67,724</b>	<b>\$69,755</b>	<b>\$71,848</b>	<b>\$74,003</b>	<b>\$76,224</b>	
Proction Factory [5]	\$5,000			\$5,000	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024
<b>Proction Factory Total Fees</b>	90%			<b>\$9,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,700</b>	<b>\$11,743</b>	<b>\$12,095</b>	<b>\$12,458</b>	<b>\$12,832</b>	<b>\$13,217</b>	<b>\$13,613</b>	<b>\$14,022</b>	<b>\$14,442</b>	
<b>Total Business Registration Fee</b>				<b>\$143,965</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,501</b>	<b>\$65,406</b>	<b>\$122,420</b>	<b>\$146,816</b>	<b>\$176,214</b>	<b>\$187,842</b>	<b>\$193,477</b>	<b>\$199,281</b>	<b>\$205,260</b>	<b>\$211,417</b>	<b>\$217,760</b>	<b>\$224,293</b>	<b>\$231,022</b>	

[1] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$500-\$750k; \$2.5-\$7.5 M.  
 [2] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$1-\$2.5 M.  
 [3] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$750k-\$1 M.  
 [4] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$2.5 - \$7.5 M.  
 [5] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$15-\$25 M.  
 [6] Table B1.  
 [7] Occupancy rates are provided by EPS.  
 [8] KMA's assumption.

Table A6  
Business Registration Fee  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY) (\$ with Inflation)																		
	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>New Businesses [6]</b>																			
20,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 20,000 SF Store</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
10,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 10,000 SF Store</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
7,400 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 7,400 SF Store</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>
4,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 4,000 SF Store</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>
2,500 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 2,500 SF Store</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
1,500 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 1,500 SF Store</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>
Medium Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Medium Office</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>
Larger Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Larger Office</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
Production Factory	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Production Factory</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Business Registration Fee</b>																			
20,000 SF Store Fee per Business [1]	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
<b>20,000 SF Store Total Fees</b>	<b>\$1,785</b>	<b>\$1,839</b>	<b>\$1,894</b>	<b>\$1,951</b>	<b>\$2,009</b>	<b>\$2,069</b>	<b>\$2,131</b>	<b>\$2,195</b>	<b>\$2,261</b>	<b>\$2,329</b>	<b>\$2,399</b>	<b>\$2,471</b>	<b>\$2,545</b>	<b>\$2,621</b>	<b>\$2,700</b>	<b>\$2,781</b>	<b>\$2,865</b>	<b>\$2,950</b>	<b>\$3,039</b>
10,000 SF Store Fee per Business [1]	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
<b>10,000 SF Store Total Fees</b>	<b>\$2,380</b>	<b>\$2,452</b>	<b>\$2,525</b>	<b>\$2,601</b>	<b>\$2,679</b>	<b>\$2,759</b>	<b>\$2,842</b>	<b>\$2,927</b>	<b>\$3,015</b>	<b>\$3,105</b>	<b>\$3,199</b>	<b>\$3,295</b>	<b>\$3,393</b>	<b>\$3,495</b>	<b>\$3,600</b>	<b>\$3,708</b>	<b>\$3,819</b>	<b>\$3,934</b>	<b>\$4,052</b>
7,400 SF Store Fee per Business [2]	\$331	\$340	\$351	\$361	\$372	\$383	\$395	\$407	\$419	\$431	\$444	\$458	\$471	\$485	\$500	\$515	\$530	\$546	\$563
<b>7,400 SF Store Total Fees</b>	<b>\$2,083</b>	<b>\$2,145</b>	<b>\$2,209</b>	<b>\$2,276</b>	<b>\$2,344</b>	<b>\$2,414</b>	<b>\$2,487</b>	<b>\$2,561</b>	<b>\$2,638</b>	<b>\$2,717</b>	<b>\$2,799</b>	<b>\$2,883</b>	<b>\$2,969</b>	<b>\$3,058</b>	<b>\$3,150</b>	<b>\$3,245</b>	<b>\$3,342</b>	<b>\$3,442</b>	<b>\$3,545</b>
4,000 SF Store Fee per Business [2]	\$331	\$340	\$351	\$361	\$372	\$383	\$395	\$407	\$419	\$431	\$444	\$458	\$471	\$485	\$500	\$515	\$530	\$546	\$563
<b>4,000 SF Store Total Fees</b>	<b>\$2,678</b>	<b>\$2,758</b>	<b>\$2,841</b>	<b>\$2,926</b>	<b>\$3,014</b>	<b>\$3,104</b>	<b>\$3,197</b>	<b>\$3,293</b>	<b>\$3,392</b>	<b>\$3,494</b>	<b>\$3,598</b>	<b>\$3,706</b>	<b>\$3,818</b>	<b>\$3,932</b>	<b>\$4,050</b>	<b>\$4,172</b>	<b>\$4,297</b>	<b>\$4,426</b>	<b>\$4,558</b>
2,500 SF Store Fee per Business [3]	\$992	\$1,021	\$1,052	\$1,084	\$1,116	\$1,150	\$1,184	\$1,220	\$1,256	\$1,294	\$1,333	\$1,373	\$1,414	\$1,456	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688
<b>2,500 SF Store Total Fees</b>	<b>\$10,710</b>	<b>\$11,032</b>	<b>\$11,363</b>	<b>\$11,704</b>	<b>\$12,055</b>	<b>\$12,416</b>	<b>\$12,789</b>	<b>\$13,173</b>	<b>\$13,568</b>	<b>\$13,975</b>	<b>\$14,394</b>	<b>\$14,826</b>	<b>\$15,271</b>	<b>\$15,729</b>	<b>\$16,201</b>	<b>\$16,687</b>	<b>\$17,187</b>	<b>\$17,703</b>	<b>\$18,234</b>
1,500 SF Store Fee per Business [1]	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$838	\$863	\$889	\$915	\$943	\$971	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
<b>1,500 SF Store Total Fees</b>	<b>\$9,520</b>	<b>\$9,806</b>	<b>\$10,100</b>	<b>\$10,403</b>	<b>\$10,715</b>	<b>\$11,037</b>	<b>\$11,368</b>	<b>\$11,709</b>	<b>\$12,060</b>	<b>\$12,422</b>	<b>\$12,795</b>	<b>\$13,178</b>	<b>\$13,574</b>	<b>\$13,981</b>	<b>\$14,400</b>	<b>\$14,832</b>	<b>\$15,277</b>	<b>\$15,736</b>	<b>\$16,208</b>
Medium Office Fee per Business [4]	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016	\$1,047	\$1,078	\$1,111	\$1,144	\$1,178	\$1,214	\$1,250	\$1,288	\$1,326	\$1,366	\$1,407
<b>Medium Office Total Fees</b>	<b>\$115,410</b>	<b>\$118,872</b>	<b>\$122,439</b>	<b>\$126,112</b>	<b>\$129,895</b>	<b>\$133,792</b>	<b>\$137,806</b>	<b>\$141,940</b>	<b>\$146,198</b>	<b>\$150,584</b>	<b>\$155,102</b>	<b>\$159,755</b>	<b>\$164,547</b>	<b>\$169,484</b>	<b>\$174,568</b>	<b>\$179,805</b>	<b>\$185,199</b>	<b>\$190,755</b>	<b>\$196,478</b>
Larger Office Fee per Business [5]	\$8,264	\$8,512	\$8,768	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$12,136	\$12,500	\$12,875	\$13,262	\$13,660	\$14,069
<b>Larger Office Total Fees</b>	<b>\$78,510</b>	<b>\$80,866</b>	<b>\$83,292</b>	<b>\$85,790</b>	<b>\$88,364</b>	<b>\$91,015</b>	<b>\$93,745</b>	<b>\$96,558</b>	<b>\$99,454</b>	<b>\$102,438</b>	<b>\$105,511</b>	<b>\$108,677</b>	<b>\$111,937</b>	<b>\$115,295</b>	<b>\$118,754</b>	<b>\$122,316</b>	<b>\$125,986</b>	<b>\$129,766</b>	<b>\$133,658</b>
Proction Factory [5]	\$8,264	\$8,512	\$8,768	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783	\$12,136	\$12,500	\$12,875	\$13,262	\$13,660	\$14,069
<b>Proction Factory Total Fees</b>	<b>\$14,876</b>	<b>\$15,322</b>	<b>\$15,782</b>	<b>\$16,255</b>	<b>\$16,743</b>	<b>\$17,245</b>	<b>\$17,762</b>	<b>\$18,295</b>	<b>\$18,844</b>	<b>\$19,409</b>	<b>\$19,992</b>	<b>\$20,591</b>	<b>\$21,209</b>	<b>\$21,845</b>	<b>\$22,501</b>	<b>\$23,176</b>	<b>\$23,871</b>	<b>\$24,587</b>	<b>\$25,325</b>
<b>Total Business Registration Fee</b>	<b>\$237,952</b>	<b>\$245,091</b>	<b>\$252,443</b>	<b>\$260,017</b>	<b>\$267,817</b>	<b>\$275,852</b>	<b>\$284,127</b>	<b>\$292,651</b>	<b>\$301,431</b>	<b>\$310,474</b>	<b>\$319,788</b>	<b>\$329,382</b>	<b>\$339,263</b>	<b>\$349,441</b>	<b>\$359,924</b>	<b>\$370,722</b>	<b>\$381,843</b>	<b>\$393,299</b>	<b>\$405,098</b>

[1] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$500-\$750k; \$2.5-\$7.5 M.  
[2] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$1-\$2.5 M.  
[3] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$750k-\$1 M.  
[4] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$2.5 - \$7.5 M.  
[5] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$15-\$25 M.  
[6] Table B1.  
[7] Occupancy rates are provided by EPS.  
[8] KMA's assumption.

Table A6  
 Business Registration Fee  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assessed Value Added to Tax Roll (FY) (\$ with Inflation)																			
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>New Businesses [6]</b>																				
20,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 20,000 SF Store</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
10,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 10,000 SF Store</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
7,400 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 7,400 SF Store</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>
4,000 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 4,000 SF Store</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>
2,500 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 2,500 SF Store</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
1,500 SF Store	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - 1,500 SF Store</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>
Medium Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Medium Office</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>147</b>
Larger Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Larger Office</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
Production Factory	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cumulative - Production Factory</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Business Registration Fee</b>																				
20,000 SF Store Fee per Business [1]	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
<b>20,000 SF Store Total Fees</b>	<b>\$3,130</b>	<b>\$3,224</b>	<b>\$3,321</b>	<b>\$3,420</b>	<b>\$3,523</b>	<b>\$3,629</b>	<b>\$3,738</b>	<b>\$3,850</b>	<b>\$3,965</b>	<b>\$4,084</b>	<b>\$4,207</b>	<b>\$4,333</b>	<b>\$4,463</b>	<b>\$4,597</b>	<b>\$4,735</b>	<b>\$4,877</b>	<b>\$5,023</b>	<b>\$5,174</b>	<b>\$5,329</b>	<b>\$5,489</b>
10,000 SF Store Fee per Business [1]	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
<b>10,000 SF Store Total Fees</b>	<b>\$4,174</b>	<b>\$4,299</b>	<b>\$4,428</b>	<b>\$4,561</b>	<b>\$4,697</b>	<b>\$4,838</b>	<b>\$4,983</b>	<b>\$5,133</b>	<b>\$5,287</b>	<b>\$5,445</b>	<b>\$5,609</b>	<b>\$5,777</b>	<b>\$5,950</b>	<b>\$6,129</b>	<b>\$6,313</b>	<b>\$6,502</b>	<b>\$6,697</b>	<b>\$6,898</b>	<b>\$7,105</b>	<b>\$7,318</b>
7,400 SF Store Fee per Business [2]	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	\$734	\$756	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016
<b>7,400 SF Store Total Fees</b>	<b>\$3,652</b>	<b>\$3,761</b>	<b>\$3,874</b>	<b>\$3,990</b>	<b>\$4,110</b>	<b>\$4,233</b>	<b>\$4,360</b>	<b>\$4,491</b>	<b>\$4,626</b>	<b>\$4,765</b>	<b>\$4,908</b>	<b>\$5,055</b>	<b>\$5,207</b>	<b>\$5,363</b>	<b>\$5,524</b>	<b>\$5,689</b>	<b>\$5,860</b>	<b>\$6,036</b>	<b>\$6,217</b>	<b>\$6,404</b>
4,000 SF Store Fee per Business [2]	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	\$734	\$756	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016
<b>4,000 SF Store Total Fees</b>	<b>\$4,695</b>	<b>\$4,836</b>	<b>\$4,981</b>	<b>\$5,131</b>	<b>\$5,285</b>	<b>\$5,443</b>	<b>\$5,606</b>	<b>\$5,775</b>	<b>\$5,948</b>	<b>\$6,126</b>	<b>\$6,310</b>	<b>\$6,499</b>	<b>\$6,694</b>	<b>\$6,895</b>	<b>\$7,102</b>	<b>\$7,315</b>	<b>\$7,534</b>	<b>\$7,760</b>	<b>\$7,993</b>	<b>\$8,233</b>
2,500 SF Store Fee per Business [3]	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	\$2,337	\$2,407	\$2,479	\$2,554	\$2,630	\$2,709	\$2,791	\$2,874	\$2,960	\$3,049
<b>2,500 SF Store Total Fees</b>	<b>\$18,781</b>	<b>\$19,344</b>	<b>\$19,925</b>	<b>\$20,522</b>	<b>\$21,138</b>	<b>\$21,772</b>	<b>\$22,425</b>	<b>\$23,098</b>	<b>\$23,791</b>	<b>\$24,505</b>	<b>\$25,240</b>	<b>\$25,997</b>	<b>\$26,777</b>	<b>\$27,580</b>	<b>\$28,408</b>	<b>\$29,260</b>	<b>\$30,138</b>	<b>\$31,042</b>	<b>\$31,973</b>	<b>\$32,932</b>
1,500 SF Store Fee per Business [1]	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
<b>1,500 SF Store Total Fees</b>	<b>\$16,694</b>	<b>\$17,195</b>	<b>\$17,711</b>	<b>\$18,242</b>	<b>\$18,789</b>	<b>\$19,353</b>	<b>\$19,934</b>	<b>\$20,532</b>	<b>\$21,148</b>	<b>\$21,782</b>	<b>\$22,435</b>	<b>\$23,109</b>	<b>\$23,802</b>	<b>\$24,516</b>	<b>\$25,251</b>	<b>\$26,009</b>	<b>\$26,789</b>	<b>\$27,593</b>	<b>\$28,421</b>	<b>\$29,273</b>
Medium Office Fee per Business [4]	\$1,449	\$1,493	\$1,537	\$1,584	\$1,631	\$1,680	\$1,730	\$1,782	\$1,836	\$1,891	\$1,948	\$2,006	\$2,066	\$2,128	\$2,192	\$2,258	\$2,325	\$2,395	\$2,467	\$2,541
<b>Medium Office Total Fees</b>	<b>\$202,372</b>	<b>\$208,443</b>	<b>\$214,697</b>	<b>\$221,138</b>	<b>\$227,772</b>	<b>\$234,605</b>	<b>\$241,643</b>	<b>\$248,892</b>	<b>\$256,359</b>	<b>\$264,050</b>	<b>\$271,971</b>	<b>\$280,131</b>	<b>\$288,534</b>	<b>\$297,191</b>	<b>\$306,106</b>	<b>\$315,289</b>	<b>\$324,748</b>	<b>\$334,491</b>	<b>\$344,525</b>	<b>\$354,861</b>
Larger Office Fee per Business [5]	\$14,491	\$14,926	\$15,374	\$15,835	\$16,310	\$16,799	\$17,303	\$17,823	\$18,357	\$18,908	\$19,475	\$20,059	\$20,661	\$21,281	\$21,920	\$22,577	\$23,254	\$23,952	\$24,671	\$25,411
<b>Larger Office Total Fees</b>	<b>\$137,668</b>	<b>\$141,798</b>	<b>\$146,052</b>	<b>\$150,434</b>	<b>\$154,947</b>	<b>\$159,595</b>	<b>\$164,383</b>	<b>\$169,315</b>	<b>\$174,394</b>	<b>\$179,626</b>	<b>\$185,015</b>	<b>\$190,565</b>	<b>\$196,282</b>	<b>\$202,170</b>	<b>\$208,236</b>	<b>\$214,483</b>	<b>\$220,917</b>	<b>\$227,545</b>	<b>\$234,371</b>	<b>\$241,402</b>
Proction Factory [5]	\$14,491	\$14,926	\$15,374	\$15,835	\$16,310	\$16,799	\$17,303	\$17,823	\$18,357	\$18,908	\$19,475	\$20,059	\$20,661	\$21,281	\$21,920	\$22,577	\$23,254	\$23,952	\$24,671	\$25,411
<b>Proction Factory Total Fees</b>	<b>\$26,085</b>	<b>\$26,867</b>	<b>\$27,673</b>	<b>\$28,503</b>	<b>\$29,358</b>	<b>\$30,239</b>	<b>\$31,146</b>	<b>\$32,081</b>	<b>\$33,043</b>	<b>\$34,034</b>	<b>\$35,055</b>	<b>\$36,107</b>	<b>\$37,190</b>	<b>\$38,306</b>	<b>\$39,455</b>	<b>\$40,639</b>	<b>\$41,858</b>	<b>\$43,114</b>	<b>\$44,407</b>	<b>\$45,739</b>
<b>Total Business Registration Fee</b>	<b>\$417,251</b>	<b>\$429,768</b>	<b>\$442,661</b>	<b>\$455,941</b>	<b>\$469,619</b>	<b>\$483,708</b>	<b>\$498,219</b>	<b>\$513,166</b>	<b>\$528,561</b>	<b>\$544,417</b>	<b>\$560,750</b>	<b>\$577,572</b>	<b>\$594,900</b>	<b>\$612,747</b>	<b>\$631,129</b>	<b>\$650,063</b>	<b>\$669,565</b>	<b>\$689,652</b>	<b>\$710,341</b>	<b>\$731,652</b>

[1] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$500-\$750k; \$2.5-\$7.5 M.  
 [2] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$1-\$2.5 M.  
 [3] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$750k-\$1 M.  
 [4] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$2.5 - \$7.5 M.  
 [5] San Francisco Business and Tax Regulations Code, Article 12, Sec. 855: General Gross Receipts for the immediately preceding tax year is \$15-\$25 M.  
 [6] Table B1.  
 [7] Occupancy rates are provided by EPS.  
 [8] KMA's assumption.



Table A7  
 Parking Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Assumptions/ Sources	Buildout (uninflated)	Revenue Added to Tax Roll (\$ with inflation)									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<i>Inflation Rate</i>				1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Total Parking Revenue</b>												
<b>New Spaces On Site</b>												
Parking Spaces On Site [1]		3,000	0	0	0	0	0	0	3,000	3,000	3,000	3,000
Revenue per Space from New Development[1]	\$6,753 per space	\$6,753	\$6,753	\$6,955.6	\$7,164.3	\$7,379.2	\$7,600.6	\$7,828.6	\$8,063.4	\$8,305.3	\$8,554.5	\$8,811.1
Annual On Site Revenue from New Spaces [2]		\$20,259,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,190,305	\$24,916,015	\$25,663,495	\$26,433,400
<b>Revenue From Existing Parking</b>												
Remaining Parking Spaces [3]			2606	2326	2326	2326	2326	1821	0	0	0	0
Annual On Site Revenue from Existing Spaces [4]	\$6,753 per space		\$8,016,222	\$16,178,702	\$16,664,063	\$17,163,985	\$17,678,905	\$14,255,840	\$0	\$0	\$0	\$0
<b>Total Parking Revenue from Existing Spaces and New Development</b>			<b>\$8,016,222</b>	<b>\$16,178,702</b>	<b>\$16,664,063</b>	<b>\$17,163,985</b>	<b>\$17,678,905</b>	<b>\$14,255,840</b>	<b>\$24,190,305</b>	<b>\$24,916,015</b>	<b>\$25,663,495</b>	<b>\$26,433,400</b>
Less: Current Revenue before development [6]			(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)
Less: Portion of Total Parking Revenue attributable to Residential [7]			\$0	\$0	\$0	\$0	(\$1,405,588)	(\$1,447,755)	(\$2,203,767)	(\$3,216,371)	(\$3,873,276)	(\$3,989,474)
<b>(Net) Additional Parking Revenue from Development That Is Taxable</b>			<b>\$0</b>	<b>\$8,162,480</b>	<b>\$8,647,841</b>	<b>\$9,147,763</b>	<b>\$8,257,095</b>	<b>\$4,791,863</b>	<b>\$13,970,317</b>	<b>\$13,683,421</b>	<b>\$13,773,997</b>	<b>\$14,427,703</b>
<b>Net New Parking Tax in Excess of Current Tax Revenues</b>												
<b>San Francisco Parking Tax</b>	25% of annual revenue		\$0	\$2,040,620	\$2,161,960	\$2,286,941	\$2,064,274	\$1,197,966	\$3,492,579	\$3,420,855	\$3,443,499	\$3,606,926
Parking Tax Allocation to General Fund/Special Program [5]	20% of tax proceeds	\$570,516	\$0	\$408,124	\$432,392	\$457,388	\$412,855	\$239,593	\$698,516	\$684,171	\$688,700	\$721,385
Parking Tax Allocation to Municipal Trans. Fund [5]	80% of tax proceeds		\$0	\$1,632,496	\$1,729,568	\$1,829,553	\$1,651,419	\$958,373	\$2,794,063	\$2,736,684	\$2,754,799	\$2,885,541

[1] Parking for 3000 spaces will be provided in Parcel D1 and D2. Projections based on developer showing revenue per space at \$6,753.  
 [2] Calculated on the basis on an annual revenue of \$6,753 per spot (\$2017), and inflating at 3% per year.  
 [3] FY 2017 current combined parking spaces in Pier 48 and SWL is 2606, excluding the 423 spaces for the Giants. As development begins, number of parking spaces reduces.  
 [4] Revenue projection based on the assumption that from Phase 1, revenue per space would be as per the developer's projection of \$6,753, except for FY 2017-18.  
 [5] The percentages are based on the Pier 30-32 Fiscal Feasibility Analysis report by EPS.  
 [6] As per the developer proforma, current revenue generated from the site is \$8,016,222. This is deducted from total revenue parking revenue generated to calculate the net parking revenue.  
 [7] As per the developer proforma, parking revenues from residential units upon buildout, in current dollars is \$3,057,600. Prorata share of this revenue (based on residential absorption) is deducted while calculating the additional parking revenue from development that is taxable, as residential parking revenue is not subject to parking tax.

Table A7  
 Parking Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)																
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Total Parking Revenue</b>																	
<b>New Spaces On Site</b>																	
Parking Spaces On Site [1]	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Revenue per Space from New Development [1]	\$9,075.5	\$9,347.7	\$9,628.2	\$9,917.0	\$10,214.5	\$10,521.0	\$10,836.6	\$11,161.7	\$11,496.5	\$11,841.4	\$12,196.7	\$12,562.6	\$12,939.4	\$13,327.6	\$13,727.5	\$14,139.3	\$14,563.5
Annual On Site Revenue from New Spaces [2]	\$27,226,402	\$28,043,194	\$28,884,490	\$29,751,025	\$30,643,555	\$31,562,862	\$32,509,748	\$33,485,040	\$34,489,591	\$35,524,279	\$36,590,008	\$37,687,708	\$38,818,339	\$39,982,889	\$41,182,376	\$42,417,847	\$43,690,382
<b>Revenue From Existing Parking</b>																	
Remaining Parking Spaces [3]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual On Site Revenue from Existing Spaces [4]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Parking Revenue from Existing Spaces and New Development</b>	<b>\$27,226,402</b>	<b>\$28,043,194</b>	<b>\$28,884,490</b>	<b>\$29,751,025</b>	<b>\$30,643,555</b>	<b>\$31,562,862</b>	<b>\$32,509,748</b>	<b>\$33,485,040</b>	<b>\$34,489,591</b>	<b>\$35,524,279</b>	<b>\$36,590,008</b>	<b>\$37,687,708</b>	<b>\$38,818,339</b>	<b>\$39,982,889</b>	<b>\$41,182,376</b>	<b>\$42,417,847</b>	<b>\$43,690,382</b>
Less: Current Revenue before development [6]	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)
Less: Portion of Total Parking Revenue attributable to Residential [7]	(\$4,109,159)	(\$4,232,433)	(\$4,359,406)	(\$4,490,189)	(\$4,624,894)	(\$4,763,641)	(\$4,906,550)	(\$5,053,747)	(\$5,205,359)	(\$5,361,520)	(\$5,522,366)	(\$5,688,037)	(\$5,858,678)	(\$6,034,438)	(\$6,215,471)	(\$6,401,935)	(\$6,593,993)
<b>(Net) Additional Parking Revenue from Development That Is Taxable</b>	<b>\$15,101,021</b>	<b>\$15,794,539</b>	<b>\$16,508,861</b>	<b>\$17,244,614</b>	<b>\$18,002,439</b>	<b>\$18,782,999</b>	<b>\$19,586,975</b>	<b>\$20,415,071</b>	<b>\$21,268,010</b>	<b>\$22,146,537</b>	<b>\$23,051,420</b>	<b>\$23,983,449</b>	<b>\$24,943,439</b>	<b>\$25,932,229</b>	<b>\$26,950,683</b>	<b>\$27,999,690</b>	<b>\$29,080,167</b>
<b>Net New Parking Tax in Excess of Current Tax Revenues</b>																	
<b>San Francisco Parking Tax</b>	<b>\$3,775,255</b>	<b>\$3,948,635</b>	<b>\$4,127,215</b>	<b>\$4,311,153</b>	<b>\$4,500,610</b>	<b>\$4,695,750</b>	<b>\$4,896,744</b>	<b>\$5,103,768</b>	<b>\$5,317,003</b>	<b>\$5,536,634</b>	<b>\$5,762,855</b>	<b>\$5,995,862</b>	<b>\$6,235,860</b>	<b>\$6,483,057</b>	<b>\$6,737,671</b>	<b>\$6,999,922</b>	<b>\$7,270,042</b>
Parking Tax Allocation to General Fund/Special Program [5]	\$755,051	\$789,727	\$825,443	\$862,231	\$900,122	\$939,150	\$979,349	\$1,020,754	\$1,063,401	\$1,107,327	\$1,152,571	\$1,199,172	\$1,247,172	\$1,296,611	\$1,347,534	\$1,399,984	\$1,454,008
Parking Tax Allocation to Municipal Trans. Fund [5]	\$3,020,204	\$3,158,908	\$3,301,772	\$3,448,923	\$3,600,488	\$3,756,600	\$3,917,395	\$4,083,014	\$4,253,602	\$4,429,307	\$4,610,284	\$4,796,690	\$4,988,688	\$5,186,446	\$5,390,137	\$5,599,938	\$5,816,033

[1] Parking for 3000 spaces will be provided in Parcel D1 and D2. Projections based on developer showing revenue per space at \$6,753.

[2] Calculated on the basis of an annual revenue of \$6,753 per spot (\$2017), and inflating at 3% per year.

[3] FY 2017 current combined parking spaces in Pier 48 and SWL is 2606, excluding the 423 spaces for the Giants. As development begins, number of parking spaces reduces.

[4] Revenue projection based on the assumption that from Phase 1, revenue per space would be as per the developer's projection of \$6,753, except for FY 2017-18.

[5] The percentages are based on the Pier 30-32 Fiscal Feasibility Analysis report by EPS.

[6] As per the developer proforma, current revenue generated from the site is \$8,016,222. This is deducted from total revenue parking revenue generated to calculate the net parking revenue.

[7] As per the developer proforma, parking revenues from residential units upon buildout, in current dollars is \$3,057,600. Prorata share of this revenue (based on residential absorption) is deducted while calculating the additional parking revenue from development that is taxable, as residential parking revenue is not subject to parking tax.

Table A7  
 Parking Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	Revenue Added to Tax Roll (\$ with Inflation)																
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Total Parking Revenue</b>																	
<b>New Spaces On Site</b>																	
Parking Spaces On Site [1]	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Revenue per Space from New Development[1]	\$15,000.4	\$15,450.4	\$15,913.9	\$16,391.3	\$16,883.0	\$17,389.5	\$17,911.2	\$18,448.6	\$19,002.0	\$19,572.1	\$20,159.2	\$20,764.0	\$21,386.9	\$22,028.5	\$22,689.4	\$23,370.1	\$24,071.2
Annual On Site Revenue from New Spaces [2]	\$45,001,094	\$46,351,127	\$47,741,661	\$49,173,910	\$50,649,128	\$52,168,602	\$53,733,660	\$55,345,669	\$57,006,039	\$58,716,221	\$60,477,707	\$62,292,038	\$64,160,800	\$66,085,624	\$68,068,192	\$70,110,238	\$72,213,545
<b>Revenue From Existing Parking</b>																	
Remaining Parking Spaces [3]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual On Site Revenue from Existing Spaces [4]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Parking Revenue from Existing Spaces and New Development</b>	<b>\$45,001,094</b>	<b>\$46,351,127</b>	<b>\$47,741,661</b>	<b>\$49,173,910</b>	<b>\$50,649,128</b>	<b>\$52,168,602</b>	<b>\$53,733,660</b>	<b>\$55,345,669</b>	<b>\$57,006,039</b>	<b>\$58,716,221</b>	<b>\$60,477,707</b>	<b>\$62,292,038</b>	<b>\$64,160,800</b>	<b>\$66,085,624</b>	<b>\$68,068,192</b>	<b>\$70,110,238</b>	<b>\$72,213,545</b>
Less: Current Revenue before development [6]	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)
Less: Portion of Total Parking Revenue attributable to Residential [7]	(\$6,791,813)	(\$6,995,568)	(\$7,205,435)	(\$7,421,598)	(\$7,644,246)	(\$7,873,573)	(\$8,109,780)	(\$8,353,074)	(\$8,603,666)	(\$8,861,776)	(\$9,127,629)	(\$9,401,458)	(\$9,683,502)	(\$9,974,007)	(\$10,273,227)	(\$10,581,424)	(\$10,898,866)
<b>(Net) Additional Parking Revenue from Development That Is Taxable</b>	<b>\$30,193,059</b>	<b>\$31,339,337</b>	<b>\$32,520,004</b>	<b>\$33,736,091</b>	<b>\$34,988,660</b>	<b>\$36,278,807</b>	<b>\$37,607,657</b>	<b>\$38,976,374</b>	<b>\$40,386,152</b>	<b>\$41,838,223</b>	<b>\$43,333,856</b>	<b>\$44,874,359</b>	<b>\$46,461,076</b>	<b>\$48,095,395</b>	<b>\$49,778,743</b>	<b>\$51,512,592</b>	<b>\$53,298,457</b>
<b>Net New Parking Tax in Excess of Current Tax Revenues</b>																	
<b>San Francisco Parking Tax</b>	<b>\$7,548,265</b>	<b>\$7,834,834</b>	<b>\$8,130,001</b>	<b>\$8,434,023</b>	<b>\$8,747,165</b>	<b>\$9,069,702</b>	<b>\$9,401,914</b>	<b>\$9,744,093</b>	<b>\$10,096,538</b>	<b>\$10,459,556</b>	<b>\$10,833,464</b>	<b>\$11,218,590</b>	<b>\$11,615,269</b>	<b>\$12,023,849</b>	<b>\$12,444,686</b>	<b>\$12,878,148</b>	<b>\$13,324,614</b>
Parking Tax Allocation to General Fund/Special Program [5]	\$1,509,653	\$1,566,967	\$1,626,000	\$1,686,805	\$1,749,433	\$1,813,940	\$1,880,383	\$1,948,819	\$2,019,308	\$2,091,911	\$2,166,693	\$2,243,718	\$2,323,054	\$2,404,770	\$2,488,937	\$2,575,630	\$2,664,923
Parking Tax Allocation to Municipal Trans. Fund [5]	\$6,038,612	\$6,267,867	\$6,504,001	\$6,747,218	\$6,997,732	\$7,255,761	\$7,521,531	\$7,795,275	\$8,077,230	\$8,367,645	\$8,666,771	\$8,974,872	\$9,292,215	\$9,619,079	\$9,955,749	\$10,302,518	\$10,659,691

[1] Parking for 3000 spaces will be provided in Parcel D1 and D2. Projections based on developer showing revenue per space at \$6,753.

[2] Calculated on the basis of an annual revenue of \$6,753 per spot (\$2017), and inflating at 3% per year.

[3] FY 2017 current combined parking spaces in Pier 48 and SWL is 2606, excluding the 423 spaces for the Giants. As development begins, number of parking spaces reduces.

[4] Revenue projection based on the assumption that from Phase 1, revenue per space would be as per the developer's projection of \$6,753, except for FY 2017-18.

[5] The percentages are based on the Pier 30-32 Fiscal Feasibility Analysis report by EPS.

[6] As per the developer proforma, current revenue generated from the site is \$8,016,222. This is deducted from total revenue parking revenue generated to calculate the net parking revenue.

[7] As per the developer proforma, parking revenues from residential units upon buildout, in current dollars is \$3,057,600. Prorata share of this revenue (based on residential absorption) is deducted while calculating the additional parking revenue from development that is taxable, as residential parking revenue is not subject to parking tax.

Table A7  
 Parking Tax Revenues  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Item	€ Roll (\$ with Inflation)												
	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Total Parking Revenue</b>													
<b>New Spaces On Site</b>													
Parking Spaces On Site [1]	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Revenue per Space from New Development[1]	\$24,793.3	\$25,537.1	\$26,303.2	\$27,092.3	\$27,905.1	\$28,742.2	\$29,604.5	\$30,492.7	\$31,407.4	\$32,349.7	\$33,320.1	\$34,319.7	
Annual On Site Revenue from New Spaces [2]	\$74,379,952	\$76,611,350	\$78,909,691	\$81,276,981	\$83,715,291	\$86,226,750	\$88,813,552	\$91,477,959	\$94,222,297	\$97,048,966	\$99,960,435	\$102,959,248	
<b>Revenue From Existing Parking</b>													
Remaining Parking Spaces [3]	0	0	0	0	0	0	0	0	0	0	0	0	
Annual On Site Revenue from Existing Spaces [4]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Parking Revenue from Existing Spaces and New Development</b>	<b>\$74,379,952</b>	<b>\$76,611,350</b>	<b>\$78,909,691</b>	<b>\$81,276,981</b>	<b>\$83,715,291</b>	<b>\$86,226,750</b>	<b>\$88,813,552</b>	<b>\$91,477,959</b>	<b>\$94,222,297</b>	<b>\$97,048,966</b>	<b>\$99,960,435</b>	<b>\$102,959,248</b>	
Less: Current Revenue before development [6]	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	(\$8,016,222)	
Less: Portion of Total Parking Revenue attributable to Residential [7]	(\$11,225,832)	(\$11,562,607)	(\$11,909,486)	(\$12,266,770)	(\$12,634,773)	(\$13,013,817)	(\$13,404,231)	(\$13,806,358)	(\$14,220,549)	(\$14,647,165)	(\$15,086,580)	(\$15,539,178)	
<b>(Net) Additional Parking Revenue from Development That Is Taxable</b>	<b>\$55,137,897</b>	<b>\$57,032,521</b>	<b>\$58,983,983</b>	<b>\$60,993,989</b>	<b>\$63,064,295</b>	<b>\$65,196,711</b>	<b>\$67,393,099</b>	<b>\$69,655,379</b>	<b>\$71,985,527</b>	<b>\$74,385,579</b>	<b>\$76,857,633</b>	<b>\$79,403,849</b>	
<b>Net New Parking Tax in Excess of Current Tax Revenues</b>													
<b>San Francisco Parking Tax</b>	<b>\$13,784,474</b>	<b>\$14,258,130</b>	<b>\$14,745,996</b>	<b>\$15,248,497</b>	<b>\$15,766,074</b>	<b>\$16,299,178</b>	<b>\$16,848,275</b>	<b>\$17,413,845</b>	<b>\$17,996,382</b>	<b>\$18,596,395</b>	<b>\$19,214,408</b>	<b>\$19,850,962</b>	
Parking Tax Allocation to General Fund/Special Program [5]	\$2,756,895	\$2,851,626	\$2,949,199	\$3,049,699	\$3,153,215	\$3,259,836	\$3,369,655	\$3,482,769	\$3,599,276	\$3,719,279	\$3,842,882	\$3,970,192	
Parking Tax Allocation to Municipal Trans. Fund [5]	\$11,027,579	\$11,406,504	\$11,796,797	\$12,198,798	\$12,612,859	\$13,039,342	\$13,478,620	\$13,931,076	\$14,397,105	\$14,877,116	\$15,371,527	\$15,880,770	

[1] Parking for 3000 spaces will be provided in Parcel D1 and D2. Projections based on developer showing revenue per space at \$6,753.  
 [2] Calculated on the basis on an annual revenue of \$6,753 per spot (\$2017), and inflating at 3% per year.  
 [3] FY 2017 current combined parking spaces in Pier 48 and SWL is 2606, excluding the 423 spaces for the Giants. As development begins, number of parking spaces reduces.  
 [4] Revenue projection based on the assumption that from Phase 1, revenue per space would be as per the developer's projection of \$6,753, except for FY 2017-18.  
 [5] The percentages are based on the Pier 30-32 Fiscal Feasibility Analysis report by EPS.  
 [6] As per the developer proforma, current revenue generated from the site is \$8,016,222. This is deducted from total revenue parking revenue generated to calculate the net parking revenue.  
 [7] As per the developer proforma, parking revenues from residential units upon buildout, in current dollars is \$3,057,600. Prorata share of this revenue (based on residential absorption) is deducted while calculating the additional parking revenue from development that is taxable, as residential parking revenue is not subject to parking tax.

**Table A8**  
**Estimated Revenue, Utility Users Tax, Franchises, Licenses and Permits, and Fines and Forfeitures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Estimating Procedure / Source	FY 2017-18 Budgeted [2]	Service Population	Revenue Multiplier (FY17-18)	Buildout (Uninflated)	Estimates with Inflation										
						2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<i>Inflation Rate</i>							1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Employees	Table C2				5,084	0	0	0	0	2,070	2,070	3,786	4,339	4,907	5,084	5,084
Persons Served	Table C2				5,541	0	0	0	0	2,260	2,260	3,703	4,735	5,453	5,541	5,541
<b>Per Capita Revenue Factors</b>																
Utility Users Tax [1], [3]																
Water Users Tax	Per Employee	\$2,635,816	593,224	\$4.44	\$4.44	\$4.44	\$4.58	\$4.71	\$4.86	\$5.00	\$5.15	\$5.31	\$5.46	\$5.63	\$5.80	\$5.97
Gas Electric Steam Users Tax	Per Employee	\$43,029,693	593,224	\$72.54	\$72.54	\$72.54	\$74.71	\$76.95	\$79.26	\$81.64	\$84.09	\$86.61	\$89.21	\$91.89	\$94.64	\$97.48
Telephone Users Tax	Persons Served	\$49,834,491	1,170,840	\$42.56	\$42.56	\$42.56	\$43.84	\$45.16	\$46.51	\$47.91	\$49.34	\$50.82	\$52.35	\$53.92	\$55.54	\$57.20
Access Line Tax [1]	Persons Served	\$48,300,000	1,170,840	\$41.25	\$41.25	\$41.25	\$42.49	\$43.76	\$45.08	\$46.43	\$47.82	\$49.26	\$50.74	\$52.26	\$53.83	\$55.44
Licenses, Permits and Franchise Fees [2]	Persons Served	\$29,964,000	1,170,840	\$25.59	\$25.59	\$25.59	\$26.36	\$27.15	\$27.96	\$28.80	\$29.67	\$30.56	\$31.47	\$32.42	\$33.39	\$34.39
Fines and Forfeitures [2]	Persons Served	\$4,579,000	1,170,840	\$3.91	\$3.91	\$3.91	\$4.03	\$4.15	\$4.27	\$4.40	\$4.53	\$4.67	\$4.81	\$4.95	\$5.10	\$5.26
<b>Estimated Revenues from Development</b>																
Utility Users Tax [1], [3]																
Water Users Tax					\$22,589	\$0	\$0	\$0	\$0	\$10,352	\$10,662	\$20,086	\$23,711	\$27,619	\$29,474	\$30,358
Gas Electric Steam Users Tax					\$368,770	\$0	\$0	\$0	\$0	\$168,993	\$174,063	\$327,909	\$387,079	\$450,883	\$481,161	\$495,595
Telephone Users Tax					\$235,842	\$0	\$0	\$0	\$0	\$108,265	\$111,513	\$188,196	\$247,864	\$294,012	\$307,720	\$316,952
Access Line Tax [1]					\$228,580	\$0	\$0	\$0	\$0	\$104,932	\$108,080	\$182,401	\$240,232	\$284,959	\$298,245	\$307,192
Licenses, Permits and Franchise Fees [2]					\$141,805	\$0	\$0	\$0	\$0	\$65,097	\$67,050	\$113,156	\$149,033	\$176,781	\$185,023	\$190,574
Fines and Forfeitures [2]					\$21,670	\$0	\$0	\$0	\$0	\$9,948	\$10,246	\$17,292	\$22,775	\$27,015	\$28,275	\$29,123
<b>Total</b>					<b>\$1,019,255</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$467,587</b>	<b>\$481,614</b>	<b>\$849,040</b>	<b>\$1,070,693</b>	<b>\$1,261,270</b>	<b>\$1,329,897</b>	<b>\$1,369,794</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18.

[3] The City's proposed budget (FY2017-18) only offers the number of Utility Users Tax, the sum of Water Users Tax, Gas Electric Steam Users Tax and Telephone Users Tax. KMA assumes that the proportions of these three taxes stay same as the proportions in the City's budget in FY 2010-11.

**Table A8**  
**Estimated Revenue, Utility Users Tax, Franchis**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Estimates with Inflation															
Item	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Employees	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084
Persons Served	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
<b>Per Capita Revenue Factors</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$6.15	\$6.33	\$6.52	\$6.72	\$6.92	\$7.13	\$7.34	\$7.56	\$7.79	\$8.02	\$8.27	\$8.51	\$8.77	\$9.03	\$9.30
Gas Electric Steam Users Tax	\$100.41	\$103.42	\$106.52	\$109.72	\$113.01	\$116.40	\$119.89	\$123.49	\$127.19	\$131.01	\$134.94	\$138.99	\$143.15	\$147.45	\$151.87
Telephone Users Tax	\$58.92	\$60.68	\$62.51	\$64.38	\$66.31	\$68.30	\$70.35	\$72.46	\$74.63	\$76.87	\$79.18	\$81.56	\$84.00	\$86.52	\$89.12
Access Line Tax [1]	\$57.10	\$58.82	\$60.58	\$62.40	\$64.27	\$66.20	\$68.18	\$70.23	\$72.34	\$74.51	\$76.74	\$79.04	\$81.42	\$83.86	\$86.37
Licenses, Permits and Franchise Fees [2]	\$35.43	\$36.49	\$37.58	\$38.71	\$39.87	\$41.07	\$42.30	\$43.57	\$44.88	\$46.22	\$47.61	\$49.04	\$50.51	\$52.02	\$53.58
Fines and Forfeitures [2]	\$5.41	\$5.58	\$5.74	\$5.92	\$6.09	\$6.28	\$6.46	\$6.66	\$6.86	\$7.06	\$7.28	\$7.49	\$7.72	\$7.95	\$8.19
<b>Estimated Revenues from Development</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$31,269	\$32,207	\$33,173	\$34,168	\$35,193	\$36,249	\$37,337	\$38,457	\$39,610	\$40,799	\$42,023	\$43,283	\$44,582	\$45,919	\$47,297
Gas Electric Steam Users Tax	\$510,463	\$525,777	\$541,551	\$557,797	\$574,531	\$591,767	\$609,520	\$627,806	\$646,640	\$666,039	\$686,020	\$706,601	\$727,799	\$749,633	\$772,122
Telephone Users Tax	\$326,460	\$336,254	\$346,342	\$356,732	\$367,434	\$378,457	\$389,810	\$401,505	\$413,550	\$425,956	\$438,735	\$451,897	\$465,454	\$479,418	\$493,800
Access Line Tax [1]	\$316,408	\$325,900	\$335,677	\$345,747	\$356,120	\$366,803	\$377,807	\$389,142	\$400,816	\$412,840	\$425,226	\$437,982	\$451,122	\$464,656	\$478,595
Licenses, Permits and Franchise Fees [2]	\$196,291	\$202,179	\$208,245	\$214,492	\$220,927	\$227,555	\$234,381	\$241,413	\$248,655	\$256,115	\$263,798	\$271,712	\$279,864	\$288,260	\$296,907
Fines and Forfeitures [2]	\$29,997	\$30,896	\$31,823	\$32,778	\$33,761	\$34,774	\$35,817	\$36,892	\$37,999	\$39,139	\$40,313	\$41,522	\$42,768	\$44,051	\$45,372
<b>Total</b>	<b>\$1,410,887</b>	<b>\$1,453,214</b>	<b>\$1,496,810</b>	<b>\$1,541,715</b>	<b>\$1,587,966</b>	<b>\$1,635,605</b>	<b>\$1,684,673</b>	<b>\$1,735,213</b>	<b>\$1,787,270</b>	<b>\$1,840,888</b>	<b>\$1,896,115</b>	<b>\$1,952,998</b>	<b>\$2,011,588</b>	<b>\$2,071,936</b>	<b>\$2,134,094</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18.

[3] The City's proposed budget (FY2017-18) only offers the number of Utility Users Tax, the sum of Water Users Tax, Gas Electric Steam Users Tax and Telephone Users Tax. KMA assumes that the proportions of these three taxes stay same as the proportions in the City's budget in FY 2010-11.

**Table A8**  
**Estimated Revenue, Utility Users Tax, Franchis**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Estimates with Inflation															
Item	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Employees	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084
Persons Served	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
<b>Per Capita Revenue Factors</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$9.58	\$9.87	\$10.17	\$10.47	\$10.78	\$11.11	\$11.44	\$11.78	\$12.14	\$12.50	\$12.88	\$13.26	\$13.66	\$14.07	\$14.49
Gas Electric Steam Users Tax	\$156.43	\$161.12	\$165.96	\$170.93	\$176.06	\$181.34	\$186.78	\$192.39	\$198.16	\$204.10	\$210.23	\$216.53	\$223.03	\$229.72	\$236.61
Telephone Users Tax	\$91.79	\$94.54	\$97.38	\$100.30	\$103.31	\$106.41	\$109.60	\$112.89	\$116.28	\$119.77	\$123.36	\$127.06	\$130.87	\$134.80	\$138.84
Access Line Tax [1]	\$88.96	\$91.63	\$94.38	\$97.21	\$100.13	\$103.13	\$106.23	\$109.42	\$112.70	\$116.08	\$119.56	\$123.15	\$126.84	\$130.65	\$134.57
Licenses, Permits and Franchise Fees [2]	\$55.19	\$56.85	\$58.55	\$60.31	\$62.12	\$63.98	\$65.90	\$67.88	\$69.91	\$72.01	\$74.17	\$76.40	\$78.69	\$81.05	\$83.48
Fines and Forfeitures [2]	\$8.43	\$8.69	\$8.95	\$9.22	\$9.49	\$9.78	\$10.07	\$10.37	\$10.68	\$11.00	\$11.33	\$11.67	\$12.03	\$12.39	\$12.76
<b>Estimated Revenues from Development</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$48,716	\$50,177	\$51,683	\$53,233	\$54,830	\$56,475	\$58,169	\$59,914	\$61,712	\$63,563	\$65,470	\$67,434	\$69,457	\$71,541	\$73,687
Gas Electric Steam Users Tax	\$795,285	\$819,144	\$843,718	\$869,030	\$895,101	\$921,954	\$949,612	\$978,101	\$1,007,444	\$1,037,667	\$1,068,797	\$1,100,861	\$1,133,887	\$1,167,903	\$1,202,940
Telephone Users Tax	\$508,614	\$523,873	\$539,589	\$555,776	\$572,450	\$589,623	\$607,312	\$625,531	\$644,297	\$663,626	\$683,535	\$704,041	\$725,162	\$746,917	\$769,325
Access Line Tax [1]	\$492,953	\$507,742	\$522,974	\$538,663	\$554,823	\$571,468	\$588,612	\$606,270	\$624,458	\$643,192	\$662,488	\$682,362	\$702,833	\$723,918	\$745,636
Licenses, Permits and Franchise Fees [2]	\$305,815	\$314,989	\$324,439	\$334,172	\$344,197	\$354,523	\$365,159	\$376,113	\$387,397	\$399,019	\$410,989	\$423,319	\$436,019	\$449,099	\$462,572
Fines and Forfeitures [2]	\$46,734	\$48,136	\$49,580	\$51,067	\$52,599	\$54,177	\$55,802	\$57,476	\$59,201	\$60,977	\$62,806	\$64,690	\$66,631	\$68,630	\$70,689
<b>Total</b>	<b>\$2,198,116</b>	<b>\$2,264,060</b>	<b>\$2,331,982</b>	<b>\$2,401,941</b>	<b>\$2,473,999</b>	<b>\$2,548,219</b>	<b>\$2,624,666</b>	<b>\$2,703,406</b>	<b>\$2,784,508</b>	<b>\$2,868,043</b>	<b>\$2,954,085</b>	<b>\$3,042,707</b>	<b>\$3,133,988</b>	<b>\$3,228,008</b>	<b>\$3,324,848</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18.

[3] The City's proposed budget (FY2017-18) only offers the number of Utility Users Tax, the sum of Water Users Tax, Gas Electric Steam Users Tax and Telephone Users Tax. KMA assumes that the proportions of these three taxes stay same as the proportions in the City's budget in FY 2010-11.

**Table A8**  
**Estimated Revenue, Utility Users Tax, Franchise**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Estimates with Inflation															
Item	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Employees	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084	5,084
Persons Served	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
<b>Per Capita Revenue Factors</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$14.93	\$15.38	\$15.84	\$16.31	\$16.80	\$17.31	\$17.83	\$18.36	\$18.91	\$19.48	\$20.06	\$20.66	\$21.28	\$21.92	\$22.58
Gas Electric Steam Users Tax	\$243.71	\$251.02	\$258.55	\$266.31	\$274.30	\$282.53	\$291.00	\$299.73	\$308.73	\$317.99	\$327.53	\$337.35	\$347.47	\$357.90	\$368.64
Telephone Users Tax	\$143.01	\$147.30	\$151.72	\$156.27	\$160.96	\$165.78	\$170.76	\$175.88	\$181.16	\$186.59	\$192.19	\$197.96	\$203.89	\$210.01	\$216.31
Access Line Tax [1]	\$138.60	\$142.76	\$147.04	\$151.46	\$156.00	\$160.68	\$165.50	\$170.47	\$175.58	\$180.85	\$186.27	\$191.86	\$197.62	\$203.54	\$209.65
Licenses, Permits and Franchise Fees [2]	\$85.99	\$88.57	\$91.22	\$93.96	\$96.78	\$99.68	\$102.67	\$105.75	\$108.92	\$112.19	\$115.56	\$119.02	\$122.60	\$126.27	\$130.06
Fines and Forfeitures [2]	\$13.14	\$13.53	\$13.94	\$14.36	\$14.79	\$15.23	\$15.69	\$16.16	\$16.65	\$17.14	\$17.66	\$18.19	\$18.73	\$19.30	\$19.88
<b>Estimated Revenues from Development</b>															
Utility Users Tax [1], [3]															
Water Users Tax	\$75,898	\$78,175	\$80,520	\$82,935	\$85,423	\$87,986	\$90,626	\$93,344	\$96,145	\$99,029	\$102,000	\$105,060	\$108,212	\$111,458	\$114,802
Gas Electric Steam Users Tax	\$1,239,028	\$1,276,199	\$1,314,485	\$1,353,920	\$1,394,537	\$1,436,374	\$1,479,465	\$1,523,849	\$1,569,564	\$1,616,651	\$1,665,151	\$1,715,105	\$1,766,558	\$1,819,555	\$1,874,142
Telephone Users Tax	\$792,404	\$816,176	\$840,662	\$865,882	\$891,858	\$918,614	\$946,172	\$974,557	\$1,003,794	\$1,033,908	\$1,064,925	\$1,096,873	\$1,129,779	\$1,163,672	\$1,198,583
Access Line Tax [1]	\$768,005	\$791,045	\$814,776	\$839,220	\$864,396	\$890,328	\$917,038	\$944,549	\$972,886	\$1,002,072	\$1,032,134	\$1,063,098	\$1,094,991	\$1,127,841	\$1,161,676
Licenses, Permits and Franchise Fees [2]	\$476,449	\$490,743	\$505,465	\$520,629	\$536,248	\$552,335	\$568,905	\$585,972	\$603,552	\$621,658	\$640,308	\$659,517	\$679,303	\$699,682	\$720,672
Fines and Forfeitures [2]	\$72,809	\$74,994	\$77,243	\$79,561	\$81,948	\$84,406	\$86,938	\$89,546	\$92,233	\$95,000	\$97,850	\$100,785	\$103,809	\$106,923	\$110,131
<b>Total</b>	<b>\$3,424,594</b>	<b>\$3,527,332</b>	<b>\$3,633,152</b>	<b>\$3,742,146</b>	<b>\$3,854,411</b>	<b>\$3,970,043</b>	<b>\$4,089,144</b>	<b>\$4,211,818</b>	<b>\$4,338,173</b>	<b>\$4,468,318</b>	<b>\$4,602,368</b>	<b>\$4,740,439</b>	<b>\$4,882,652</b>	<b>\$5,029,132</b>	<b>\$5,180,005</b>

[1] Per San Francisco Business and Tax Regulations Code Article 10: Utility Users Tax, non-residential users pay telephone, water, gas, electric, and steam users utility taxes; residential and non-residential users pay cellular telephone and access line taxes. It has been assumed for purposes of these estimates that most residential users use cellular rather than land-line telephone service.

[2] City and County of San Francisco, Proposed Budget, FY 2017-18.

[3] The City's proposed budget (FY2017-18) only offers the number of Utility Users Tax, the sum of Water Users Tax, Gas Electric Steam Users Tax and Telephone Users Tax. KMA assumes that the proportions of these three taxes stay same as the proportions in the City's budget in FY 2010-11.



Table A9  
Expenditure Summary  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

General Fund Expenditure	Estimating Procedure/ Source /Assumptions	FY 2017-18 Budgeted [1]	Population or Persons Served	FY 2017-18 Avg. Cost	Percent Variable [2]	Net FY 2017-18 Avg. Cost	Buildout (Uninflated)	Estimates with Inflation								
								2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
<i>Inflation Rate</i>									1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<i>Per Capita Factors</i>																
General Administration and Finance	Persons Served	\$235,032,653	1,170,840	\$200.74	25%	\$50.18	\$50.18	\$50.18	\$51.69	\$53.24	\$54.84	\$56.48	\$58.18	\$59.92	\$61.72	
Other Public Protection	Persons Served	\$408,859,227	1,170,840	\$349.20	25%	\$87.30	\$87.30	\$87.30	\$89.92	\$92.62	\$95.40	\$98.26	\$101.21	\$104.24	\$107.37	
Community Health	Per Capita	\$719,030,630	874,228	\$822.47	25%	\$205.62	\$205.62	\$211.79	\$218.14	\$224.69	\$231.43	\$238.37	\$245.52	\$252.89	\$252.89	
Human Welfare and Neigh. Dev.	Per Capita	\$447,696,064	874,228	\$512.10	25%	\$128.03	\$128.03	\$131.87	\$135.82	\$139.90	\$144.09	\$148.42	\$152.87	\$157.46	\$157.46	
Culture and Recreation	Per Capita	\$199,921,421	874,228	\$228.68	25%	\$57.17	\$57.17	\$58.89	\$60.65	\$62.47	\$64.35	\$66.28	\$68.26	\$70.31	\$70.31	
<b>Public Protection - Police</b>																
Police Officers per 1,000 (Residents + Employees) [4]	2.01															
Residents + Employees	Table C2					8,083	0	0	0	0	3,295	3,295	5,596	6,904	6,904	
Officers Required						16.25	0.00	0.00	0.00	0.00	6.62	6.62	11.25	13.88	13.88	
Average cost per Officer [4]	\$189,000					\$189,000	\$189,000	\$194,670	\$200,510	\$206,525	\$212,721	\$219,103	\$225,676	\$232,446	\$232,446	
<b>Total Police Cost</b>						<b>\$3,070,651</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,408,842</b>	<b>\$1,451,107</b>	<b>\$2,538,393</b>	<b>\$3,225,665</b>	<b>\$3,225,665</b>	
<b>Public Protection - Fire</b>																
Sworn Firefighters per 1,000 (Residents + Employees) [4]	0.96															
Residents + Employees	Table C2					8,083	0	0	0	0	3,295	3,295	5,596	6,904	6,904	
Sworn Firefighters Required						7.76	0.00	0.00	0.00	0.00	3.16	3.16	5.37	6.63	6.63	
Average Cost per Sworn Firefighter [4]	\$178,329					\$178,329	\$178,329	\$183,679	\$189,189	\$194,865	\$200,711	\$206,732	\$212,934	\$219,322	\$219,322	
<b>Total Fire Cost</b>						<b>\$1,383,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$634,889</b>	<b>\$653,935</b>	<b>\$1,143,916</b>	<b>\$1,453,632</b>	<b>\$1,453,632</b>	
Persons Served	Table C2					5,541	0	0	0	0	2,260	2,260	3,703	4,735	4,735	
Project Residents	Table C2					2,999	0	0	0	0	1,225	1,225	1,810	2,565	2,565	
<b>Total Expenditures</b>																
General Administration and Finance						\$278,073	\$0	\$0	\$0	\$0	\$127,652	\$131,482	\$221,895	\$292,248	\$292,248	
Public Protection - Police						\$3,070,651	\$0	\$0	\$0	\$0	\$1,408,842	\$1,451,107	\$2,538,393	\$3,225,665	\$3,225,665	
Public Protection - Fire						\$1,383,776	\$0	\$0	\$0	\$0	\$634,889	\$653,935	\$1,143,916	\$1,453,632	\$1,453,632	
Other Public Protection						\$483,732	\$0	\$0	\$0	\$0	\$222,062	\$228,724	\$386,005	\$508,390	\$508,390	
Community Health						\$616,651	\$0	\$0	\$0	\$0	\$283,496	\$292,001	\$444,390	\$648,650	\$648,650	
Human Welfare and Neigh. Dev.						\$383,950	\$0	\$0	\$0	\$0	\$176,516	\$181,811	\$276,694	\$403,875	\$403,875	
Culture and Recreation						\$171,455	\$0	\$0	\$0	\$0	\$78,824	\$81,189	\$123,560	\$180,353	\$180,353	
<b>Total Expenditures</b>						<b>\$6,388,288</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,932,280</b>	<b>\$3,020,249</b>	<b>\$5,134,855</b>	<b>\$6,712,812</b>	<b>\$6,712,812</b>	

[1] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.  
[2] Per report Economic Impacts of SM Project by EPS, May 2015 (Table B-1).  
[3] Based on the FY 2016-17 data. The number has been escalated at an annual rate of 3%.  
[4] See Table A10

Table A9  
Expenditure Summary  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Estimates with Inflation																	
General Fund Expenditure																	
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
Inflation Rate	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Per Capita Factors																	
General Administration and Finance	\$63.57	\$65.48	\$67.44	\$69.47	\$71.55	\$73.70	\$75.91	\$78.19	\$80.53	\$82.95	\$85.44	\$88.00	\$90.64	\$93.36	\$96.16	\$99.04	\$102.02
Other Public Protection	\$110.59	\$113.91	\$117.32	\$120.84	\$124.47	\$128.20	\$132.05	\$136.01	\$140.09	\$144.29	\$148.62	\$153.08	\$157.67	\$162.40	\$167.28	\$172.29	\$177.46
Community Health	\$260.47	\$268.29	\$276.33	\$284.62	\$293.16	\$301.96	\$311.02	\$320.35	\$329.96	\$339.86	\$350.05	\$360.55	\$371.37	\$382.51	\$393.99	\$405.81	\$417.98
Human Welfare and Neigh. Dev.	\$162.18	\$167.05	\$172.06	\$177.22	\$182.53	\$188.01	\$193.65	\$199.46	\$205.44	\$211.61	\$217.96	\$224.49	\$231.23	\$238.17	\$245.31	\$252.67	\$260.25
Culture and Recreation	\$72.42	\$74.59	\$76.83	\$79.14	\$81.51	\$83.96	\$86.48	\$89.07	\$91.74	\$94.49	\$97.33	\$100.25	\$103.26	\$106.35	\$109.55	\$112.83	\$116.22
<b>Public Protection - Police</b>																	
Police Officers per 1,000 (Residents + Employees) [4]																	
Residents + Employees	7,906	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Officers Required	15.89	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25
Average cost per Officer [4]	\$239,420	\$246,602	\$254,000	\$261,620	\$269,469	\$277,553	\$285,879	\$294,456	\$303,290	\$312,388	\$321,760	\$331,413	\$341,355	\$351,596	\$362,144	\$373,008	\$384,198
<b>Total Police Cost</b>	<b>\$3,804,630</b>	<b>\$4,006,503</b>	<b>\$4,126,698</b>	<b>\$4,250,499</b>	<b>\$4,378,014</b>	<b>\$4,509,354</b>	<b>\$4,644,635</b>	<b>\$4,783,974</b>	<b>\$4,927,493</b>	<b>\$5,075,318</b>	<b>\$5,227,578</b>	<b>\$5,384,405</b>	<b>\$5,545,937</b>	<b>\$5,712,315</b>	<b>\$5,883,685</b>	<b>\$6,060,195</b>	<b>\$6,242,001</b>
<b>Public Protection - Fire</b>																	
Sworn Firefighters per 1,000 (Residents + Employees) [4]																	
Residents + Employees	7,906	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Sworn Firefighters Required	7.59	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76
Average Cost per Sworn Firefighter [4]	\$225,902	\$232,679	\$239,659	\$246,849	\$254,255	\$261,882	\$269,739	\$277,831	\$286,166	\$294,751	\$303,593	\$312,701	\$322,082	\$331,744	\$341,697	\$351,948	\$362,506
<b>Total Fire Cost</b>	<b>\$1,714,541</b>	<b>\$1,805,514</b>	<b>\$1,859,679</b>	<b>\$1,915,470</b>	<b>\$1,972,934</b>	<b>\$2,032,122</b>	<b>\$2,093,085</b>	<b>\$2,155,878</b>	<b>\$2,220,554</b>	<b>\$2,287,171</b>	<b>\$2,355,786</b>	<b>\$2,426,460</b>	<b>\$2,499,253</b>	<b>\$2,574,231</b>	<b>\$2,651,458</b>	<b>\$2,731,002</b>	<b>\$2,812,932</b>
Persons Served	5,453	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
Project Residents	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
<b>Total Expenditures</b>																	
General Administration and Finance	\$346,660	\$362,822	\$373,707	\$384,918	\$396,466	\$408,360	\$420,610	\$433,229	\$446,226	\$459,612	\$473,401	\$487,603	\$502,231	\$517,298	\$532,817	\$548,801	\$565,265
Public Protection - Police	\$3,804,630	\$4,006,503	\$4,126,698	\$4,250,499	\$4,378,014	\$4,509,354	\$4,644,635	\$4,783,974	\$4,927,493	\$5,075,318	\$5,227,578	\$5,384,405	\$5,545,937	\$5,712,315	\$5,883,685	\$6,060,195	\$6,242,001
Public Protection - Fire	\$1,714,541	\$1,805,514	\$1,859,679	\$1,915,470	\$1,972,934	\$2,032,122	\$2,093,085	\$2,155,878	\$2,220,554	\$2,287,171	\$2,355,786	\$2,426,460	\$2,499,253	\$2,574,231	\$2,651,458	\$2,731,002	\$2,812,932
Other Public Protection	\$603,045	\$631,160	\$650,095	\$669,598	\$689,686	\$710,376	\$731,687	\$753,638	\$776,247	\$799,535	\$823,521	\$848,226	\$873,673	\$899,883	\$926,880	\$954,686	\$983,327
Community Health	\$781,155	\$804,589	\$828,727	\$853,589	\$879,196	\$905,572	\$932,739	\$960,722	\$989,543	\$1,019,229	\$1,049,806	\$1,081,301	\$1,113,740	\$1,147,152	\$1,181,566	\$1,217,013	\$1,253,524
Human Welfare and Neigh. Dev.	\$486,377	\$500,968	\$515,997	\$531,477	\$547,421	\$563,844	\$580,759	\$598,182	\$616,128	\$634,611	\$653,650	\$673,259	\$693,457	\$714,261	\$735,689	\$757,759	\$780,492
Culture and Recreation	\$217,195	\$223,710	\$230,422	\$237,334	\$244,454	\$251,788	\$259,342	\$267,122	\$275,136	\$283,390	\$291,891	\$300,648	\$309,667	\$318,957	\$328,526	\$338,382	\$348,533
<b>Total Expenditures</b>	<b>\$7,953,602</b>	<b>\$8,335,266</b>	<b>\$8,585,324</b>	<b>\$8,842,884</b>	<b>\$9,108,171</b>	<b>\$9,381,416</b>	<b>\$9,662,858</b>	<b>\$9,952,744</b>	<b>\$10,251,326</b>	<b>\$10,558,866</b>	<b>\$10,875,632</b>	<b>\$11,201,901</b>	<b>\$11,537,958</b>	<b>\$11,884,097</b>	<b>\$12,240,620</b>	<b>\$12,607,838</b>	<b>\$12,986,074</b>

[1] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.  
[2] Per report Economic Impacts of SM Project by EPS, May 2015 (Table B-1).  
[3] Based on the FY 2016-17 data. The number has been escalated at an annual rate of 3%.  
[4] See Table A10

Table A9  
Expenditure Summary  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Estimates with Inflation																	
General Fund Expenditure																	
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
Inflation Rate	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Per Capita Factors</b>																	
General Administration and Finance	\$105.08	\$108.23	\$111.47	\$114.82	\$118.26	\$121.81	\$125.47	\$129.23	\$133.11	\$137.10	\$141.21	\$145.45	\$149.81	\$154.31	\$158.94	\$163.70	\$168.62
Other Public Protection	\$182.79	\$188.27	\$193.92	\$199.74	\$205.73	\$211.90	\$218.26	\$224.81	\$231.55	\$238.50	\$245.65	\$253.02	\$260.61	\$268.43	\$276.48	\$284.78	\$293.32
Community Health	\$430.52	\$443.44	\$456.74	\$470.44	\$484.55	\$499.09	\$514.06	\$529.49	\$545.37	\$561.73	\$578.58	\$595.94	\$613.82	\$632.23	\$651.20	\$670.74	\$690.86
Human Welfare and Neigh. Dev.	\$268.06	\$276.10	\$284.38	\$292.91	\$301.70	\$310.75	\$320.08	\$329.68	\$339.57	\$349.76	\$360.25	\$371.06	\$382.19	\$393.65	\$405.46	\$417.63	\$430.15
Culture and Recreation	\$119.70	\$123.29	\$126.99	\$130.80	\$134.73	\$138.77	\$142.93	\$147.22	\$151.64	\$156.19	\$160.87	\$165.70	\$170.67	\$175.79	\$181.06	\$186.49	\$192.09
<b>Public Protection - Police</b>																	
Police Officers per 1,000 (Residents + Employees) [4]																	
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Officers Required	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25
Average cost per Officer [4]	\$395,724	\$407,596	\$419,824	\$432,418	\$445,391	\$458,753	\$472,515	\$486,691	\$501,291	\$516,330	\$531,820	\$547,775	\$564,208	\$581,134	\$598,568	\$616,525	\$635,021
<b>Total Police Cost</b>	<b>\$6,429,261</b>	<b>\$6,622,139</b>	<b>\$6,820,803</b>	<b>\$7,025,427</b>	<b>\$7,236,190</b>	<b>\$7,453,276</b>	<b>\$7,676,874</b>	<b>\$7,907,180</b>	<b>\$8,144,396</b>	<b>\$8,388,727</b>	<b>\$8,640,389</b>	<b>\$8,899,601</b>	<b>\$9,166,589</b>	<b>\$9,441,587</b>	<b>\$9,724,834</b>	<b>\$10,016,579</b>	<b>\$10,317,077</b>
<b>Public Protection - Fire</b>																	
Sworn Firefighters per 1,000 (Residents + Employees) [4]																	
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Sworn Firefighters Required	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76
Average Cost per Sworn Firefighter [4]	\$373,381	\$384,583	\$396,120	\$408,004	\$420,244	\$432,851	\$445,837	\$459,212	\$472,988	\$487,178	\$501,793	\$516,847	\$532,352	\$548,323	\$564,773	\$581,716	\$599,167
<b>Total Fire Cost</b>	<b>\$2,897,320</b>	<b>\$2,984,239</b>	<b>\$3,073,766</b>	<b>\$3,165,979</b>	<b>\$3,260,959</b>	<b>\$3,358,787</b>	<b>\$3,459,551</b>	<b>\$3,563,338</b>	<b>\$3,670,238</b>	<b>\$3,780,345</b>	<b>\$3,893,755</b>	<b>\$4,010,568</b>	<b>\$4,130,885</b>	<b>\$4,254,812</b>	<b>\$4,382,456</b>	<b>\$4,513,930</b>	<b>\$4,649,347</b>
Persons Served	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
Project Residents	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
<b>Total Expenditures</b>																	
General Administration and Finance	\$582,223	\$599,690	\$617,680	\$636,211	\$655,297	\$674,956	\$695,205	\$716,061	\$737,543	\$759,669	\$782,459	\$805,933	\$830,111	\$855,014	\$880,665	\$907,085	\$934,297
Public Protection - Police	\$6,429,261	\$6,622,139	\$6,820,803	\$7,025,427	\$7,236,190	\$7,453,276	\$7,676,874	\$7,907,180	\$8,144,396	\$8,388,727	\$8,640,389	\$8,899,601	\$9,166,589	\$9,441,587	\$9,724,834	\$10,016,579	\$10,317,077
Public Protection - Fire	\$2,897,320	\$2,984,239	\$3,073,766	\$3,165,979	\$3,260,959	\$3,358,787	\$3,459,551	\$3,563,338	\$3,670,238	\$3,780,345	\$3,893,755	\$4,010,568	\$4,130,885	\$4,254,812	\$4,382,456	\$4,513,930	\$4,649,347
Other Public Protection	\$1,012,826	\$1,043,211	\$1,074,508	\$1,106,743	\$1,139,945	\$1,174,143	\$1,209,368	\$1,245,649	\$1,283,018	\$1,321,509	\$1,361,154	\$1,401,989	\$1,444,048	\$1,487,370	\$1,531,991	\$1,577,951	\$1,625,289
Community Health	\$1,291,129	\$1,329,863	\$1,369,759	\$1,410,852	\$1,453,178	\$1,496,773	\$1,541,676	\$1,587,926	\$1,635,564	\$1,684,631	\$1,735,170	\$1,787,225	\$1,840,842	\$1,896,067	\$1,952,949	\$2,011,538	\$2,071,884
Human Welfare and Neigh. Dev.	\$803,907	\$828,024	\$852,865	\$878,451	\$904,804	\$931,948	\$959,907	\$988,704	\$1,018,365	\$1,048,916	\$1,080,383	\$1,112,795	\$1,146,179	\$1,180,564	\$1,215,981	\$1,252,460	\$1,290,034
Culture and Recreation	\$358,989	\$369,759	\$380,852	\$392,277	\$404,046	\$416,167	\$428,652	\$441,512	\$454,757	\$468,400	\$482,452	\$496,925	\$511,833	\$527,188	\$543,004	\$559,294	\$576,073
<b>Total Expenditures</b>	<b>\$13,375,656</b>	<b>\$13,776,925</b>	<b>\$14,190,233</b>	<b>\$14,615,940</b>	<b>\$15,054,418</b>	<b>\$15,506,051</b>	<b>\$15,971,232</b>	<b>\$16,450,369</b>	<b>\$16,943,881</b>	<b>\$17,452,197</b>	<b>\$17,975,763</b>	<b>\$18,515,036</b>	<b>\$19,070,487</b>	<b>\$19,642,601</b>	<b>\$20,231,879</b>	<b>\$20,838,836</b>	<b>\$21,464,001</b>

[1] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.  
[2] Per report Economic Impacts of SM Project by EPS, May 2015 (Table B-1).  
[3] Based on the FY 2016-17 data. The number has been escalated at an annual rate of 3%.  
[4] See Table A10

Table A9  
Expenditure Summary  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Estimates with Inflation														
General Fund Expenditure														
	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
Inflation Rate	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Per Capita Factors</b>														
General Administration and Finance	\$173.67	\$178.88	\$184.25	\$189.78	\$195.47	\$201.34	\$207.38	\$213.60	\$220.00	\$226.60	\$233.40	\$240.41	\$247.62	\$255.05
Other Public Protection	\$302.12	\$311.18	\$320.52	\$330.13	\$340.04	\$350.24	\$360.75	\$371.57	\$382.72	\$394.20	\$406.02	\$418.20	\$430.75	\$443.67
Community Health	\$711.58	\$732.93	\$754.92	\$777.57	\$800.89	\$824.92	\$849.67	\$875.16	\$901.41	\$928.46	\$956.31	\$985.00	\$1,014.55	\$1,044.98
Human Welfare and Neigh. Dev.	\$443.06	\$456.35	\$470.04	\$484.14	\$498.67	\$513.63	\$529.04	\$544.91	\$561.25	\$578.09	\$595.43	\$613.30	\$631.70	\$650.65
Culture and Recreation	\$197.85	\$203.79	\$209.90	\$216.20	\$222.68	\$229.36	\$236.24	\$243.33	\$250.63	\$258.15	\$265.90	\$273.87	\$282.09	\$290.55
<b>Public Protection - Police</b>														
Police Officers per 1,000 (Residents + Employees) [4]														
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Officers Required	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25
Average cost per Officer [4]	\$654,072	\$673,694	\$693,904	\$714,722	\$736,163	\$758,248	\$780,996	\$804,425	\$828,558	\$853,415	\$879,017	\$905,388	\$932,550	\$960,526
<b>Total Police Cost</b>	<b>\$10,626,589</b>	<b>\$10,945,387</b>	<b>\$11,273,748</b>	<b>\$11,611,961</b>	<b>\$11,960,319</b>	<b>\$12,319,129</b>	<b>\$12,688,703</b>	<b>\$13,069,364</b>	<b>\$13,461,445</b>	<b>\$13,865,288</b>	<b>\$14,281,247</b>	<b>\$14,709,684</b>	<b>\$15,150,975</b>	<b>\$15,605,504</b>
<b>Public Protection - Fire</b>														
Sworn Firefighters per 1,000 (Residents + Employees) [4]														
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Sworn Firefighters Required	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76
Average Cost per Sworn Firefighter [4]	\$617,142	\$635,657	\$654,726	\$674,368	\$694,599	\$715,437	\$736,900	\$759,007	\$781,778	\$805,231	\$829,388	\$854,269	\$879,898	\$906,294
<b>Total Fire Cost</b>	<b>\$4,788,828</b>	<b>\$4,932,493</b>	<b>\$5,080,467</b>	<b>\$5,232,881</b>	<b>\$5,389,868</b>	<b>\$5,551,564</b>	<b>\$5,718,111</b>	<b>\$5,889,654</b>	<b>\$6,066,344</b>	<b>\$6,248,334</b>	<b>\$6,435,784</b>	<b>\$6,628,858</b>	<b>\$6,827,723</b>	<b>\$7,032,555</b>
Persons Served	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541	5,541
Project Residents	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999	2,999
<b>Total Expenditures</b>														
General Administration and Finance	\$962,326	\$991,196	\$1,020,932	\$1,051,560	\$1,083,106	\$1,115,600	\$1,149,068	\$1,183,540	\$1,219,046	\$1,255,617	\$1,293,286	\$1,332,084	\$1,372,047	\$1,413,208
Public Protection - Police	\$10,626,589	\$10,945,387	\$11,273,748	\$11,611,961	\$11,960,319	\$12,319,129	\$12,688,703	\$13,069,364	\$13,461,445	\$13,865,288	\$14,281,247	\$14,709,684	\$15,150,975	\$15,605,504
Public Protection - Fire	\$4,788,828	\$4,932,493	\$5,080,467	\$5,232,881	\$5,389,868	\$5,551,564	\$5,718,111	\$5,889,654	\$6,066,344	\$6,248,334	\$6,435,784	\$6,628,858	\$6,827,723	\$7,032,555
Other Public Protection	\$1,674,048	\$1,724,269	\$1,775,997	\$1,829,277	\$1,884,156	\$1,940,680	\$1,998,901	\$2,058,868	\$2,120,634	\$2,184,253	\$2,249,780	\$2,317,274	\$2,386,792	\$2,458,396
Community Health	\$2,134,040	\$2,198,061	\$2,264,003	\$2,331,923	\$2,401,881	\$2,473,937	\$2,548,156	\$2,624,600	\$2,703,338	\$2,784,438	\$2,867,972	\$2,954,011	\$3,042,631	\$3,133,910
Human Welfare and Neigh. Dev.	\$1,328,735	\$1,368,597	\$1,409,655	\$1,451,945	\$1,495,503	\$1,540,368	\$1,586,579	\$1,634,177	\$1,683,202	\$1,733,698	\$1,785,709	\$1,839,280	\$1,894,459	\$1,951,293
Culture and Recreation	\$593,355	\$611,156	\$629,490	\$648,375	\$667,826	\$687,861	\$708,497	\$729,752	\$751,644	\$774,194	\$797,419	\$821,342	\$845,982	\$871,362
<b>Total Expenditures</b>	<b>\$22,107,921</b>	<b>\$22,771,159</b>	<b>\$23,454,293</b>	<b>\$24,157,922</b>	<b>\$24,882,660</b>	<b>\$25,629,140</b>	<b>\$26,398,014</b>	<b>\$27,189,954</b>	<b>\$28,005,653</b>	<b>\$28,845,822</b>	<b>\$29,711,197</b>	<b>\$30,602,533</b>	<b>\$31,520,609</b>	<b>\$32,466,227</b>

[1] City and County of San Francisco, Proposed Budget, FY 2017-18 and FY 2018-19.  
[2] Per report Economic Impacts of SM Project by EPS, May 2015 (Table B-1).  
[3] Based on the FY 2016-17 data. The number has been escalated at an annual rate of 3%.  
[4] See Table A10

**Table A10**  
**Annual Recurring Police and Fire Department Expenditures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Assumption/ Source	Buildout (Uninflated)	Revenue Added to Tax Roll (\$ with inflation)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
<i>Inflation Rate</i>				1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Police Department Expenditures</b>															
Police Officers per 1,000 (Residents + Employees) [1]	2.01														
Residents + Employees	Table C2	8,083	0	0	0	0	3,295	3,295	5,596	6,904	7,906	8,083	8,083	8,083	
Police Officers Required		16.25	0.00	0.00	0.00	0.00	6.62	6.62	11.25	13.88	15.89	16.25	16.25	16.25	
Average cost per Officer [2]	\$189,000	\$189,000	\$189,000	\$194,670	\$200,510	\$206,525	\$212,721	\$219,103	\$225,676	\$232,446	\$239,420	\$246,602	\$254,000	\$261,620	
<b>Total Police Cost</b>		<b>\$3,070,651</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,408,842</b>	<b>\$1,451,107</b>	<b>\$2,538,393</b>	<b>\$3,225,665</b>	<b>\$3,804,630</b>	<b>\$4,006,503</b>	<b>\$4,126,698</b>	<b>\$4,250,499</b>	
<b>Fire Department Expenditures</b>															
Sworn Firefighters per 1,000 (Residents + Employees) [3]	0.96														
Residents + Employees	Table C2	8,083	0	0	0	0	3,295	3,295	5,596	6,904	7,906	8,083	8,083	8,083	
Sworn Firefighters Required		7.76	0.00	0.00	0.00	0.00	3.16	3.16	5.37	6.63	7.59	7.76	7.76	7.76	
Average Cost per Sworn Firefighter [2]	\$178,329	\$178,329	\$178,329	\$183,679	\$189,189	\$194,865	\$200,711	\$206,732	\$212,934	\$219,322	\$225,902	\$232,679	\$239,659	\$246,849	
<b>Total Fire Cost</b>		<b>\$1,383,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$634,889</b>	<b>\$653,935</b>	<b>\$1,143,916</b>	<b>\$1,453,632</b>	<b>\$1,714,541</b>	<b>\$1,805,514</b>	<b>\$1,859,679</b>	<b>\$1,915,470</b>	

[1] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), service ratio is 2.01 officers per 1000 residents. The EIR calculates the total required officers based on total residents (including induced residents), while this analysis calculates it based on the sum of on-site residents and employees.

[2] Based on Pier 70 Fiscal and Economic Analysis Update, August 31, 2017

[3] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), the ratio of fire personnel to (Residents + Employee) is 0.96.

**Table A10**  
**Annual Recurring Police and Fire Department Expenditures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)														
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Police Department Expenditures</b>															
Police Officers per 1,000 (Residents + Employees) [1]															
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	
Police Officers Required	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	
Average cost per Officer [2]	\$269,469	\$277,553	\$285,879	\$294,456	\$303,290	\$312,388	\$321,760	\$331,413	\$341,355	\$351,596	\$362,144	\$373,008	\$384,198	\$395,724	
<b>Total Police Cost</b>	<b>\$4,378,014</b>	<b>\$4,509,354</b>	<b>\$4,644,635</b>	<b>\$4,783,974</b>	<b>\$4,927,493</b>	<b>\$5,075,318</b>	<b>\$5,227,578</b>	<b>\$5,384,405</b>	<b>\$5,545,937</b>	<b>\$5,712,315</b>	<b>\$5,883,685</b>	<b>\$6,060,195</b>	<b>\$6,242,001</b>	<b>\$6,429,261</b>	
<b>Fire Department Expenditures</b>															
Sworn Firefighters per 1,000 (Residents + Employees) [3]															
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	
Sworn Firefighters Required	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	
Average Cost per Sworn Firefighter [2]	\$254,255	\$261,882	\$269,739	\$277,831	\$286,166	\$294,751	\$303,593	\$312,701	\$322,082	\$331,744	\$341,697	\$351,948	\$362,506	\$373,381	
<b>Total Fire Cost</b>	<b>\$1,972,934</b>	<b>\$2,032,122</b>	<b>\$2,093,085</b>	<b>\$2,155,878</b>	<b>\$2,220,554</b>	<b>\$2,287,171</b>	<b>\$2,355,786</b>	<b>\$2,426,460</b>	<b>\$2,499,253</b>	<b>\$2,574,231</b>	<b>\$2,651,458</b>	<b>\$2,731,002</b>	<b>\$2,812,932</b>	<b>\$2,897,320</b>	

[1] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), service ratio is 2.01 officers per 1000 residents. The EIR calculates the total required officers based on total residents (including induced residents), while this analysis calculates it based on the sum of on-site residents and employees.

[2] Based on Pier 70 Fiscal and Economic Analysis Update, August 31, 2017

[3] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), the ratio of fire personnel to (Residents + Employee) is 0.96.

**Table A10**  
**Annual Recurring Police and Fire Department Expenditures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)														
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	
<b>Police Department Expenditures</b>															
Police Officers per 1,000 (Residents + Employees) [1]															
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	
Police Officers Required	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	
Average cost per Officer [2]	\$407,596	\$419,824	\$432,418	\$445,391	\$458,753	\$472,515	\$486,691	\$501,291	\$516,330	\$531,820	\$547,775	\$564,208	\$581,134	\$598,568	
<b>Total Police Cost</b>	<b>\$6,622,139</b>	<b>\$6,820,803</b>	<b>\$7,025,427</b>	<b>\$7,236,190</b>	<b>\$7,453,276</b>	<b>\$7,676,874</b>	<b>\$7,907,180</b>	<b>\$8,144,396</b>	<b>\$8,388,727</b>	<b>\$8,640,389</b>	<b>\$8,899,601</b>	<b>\$9,166,589</b>	<b>\$9,441,587</b>	<b>\$9,724,834</b>	
<b>Fire Department Expenditures</b>															
Sworn Firefighters per 1,000 (Residents + Employees) [3]															
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	
Sworn Firefighters Required	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	
Average Cost per Sworn Firefighter [2]	\$384,583	\$396,120	\$408,004	\$420,244	\$432,851	\$445,837	\$459,212	\$472,988	\$487,178	\$501,793	\$516,847	\$532,352	\$548,323	\$564,773	
<b>Total Fire Cost</b>	<b>\$2,984,239</b>	<b>\$3,073,766</b>	<b>\$3,165,979</b>	<b>\$3,260,959</b>	<b>\$3,358,787</b>	<b>\$3,459,551</b>	<b>\$3,563,338</b>	<b>\$3,670,238</b>	<b>\$3,780,345</b>	<b>\$3,893,755</b>	<b>\$4,010,568</b>	<b>\$4,130,885</b>	<b>\$4,254,812</b>	<b>\$4,382,456</b>	

[1] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), service ratio is 2.01 officers per 1000 residents. The EIR calculates the total required officers based on total residents (including induced residents), while this analysis calculates it based on the sum of on-site residents and employees.

[2] Based on Pier 70 Fiscal and Economic Analysis Update, August 31, 2017

[3] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), the ratio of fire personnel to (Residents + Employee) is 0.96.

**Table A10**  
**Annual Recurring Police and Fire Department Expenditures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)												
	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70
<i>Inflation Rate</i>	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>Police Department Expenditures</b>													
Police Officers per 1,000 (Residents + Employees) [1]													
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Police Officers Required	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25
Average cost per Officer [2]	\$616,525	\$635,021	\$654,072	\$673,694	\$693,904	\$714,722	\$736,163	\$758,248	\$780,996	\$804,425	\$828,558	\$853,415	\$879,017
<b>Total Police Cost</b>	<b>\$10,016,579</b>	<b>\$10,317,077</b>	<b>\$10,626,589</b>	<b>\$10,945,387</b>	<b>\$11,273,748</b>	<b>\$11,611,961</b>	<b>\$11,960,319</b>	<b>\$12,319,129</b>	<b>\$12,688,703</b>	<b>\$13,069,364</b>	<b>\$13,461,445</b>	<b>\$13,865,288</b>	<b>\$14,281,247</b>
<b>Fire Department Expenditures</b>													
Sworn Firefighters per 1,000 (Residents + Employees) [3]													
Residents + Employees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083
Sworn Firefighters Required	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76	7.76
Average Cost per Sworn Firefighter [2]	\$581,716	\$599,167	\$617,142	\$635,657	\$654,726	\$674,368	\$694,599	\$715,437	\$736,900	\$759,007	\$781,778	\$805,231	\$829,388
<b>Total Fire Cost</b>	<b>\$4,513,930</b>	<b>\$4,649,347</b>	<b>\$4,788,828</b>	<b>\$4,932,493</b>	<b>\$5,080,467</b>	<b>\$5,232,881</b>	<b>\$5,389,868</b>	<b>\$5,551,564</b>	<b>\$5,718,111</b>	<b>\$5,889,654</b>	<b>\$6,066,344</b>	<b>\$6,248,334</b>	<b>\$6,435,784</b>

[1] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), service ratio is 2.01 officers per 1000 residents. The EIR calculates the total required officers based on total residents (including induced residents), while this analysis calculates it based on the sum of on-site residents and employees.

[2] Based on Pier 70 Fiscal and Economic Analysis Update, August 31, 2017

[3] As Per Seawall Lot 337 and Pier 48 EIR (Aug 26, 2017), the ratio of fire personnel to (Residents + Employee) is 0.96.



**Table A10**  
**Annual Recurring Police and Fire Department Expenditures**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Item	Revenue Added to Tax Roll (\$ with inflation)		
	2070-71	2071-72	2071-73
<i>Inflation Rate</i>	1.03	1.03	1.03
<b>Police Department Expenditures</b>			
Police Officers per 1,000 (Residents + Employees) [1]			
Residents + Employees	8,083	8,083	8,083
Police Officers Required	16.25	16.25	16.25
Average cost per Officer [2]	\$905,388	\$932,550	\$960,526
<b>Total Police Cost</b>	<b>\$14,709,684</b>	<b>\$15,150,975</b>	<b>\$15,605,504</b>
<b>Fire Department Expenditures</b>			
Sworn Firefighters per 1,000 (Residents + Employees) [3]			
Residents + Employees	8,083	8,083	8,083
Sworn Firefighters Required	7.76	7.76	7.76
Average Cost per Sworn Firefighter [2]	\$854,269	\$879,898	\$906,294
<b>Total Fire Cost</b>	<b>\$6,628,858</b>	<b>\$6,827,723</b>	<b>\$7,032,555</b>

**Table B1**  
**Vertical Construction Completion Schedule**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Development [2]	Assumed Scope (SF)	Total	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
<b>Residential</b>															
<b>Market Rate Residential</b>															
Junior 1 BDR	450	200	0	0	0	0	0	82	0	38	51	29	0	0	0
1 BDR / 1 Bath	700	320	0	0	0	0	0	130	0	63	81	46	0	0	0
2 BDR / 2 Bath	1,000	261	0	0	0	0	0	107	0	51	65	38	0	0	0
3 BDR / 3 Bath	1,355	20	0	0	0	0	0	8	0	4	5	3	0	0	0
<b>Subtotal</b>		<b>801</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>327</b>	<b>0</b>	<b>156</b>	<b>202</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>45% AMI Units</b>															
Junior 1 BDR	450	7	0	0	0	0	0	3	0	1	2	1	0	0	0
1 BDR / 1 Bath	700	11	0	0	0	0	0	4	0	2	3	2	0	0	0
2 BDR / 2 Bath	1,000	9	0	0	0	0	0	4	0	2	2	1	0	0	0
3 BDR / 3 Bath	1,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>		<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>55% AMI units</b>															
Junior 1 BDR	450	33	0	0	0	0	0	13	0	7	8	5	0	0	0
1 BDR / 1 Bath	700	52	0	0	0	0	0	21	0	10	13	8	0	0	0
2 BDR / 2 Bath	1,000	42	0	0	0	0	0	17	0	8	11	6	0	0	0
3 BDR / 3 Bath	1,355	4	0	0	0	0	0	1	0	1	1	1	0	0	0
<b>Subtotal</b>		<b>131</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>26</b>	<b>33</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>90% AMI Units</b>															
Junior 1 BDR	450	13	0	0	0	0	0	5	0	3	3	2	0	0	0
1 BDR / 1 Bath	700	21	0	0	0	0	0	9	0	4	5	3	0	0	0
2 BDR / 2 Bath	1,000	16	0	0	0	0	0	7	0	3	4	2	0	0	0
3 BDR / 3 Bath	1,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>		<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>10</b>	<b>12</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>120% AMI Units</b>															
Junior 1 BDR	450	57	0	0	0	0	0	24	0	11	14	8	0	0	0
1 BDR / 1 Bath	700	91	0	0	0	0	0	37	0	18	23	13	0	0	0
2 BDR / 2 Bath	1,000	74	0	0	0	0	0	30	0	14	19	11	0	0	0
3 BDR / 3 Bath	1,355	6	0	0	0	0	0	3	0	1	1	1	0	0	0
<b>Subtotal</b>		<b>228</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>0</b>	<b>44</b>	<b>57</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>150% AMI Units</b>															
Junior 1 BDR	450	23	0	0	0	0	0	9	0	5	6	3	0	0	0
1 BDR / 1 Bath	700	36	0	0	0	0	0	15	0	7	9	5	0	0	0
2 BDR / 2 Bath	1,000	30	0	0	0	0	0	12	0	6	8	4	0	0	0
3 BDR / 3 Bath	1,355	1	0	0	0	0	0	1	0	0	0	0	0	0	0
<b>Subtotal</b>		<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>37</b>	<b>0</b>	<b>18</b>	<b>23</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Residential Units Total</b>		<b>1,327</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>542</b>	<b>0</b>	<b>259</b>	<b>334</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Commercial</b>															
Retail GSF		248,931					0	98,865	0	56,764	38,579	44,723	10,000		
Office GSF		1,231,091					0	522,352	0	449,823	129,458	129,458			
Production GSF		202,500											202,500		
Parking Spaces GSF		983,876								983,876					
<b>Assumed Businesses [1]</b>															
20,000 SF Store	20,000	3						1		1		1			
10,000 SF Store	10,000	4						1		1	1	0	1		
7,400 SF Store	7,400	7						4		1	1	1			
4,000 SF Store	4,000	9						3		3	1	2			
2,500 SF Store	2,500	12						6		2	3	1			
1,500 SF Store	1,500	16						5		1	6	4			
Medium Office	5,000	147						64		51	16	16			
Larger Office	50,000	10						4		4	1	1			
Production Factory	200,000	2										1	1		

[1] KMA's assumptions.

[2] There are no absorption schedules after FY2025-26 in the current underwriting provided by Seawall Lot 337 Associates, LLC

**Table B2**  
**Program Schedule**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Leasehold Interest Sale	Year of Vertical Completion [1]	Fiscal Year of Vertical Completion	Retail GSF [1]	Office GSF [1]	Residential GSF [1]	Parking GSF [1]	Production GSF [1]	Total GSF
Sub-Project Area I-1 (Block A)	10/31/2019	5/31/2022	2021-22	34,080	0	379,820	0	0	413,900
Sub-Project Area I-2 (Block B)	10/31/2019	8/31/2021	2021-22	32,096	242,654	0	0	0	274,750
Sub-Project Area I-3 (Block C)	1/31/2021	8/31/2023	2023-24	30,278	324,548	0	0	0	354,826
Sub-Project Area I-4 (Block D1 & D2)	1/31/2021	8/31/2023	2023-24	10,431	0	240,494	983,876	0	1,234,801
Sub-Project Area I-13 (Mission Square)	1/31/2021	8/31/2023	2023-24	0	0	0	0	0	0
Sub-Project Area I-5 (Block E)	4/30/2022	2/29/2024	2023-24	16,055	125,275	0	0	0	141,330
Sub-Project Area I-6 (Block F)	4/30/2022	11/30/2024	2024-25	16,055	0	307,720	0	0	323,775
Sub-Project Area I-7 (Block G)	10/31/2019	5/31/2022	2021-22	23,366	279,698	0	0	0	303,064
Sub-Project Area I-8 (Block H)	7/31/2023	5/31/2025	2024-25	22,524	129,458	0	0	0	151,982
Sub-Project Area I-9 (Block I)	7/31/2023	11/30/2025	2025-26	22,199	0	178,116	0	0	200,315
Sub-Project Area I-10 (Block J)	7/31/2023	5/31/2025	2025-26	22,524	129,458	0	0	0	151,982
Sub-Project Area I-11 (Block K)	10/31/2019	2/28/2022	2021-22	9,323	0	121,146	0	0	130,469
Sub-Project Area I-12 (Pier 48)	7/31/2023	8/30/2026	2026-27	10,000	0	0	0	202,500	212,500
<b>Total SF [2]</b>				<b>248,931</b>	<b>1,231,091</b>	<b>1,227,296</b>	<b>983,876</b>	<b>202,500</b>	<b>3,893,694</b>

[1] Provided by the Seawall Lot 337 Associates, LLC.

**Table B3.1**  
**Assessed Values and Land Costs by Parcel**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Year of Vertical Completion	Residential GSF									Commercial GSF [1]				Total GSF		Estimated FY 2017-18 Assessed Value (AV) (Land Costs before Leasehold Interest Sale) [2]			Land & Horizontal Costs at Leasehold Interest Sale (\$ in FY2017-18) [3]			
	Unit	SF	SF %	Retail	Office	Prodct.	Total	%	SF	%	Residential	Commercial	Total	AV/SF	Residential	%	Commercial	%	Total			
	a	b	c	d	e	f	g	h	i	j	k = 16,014,000 * c	l = 16,014,000 * h	m = k+l		n=42,152*a \$42,152/unit		o = 49*d+69*e+49*f Retail: \$49/SF Office: \$69/SF Production: \$49/SF		p=n+o			
Subproject Area 1 (Parcel A)	411	379,820	13.1%	34,080	0	0	34,080	1.2%	413,900	14.2%	\$2,090,315	\$187,557	<b>\$2,277,873</b>	\$5.50	\$17,324,290	31.0%	\$1,673,201	1.6%	<b>\$18,997,491</b>			
Subproject Area 2 (Parcel B)	0	0	0.0%	32,096	242,654	0	274,750	9.4%	274,750	9.4%	\$0	\$1,512,069	<b>\$1,512,069</b>	\$5.50	\$0	0.0%	\$18,315,671	17.1%	<b>\$18,315,671</b>			
Subproject Area 3 (Parcel C)	0	0	0.0%	30,278	324,548	0	354,826	12.2%	354,826	12.2%	\$0	\$1,952,763	<b>\$1,952,763</b>	\$5.50	\$0	0.0%	\$23,876,003	22.3%	<b>\$23,876,003</b>			
Subproject Area 4 (Parcel D1 & D2)	259	240,494	8.3%	10,431	0	0	10,431	0.4%	250,925	8.6%	\$1,323,544	\$57,406	<b>\$1,380,950</b>	\$5.50	\$10,917,253	19.5%	\$512,123	0.5%	<b>\$11,429,376</b>			
Subproject Area 13 (Mission Square) [1]	0	0	0.0%	0	0	0	0	0.0%	0	0.0%	\$0	\$0	<b>\$0</b>	NA	\$0	0.0%	\$0	0.0%	<b>\$0</b>			
Subproject Area 5 (Parcel E)	0	0	0.0%	16,055	125,275	0	141,330	4.9%	141,330	4.9%	\$0	\$777,801	<b>\$777,801</b>	\$5.50	\$0	0.0%	\$9,430,538	8.8%	<b>\$9,430,538</b>			
Subproject Area 6 (Parcel F)	334	307,720	10.6%	16,055	0	0	16,055	0.6%	323,775	11.1%	\$1,693,518	\$88,358	<b>\$1,781,875</b>	\$5.50	\$14,078,620	25.2%	\$788,241	0.7%	<b>\$14,866,861</b>			
Subproject Area 7 (Parcel G)	0	0	0.0%	23,366	279,698	0	303,064	10.4%	303,064	10.4%	\$0	\$1,667,894	<b>\$1,667,894</b>	\$5.50	\$0	0.0%	\$20,442,600	19.1%	<b>\$20,442,600</b>			
Subproject Area 8 (Parcel H)	0	0	0.0%	22,524	129,458	0	151,982	5.2%	151,982	5.2%	\$0	\$836,423	<b>\$836,423</b>	\$5.50	\$0	0.0%	\$10,036,713	9.4%	<b>\$10,036,713</b>			
Subproject Area 9 (Parcel I)	192	178,116	6.1%	22,199	0	0	22,199	0.8%	200,315	6.9%	\$980,250	\$122,171	<b>\$1,102,421</b>	\$5.50	\$8,093,099	14.5%	\$1,089,888	1.0%	<b>\$9,182,987</b>			
Subproject Area 10 (Parcel J)	0	0	0.0%	22,524	129,458	0	151,982	5.2%	151,982	5.2%	\$0	\$836,423	<b>\$836,423</b>	\$5.50	\$0	0.0%	\$10,036,713	9.4%	<b>\$10,036,713</b>			
Subproject Area 11 (Parcel K)	131	121,146	4.2%	9,323	0	0	9,323	0.3%	130,469	4.5%	\$666,719	\$51,309	<b>\$718,028</b>	\$5.50	\$5,521,854	9.9%	\$457,725	0.4%	<b>\$5,979,579</b>			
Subproject Area 12 (Pier 48)	0	0	0.0%	10,000	0	202,500	212,500	7.3%	212,500	7.3%	\$0	\$1,169,480	<b>\$1,169,480</b>	\$5.50	\$0	0.0%	\$10,432,959	9.7%	<b>\$10,432,959</b>			
<b>Total</b>	<b>1,327</b>	<b>1,227,296</b>	<b>42.2%</b>	<b>248,931</b>	<b>1,231,091</b>	<b>202,500</b>	<b>1,682,522</b>	<b>57.8%</b>	<b>2,909,818</b>	<b>100.0%</b>	<b>\$6,754,346</b>	<b>\$9,259,654</b>	<b>\$16,014,000</b>		<b>\$55,935,116</b>	<b>100.0%</b>	<b>\$107,092,374</b>	<b>100.0%</b>	<b>\$163,027,490</b>			

[1] The materials provided by Seawall Lot 337 Associates, LLC indicate the land costs of parking is \$0.

[2] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000.

[3] Land costs per SF or unit are in Table B3.2.

**Table B3.2**  
**Per Net SF Vertical Development Costs (\$2017)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Land Use Component	Total Units / SF	Development Cost (\$ in FY2017-18)				Development Cost per Unit/SF (\$ in FY2017-18) [1]				
		Hard Costs	Soft Costs	Land Value	Total	Land Cost at Leasehold	Vertical Development Cost			Total
						Interest Sale	Hard Costs	Soft Costs	Subtotal	
<b>Commercial</b>										
Retail	248,931	\$88,395,161	\$28,230,527	\$12,221,585	<b>\$128,847,274</b>	\$49	\$355	\$113	\$469	<b>\$518</b>
Office	1,231,091	\$476,782,848	\$188,877,306	\$84,928,793	<b>\$750,588,947</b>	\$69	\$387	\$153	\$541	<b>\$610</b>
Production	202,500	\$48,000,000	\$32,000,000	\$9,941,996	<b>\$89,941,996</b>	\$49	\$237	\$158	\$395	<b>\$444</b>
Parking	983,876	\$180,000,000	\$120,000,000	\$0	<b>\$300,000,000</b>	\$0	\$183	\$122	\$305	<b>\$305</b>
<b>Subtotal - Commercial</b>	<b>2,666,398</b>	<b>\$793,178,009</b>	<b>\$369,107,833</b>	<b>\$107,092,374</b>	<b>\$1,269,378,217</b>					
<b>Residential</b>										
<b>Market Rate</b>										
Junior 1 BDR	200	\$87,614,958	\$20,887,466	\$8,430,311	<b>\$116,932,735</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	320	\$140,183,933	\$33,419,945	\$13,488,498	<b>\$187,092,376</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	261	\$114,337,520	\$27,258,143	\$11,001,556	<b>\$152,597,219</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	20	\$8,761,496	\$2,088,747	\$843,031	<b>\$11,693,273</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
<b>BMR - 45% AMI</b>										
Junior 1 BDR	7	\$3,066,524	\$731,061	\$295,061	<b>\$4,092,646</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	11	\$4,818,823	\$1,148,811	\$463,667	<b>\$6,431,300</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	9	\$3,942,673	\$939,936	\$379,364	<b>\$5,261,973</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	0	\$0	\$0	\$0	<b>\$0</b>	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>BMR - 55% AMI</b>										
Junior 1 BDR	33	\$14,456,468	\$3,446,432	\$1,391,001	<b>\$19,293,901</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	52	\$22,779,889	\$5,430,741	\$2,191,881	<b>\$30,402,511</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	42	\$18,399,141	\$4,386,368	\$1,770,365	<b>\$24,555,874</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	4	\$1,752,299	\$417,749	\$168,606	<b>\$2,338,655</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
<b>BMR - 90% AMI</b>										
Junior 1 BDR	13	\$5,694,972	\$1,357,685	\$547,970	<b>\$7,600,628</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	21	\$9,199,571	\$2,193,184	\$885,183	<b>\$12,277,937</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	16	\$7,009,197	\$1,670,997	\$674,425	<b>\$9,354,619</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	0	\$0	\$0	\$0	<b>\$0</b>	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>BMR - 120% AMI</b>										
Junior 1 BDR	57	\$24,970,263	\$5,952,928	\$2,402,639	<b>\$33,325,829</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	91	\$39,864,806	\$9,503,797	\$3,835,792	<b>\$53,204,394</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	74	\$32,417,534	\$7,728,362	\$3,119,215	<b>\$43,265,112</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	6	\$2,628,449	\$626,624	\$252,909	<b>\$3,507,982</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
<b>BMR - 150% AMI</b>										
Junior 1 BDR	23	\$10,075,720	\$2,402,059	\$969,486	<b>\$13,447,265</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
1 BDR / 1 Bath	36	\$15,770,692	\$3,759,744	\$1,517,456	<b>\$21,047,892</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
2 BDR / 2 Bath	30	\$13,142,244	\$3,133,120	\$1,264,547	<b>\$17,539,910</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
3 BDR / 3 Bath	1	\$438,075	\$104,437	\$42,152	<b>\$584,664</b>	\$42,152	\$438,075	\$104,437	\$542,512	<b>\$584,664</b>
<b>Subtotal- Residential</b>	<b>1,327</b>	<b>\$581,325,246</b>	<b>\$138,588,335</b>	<b>\$55,935,116</b>	<b>\$775,848,697</b>					
<b>Commercial &amp; Residential Total [1]</b>										
		<b>\$1,374,503,255</b>	<b>\$507,696,168</b>	<b>\$163,027,490</b>	<b>\$2,045,226,913</b>					

Source: Seawall Lot 337 Associates, LLC

[1] KMA calculations.

[2] KMA assumes that the unit values of land costs for production space is same as retail.

**Table B3.3**  
**Hard Costs by Development Phase**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

FY of Hard Costs Occurred [2]	FY of Vertical Completion	Residential SF		Commercial SF				Total SF		Hard Costs after Leasehold Interest Sale (\$ in FY2017-18) [1]						
		Unit	SF	Retail	Office	Prodct.	Parking	Total	%	SF	%	Residential	%	Commercial	%	Total
		<i>a</i>	<i>b</i>	<i>d</i>	<i>e</i>	<i>f</i>	<i>k</i>	<i>g</i>	<i>h</i>	<i>i</i>	<i>j</i>	<i>n=438,057*a</i>				<i>p=n+o</i>
												<i>\$438,075/unit</i>		<i>Retail: \$355/SF</i>		
														<i>Office: \$387/SF</i>		
														<i>Production: \$237/SF</i>		
														<i>Parking: \$183/SF</i>		
2019-20	2020-21	0	0	0	0	0	0	0	0.0%	0	0.0%	\$0	0.0%	\$0	0.0%	\$0
2020-21	2021-22	542	500,966	98,865	522,352	0	0	621,217	16.0%	1,122,183	28.8%	\$237,436,536	40.8%	\$237,405,864	29.9%	\$474,842,400
2021-22	2022-23	0	0	0	0	0	0	0	0.0%	0	0.0%	\$0	0.0%	\$0	0.0%	\$0
2022-23	2023-24	259	240,494	56,764	449,823	0	983,876	1,490,463	38.3%	1,730,957	44.5%	\$113,461,371	19.5%	\$374,366,459	47.2%	\$487,827,829
2023-24	2024-25	334	307,720	38,579	129,458	0	0	168,037	4.3%	475,757	12.2%	\$146,316,980	25.2%	\$63,836,483	8.0%	\$210,153,463
2024-25	2025-26	192	178,116	44,723	129,458	0	0	174,181	4.5%	352,297	9.0%	\$84,110,360	14.5%	\$66,018,212	8.3%	\$150,128,572
2025-26	2026-27	0	0	10,000	0	202,500	0	212,500	5.5%	212,500	5.5%	\$0	0.0%	\$51,550,990	6.5%	\$51,550,990
<b>Total</b>		<b>1,327</b>	<b>1,227,296</b>	<b>248,931</b>	<b>1,231,091</b>	<b>202,500</b>	<b>983,876</b>	<b>2,666,398</b>	<b>68.5%</b>	<b>3,893,694</b>	<b>100.0%</b>	<b>\$581,325,246</b>	<b>100.0%</b>	<b>\$793,178,009</b>	<b>100.0%</b>	<b>\$1,374,503,255</b>

[1] Hard costs per SF or unit are in Table B3.2

[2] KMA assumes that the construction materials are purchased one year before the vertical completion year.

**Table B4**  
**Aggregate AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD**  
**San Francisco, CA**

Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment	Possessory/ Property Tax Increment to City	Total Available Revenues to IFD	Total Taxes Allocated to IFD
<i>FY 2017-18 Base AV = \$16,014</i>			1%	64.59%		100%
2017-18	\$0	\$16,014	\$0	\$0	\$0	\$0
2018-19	\$320	\$16,334	\$3	\$2	\$0	\$0
2019-20	\$647	\$16,661	\$6	\$4	\$0	\$0
2020-21	\$980	\$16,994	\$10	\$6	\$0	\$0
2021-22	\$62,252	\$78,266	\$623	\$402	\$361	\$361
2022-23	\$63,817	\$79,831	\$638	\$412	\$368	\$368
2023-24	\$812,101	\$828,115	\$8,121	\$5,245	\$5,103	\$5,103
2024-25	\$854,526	\$870,540	\$8,545	\$5,519	\$5,306	\$5,306
2025-26	\$1,740,783	\$1,756,797	\$17,408	\$11,244	\$11,035	\$11,035
2026-27	\$2,118,523	\$2,134,537	\$21,185	\$13,684	\$13,470	\$13,470
2027-28	\$2,408,379	\$2,424,393	\$24,084	\$15,556	\$15,479	\$15,479
2028-29	\$2,567,362	\$2,583,376	\$25,674	\$16,583	\$16,583	\$16,583
2029-30	\$2,619,029	\$2,635,043	\$26,190	\$16,916	\$16,916	\$16,916
2030-31	\$2,671,730	\$2,687,744	\$26,717	\$17,257	\$17,257	\$17,257
2031-32	\$2,725,485	\$2,741,499	\$27,255	\$17,604	\$17,604	\$17,604
2032-33	\$2,780,315	\$2,796,329	\$27,803	\$17,958	\$17,958	\$17,958
2033-34	\$2,836,242	\$2,852,256	\$28,362	\$18,319	\$18,319	\$18,319
2034-35	\$2,893,287	\$2,909,301	\$28,933	\$18,688	\$18,688	\$18,688
2035-36	\$2,951,473	\$2,967,487	\$29,515	\$19,064	\$19,064	\$19,064
2036-37	\$3,010,822	\$3,026,836	\$30,108	\$19,447	\$19,447	\$19,447
2037-38	\$3,071,359	\$3,087,373	\$30,714	\$19,838	\$19,838	\$19,838
2038-39	\$3,133,107	\$3,149,121	\$31,331	\$20,237	\$20,237	\$20,237
2039-40	\$3,196,089	\$3,212,103	\$31,961	\$20,644	\$20,644	\$20,644
2040-41	\$3,260,331	\$3,276,345	\$32,603	\$21,058	\$21,058	\$21,058
2041-42	\$3,325,858	\$3,341,872	\$33,259	\$21,482	\$21,482	\$21,482
2042-43	\$3,392,695	\$3,408,709	\$33,927	\$21,913	\$21,913	\$21,913
2043-44	\$3,460,870	\$3,476,884	\$34,609	\$22,354	\$22,354	\$22,354
2044-45	\$3,530,407	\$3,546,421	\$35,304	\$22,803	\$22,803	\$22,803
2045-46	\$3,601,336	\$3,617,350	\$36,013	\$23,261	\$23,261	\$23,261
2046-47	\$3,673,683	\$3,689,697	\$36,737	\$23,728	\$23,728	\$23,728
2047-48	\$3,747,477	\$3,763,491	\$37,475	\$24,205	\$24,205	\$24,205
2048-49	\$3,822,747	\$3,838,761	\$38,227	\$24,691	\$24,691	\$24,691
2049-50	\$3,899,522	\$3,915,536	\$38,995	\$25,187	\$25,187	\$25,187
2050-51	\$3,977,832	\$3,993,846	\$39,778	\$25,693	\$25,693	\$25,693
2051-52	\$4,057,709	\$4,073,723	\$40,577	\$26,209	\$26,209	\$26,209
2052-53	\$4,139,184	\$4,155,198	\$41,392	\$26,735	\$26,735	\$26,735
2053-54	\$4,222,288	\$4,238,302	\$42,223	\$27,272	\$27,272	\$27,272
2054-55	\$4,307,054	\$4,323,068	\$43,071	\$27,819	\$27,819	\$27,819
2055-56	\$4,393,515	\$4,409,529	\$43,935	\$28,378	\$28,378	\$28,378
2056-57	\$4,481,706	\$4,497,720	\$44,817	\$28,947	\$28,947	\$28,947
2057-58	\$4,571,660	\$4,587,674	\$45,717	\$29,528	\$29,528	\$29,528
2058-59	\$4,663,414	\$4,679,428	\$46,634	\$30,121	\$30,121	\$30,121
2059-60	\$4,757,002	\$4,773,016	\$47,570	\$30,725	\$30,725	\$30,725
2060-61	\$4,852,463	\$4,868,477	\$48,525	\$31,342	\$31,342	\$31,342
2061-62	\$4,949,832	\$4,965,846	\$49,498	\$31,971	\$31,971	\$31,971
2062-63	\$5,049,149	\$5,065,163	\$50,491	\$32,612	\$32,612	\$32,612
2063-64	\$5,150,452	\$5,166,466	\$51,505	\$33,267	\$33,267	\$33,267
2064-65	\$5,253,782	\$5,269,796	\$52,538	\$33,934	\$33,934	\$33,934
2065-66	\$5,359,177	\$5,375,191	\$53,592	\$34,615	\$34,615	\$34,615
2066-67	\$3,879,214	\$3,889,771	\$38,792	\$25,056	\$25,056	\$25,056
2067-68	\$3,957,010	\$3,967,566	\$39,570	\$25,558	\$25,558	\$25,558
2068-69	\$3,219,766	\$3,227,651	\$32,198	\$20,796	\$20,796	\$20,796
2069-70	\$2,700,224	\$2,706,327	\$27,002	\$17,441	\$17,441	\$17,441
2070-71	\$1,181,368	\$1,185,313	\$11,814	\$7,630	\$7,630	\$7,630
2071-72	\$934,886	\$937,994	\$9,349	\$6,038	\$6,038	\$6,038
2072-73	\$294,825	\$295,995	\$2,948	\$1,904	\$1,904	\$1,904
<b>Nominal TOTAL [2]</b>			<b>\$1,686,000</b>	<b>\$1,089,000</b>	<b>\$1,088,000</b>	<b>\$1,088,000</b>
<b>2017 (3% discount) [2]</b>			<b>\$692,000</b>	<b>\$447,000</b>	<b>\$446,000</b>	<b>\$446,000</b>

[1] Base year AV is AV in FY 2017/18, which is \$16,014,000.

[2] Figures rounded.

**Table B4.1**  
**Sub-Project Area I-1 (Block A), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment	Possessory/ Property Tax Increment to City	Total Available Revenues to IFD	Total Taxes Allocated to IFD
	<i>FY 2017-18 Base AV = \$2,278</i>			1%	64.59%		100%
	2017-18	\$0	\$2,278	\$0	\$0	\$0	\$0
	2018-19	\$46	\$2,323	\$0	\$0	\$0	\$0
	2019-20	\$92	\$2,370	\$1	\$1	\$0	\$0
	2020-21	\$139	\$2,417	\$1	\$1	\$0	\$0
1	2021-22	\$17,877	\$20,154	\$179	\$115	\$115	\$115
2	2022-23	\$18,280	\$20,558	\$183	\$118	\$118	\$118
3	2023-24	\$287,619	\$289,897	\$2,876	\$1,858	\$1,858	\$1,858
4	2024-25	\$293,417	\$295,695	\$2,934	\$1,895	\$1,895	\$1,895
5	2025-26	\$299,331	\$301,609	\$2,993	\$1,933	\$1,933	\$1,933
6	2026-27	\$305,363	\$307,641	\$3,054	\$1,972	\$1,972	\$1,972
7	2027-28	\$311,516	\$313,794	\$3,115	\$2,012	\$2,012	\$2,012
8	2028-29	\$317,792	\$320,070	\$3,178	\$2,053	\$2,053	\$2,053
9	2029-30	\$324,193	\$326,471	\$3,242	\$2,094	\$2,094	\$2,094
10	2030-31	\$330,722	\$333,000	\$3,307	\$2,136	\$2,136	\$2,136
11	2031-32	\$337,382	\$339,660	\$3,374	\$2,179	\$2,179	\$2,179
12	2032-33	\$344,176	\$346,454	\$3,442	\$2,223	\$2,223	\$2,223
13	2033-34	\$351,105	\$353,383	\$3,511	\$2,268	\$2,268	\$2,268
14	2034-35	\$358,172	\$360,450	\$3,582	\$2,313	\$2,313	\$2,313
15	2035-36	\$365,381	\$367,659	\$3,654	\$2,360	\$2,360	\$2,360
16	2036-37	\$372,735	\$375,012	\$3,727	\$2,407	\$2,407	\$2,407
17	2037-38	\$380,235	\$382,513	\$3,802	\$2,456	\$2,456	\$2,456
18	2038-39	\$387,885	\$390,163	\$3,879	\$2,505	\$2,505	\$2,505
19	2039-40	\$395,688	\$397,966	\$3,957	\$2,556	\$2,556	\$2,556
20	2040-41	\$403,648	\$405,926	\$4,036	\$2,607	\$2,607	\$2,607
21	2041-42	\$411,766	\$414,044	\$4,118	\$2,660	\$2,660	\$2,660
22	2042-43	\$420,047	\$422,325	\$4,200	\$2,713	\$2,713	\$2,713
23	2043-44	\$428,494	\$430,771	\$4,285	\$2,768	\$2,768	\$2,768
24	2044-45	\$437,109	\$439,387	\$4,371	\$2,823	\$2,823	\$2,823
25	2045-46	\$445,897	\$448,175	\$4,459	\$2,880	\$2,880	\$2,880
26	2046-47	\$454,860	\$457,138	\$4,549	\$2,938	\$2,938	\$2,938
27	2047-48	\$464,003	\$466,281	\$4,640	\$2,997	\$2,997	\$2,997
28	2048-49	\$473,329	\$475,606	\$4,733	\$3,057	\$3,057	\$3,057
29	2049-50	\$482,841	\$485,119	\$4,828	\$3,119	\$3,119	\$3,119
30	2050-51	\$492,543	\$494,821	\$4,925	\$3,181	\$3,181	\$3,181
31	2051-52	\$502,440	\$504,717	\$5,024	\$3,245	\$3,245	\$3,245
32	2052-53	\$512,534	\$514,812	\$5,125	\$3,310	\$3,310	\$3,310
33	2053-54	\$522,830	\$525,108	\$5,228	\$3,377	\$3,377	\$3,377
34	2054-55	\$533,332	\$535,610	\$5,333	\$3,445	\$3,445	\$3,445
35	2055-56	\$544,044	\$546,322	\$5,440	\$3,514	\$3,514	\$3,514
36	2056-57	\$554,971	\$557,249	\$5,550	\$3,585	\$3,585	\$3,585
37	2057-58	\$566,116	\$568,394	\$5,661	\$3,657	\$3,657	\$3,657
38	2058-59	\$577,484	\$579,762	\$5,775	\$3,730	\$3,730	\$3,730
39	2059-60	\$589,079	\$591,357	\$5,891	\$3,805	\$3,805	\$3,805
40	2060-61	\$600,906	\$603,184	\$6,009	\$3,881	\$3,881	\$3,881
41	2061-62	\$612,970	\$615,248	\$6,130	\$3,959	\$3,959	\$3,959
42	2062-63	\$625,275	\$627,553	\$6,253	\$4,039	\$4,039	\$4,039
43	2063-64	\$637,826	\$640,104	\$6,378	\$4,120	\$4,120	\$4,120
44	2064-65	\$650,628	\$652,906	\$6,506	\$4,202	\$4,202	\$4,202
45	2065-67	\$663,686	\$665,964	\$6,637	\$4,287	\$4,287	\$4,287
	<b>Nominal TOTAL [2]</b>			<b>\$194,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$86,000</b>	<b>\$55,000</b>	<b>\$55,000</b>	<b>\$55,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.



**Table B4.2**  
**Sub-Project Area I-2 (Block B), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	<i>FY 2017-18 Base AV = \$1,512</i>						
	2017-18	\$0	\$1,512	\$0	\$0	\$0	\$0
	2018-19	\$30	\$1,542	\$0	\$0	\$0	\$0
	2019-20	\$61	\$1,573	\$1	\$0	\$0	\$0
	2020-21	\$93	\$1,605	\$1	\$1	\$0	\$0
1	2021-22	\$17,919	\$19,431	\$179	\$116	\$116	\$116
2	2022-23	\$18,308	\$19,820	\$183	\$118	\$118	\$118
3	2023-24	\$183,301	\$184,813	\$1,833	\$1,184	\$1,184	\$1,184
4	2024-25	\$186,997	\$188,509	\$1,870	\$1,208	\$1,208	\$1,208
5	2025-26	\$190,767	\$192,279	\$1,908	\$1,232	\$1,232	\$1,232
6	2026-27	\$194,613	\$196,125	\$1,946	\$1,257	\$1,257	\$1,257
7	2027-28	\$198,535	\$200,047	\$1,985	\$1,282	\$1,282	\$1,282
8	2028-29	\$202,536	\$204,048	\$2,025	\$1,308	\$1,308	\$1,308
9	2029-30	\$206,617	\$208,129	\$2,066	\$1,335	\$1,335	\$1,335
10	2030-31	\$210,780	\$212,292	\$2,108	\$1,361	\$1,361	\$1,361
11	2031-32	\$215,026	\$216,538	\$2,150	\$1,389	\$1,389	\$1,389
12	2032-33	\$219,356	\$220,868	\$2,194	\$1,417	\$1,417	\$1,417
13	2033-34	\$223,774	\$225,286	\$2,238	\$1,445	\$1,445	\$1,445
14	2034-35	\$228,279	\$229,791	\$2,283	\$1,474	\$1,474	\$1,474
15	2035-36	\$232,875	\$234,387	\$2,329	\$1,504	\$1,504	\$1,504
16	2036-37	\$237,563	\$239,075	\$2,376	\$1,534	\$1,534	\$1,534
17	2037-38	\$242,344	\$243,857	\$2,423	\$1,565	\$1,565	\$1,565
18	2038-39	\$247,222	\$248,734	\$2,472	\$1,597	\$1,597	\$1,597
19	2039-40	\$252,196	\$253,708	\$2,522	\$1,629	\$1,629	\$1,629
20	2040-41	\$257,270	\$258,783	\$2,573	\$1,662	\$1,662	\$1,662
21	2041-42	\$262,446	\$263,958	\$2,624	\$1,695	\$1,695	\$1,695
22	2042-43	\$267,725	\$269,237	\$2,677	\$1,729	\$1,729	\$1,729
23	2043-44	\$273,110	\$274,622	\$2,731	\$1,764	\$1,764	\$1,764
24	2044-45	\$278,602	\$280,115	\$2,786	\$1,799	\$1,799	\$1,799
25	2045-46	\$284,205	\$285,717	\$2,842	\$1,836	\$1,836	\$1,836
26	2046-47	\$289,919	\$291,431	\$2,899	\$1,873	\$1,873	\$1,873
27	2047-48	\$295,748	\$297,260	\$2,957	\$1,910	\$1,910	\$1,910
28	2048-49	\$301,693	\$303,205	\$3,017	\$1,949	\$1,949	\$1,949
29	2049-50	\$307,757	\$309,269	\$3,078	\$1,988	\$1,988	\$1,988
30	2050-51	\$313,942	\$315,454	\$3,139	\$2,028	\$2,028	\$2,028
31	2051-52	\$320,251	\$321,764	\$3,203	\$2,069	\$2,069	\$2,069
32	2052-53	\$326,687	\$328,199	\$3,267	\$2,110	\$2,110	\$2,110
33	2053-54	\$333,251	\$334,763	\$3,333	\$2,152	\$2,152	\$2,152
34	2054-55	\$339,946	\$341,458	\$3,399	\$2,196	\$2,196	\$2,196
35	2055-56	\$346,775	\$348,287	\$3,468	\$2,240	\$2,240	\$2,240
36	2056-57	\$353,741	\$355,253	\$3,537	\$2,285	\$2,285	\$2,285
37	2057-58	\$360,846	\$362,358	\$3,608	\$2,331	\$2,331	\$2,331
38	2058-59	\$368,093	\$369,605	\$3,681	\$2,378	\$2,378	\$2,378
39	2059-60	\$375,485	\$376,997	\$3,755	\$2,425	\$2,425	\$2,425
40	2060-61	\$383,025	\$384,537	\$3,830	\$2,474	\$2,474	\$2,474
41	2061-62	\$390,716	\$392,228	\$3,907	\$2,524	\$2,524	\$2,524
42	2062-63	\$398,560	\$400,073	\$3,986	\$2,574	\$2,574	\$2,574
43	2063-64	\$406,562	\$408,074	\$4,066	\$2,626	\$2,626	\$2,626
44	2064-65	\$414,723	\$416,235	\$4,147	\$2,679	\$2,679	\$2,679
45	2065-66	\$423,048	\$424,560	\$4,230	\$2,732	\$2,732	\$2,732
	<b>Nominal TOTAL [2]</b>			<b>\$124,000</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$80,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$55,000</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>\$35,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.3**  
**Sub-Project Area I-3 (Block C), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	FY 2017-18 Base AV = \$1,953						
	2017-18	\$0	\$1,953	\$0	\$0	\$0	\$0
	2018-19	\$39	\$1,992	\$0	\$0	\$0	\$0
	2019-20	\$79	\$2,032	\$1	\$1	\$0	\$0
	2020-21	\$120	\$2,072	\$1	\$1	\$0	\$0
	2021-22	\$161	\$2,114	\$2	\$1	\$0	\$0
	2022-23	\$203	\$2,156	\$2	\$1	\$0	\$0
1	2023-24	\$24,920	\$26,873	\$249	\$161	\$161	\$161
2	2024-25	\$25,457	\$27,410	\$255	\$164	\$164	\$164
3	2025-26	\$252,483	\$254,435	\$2,525	\$1,631	\$1,631	\$1,631
4	2026-27	\$257,571	\$259,524	\$2,576	\$1,664	\$1,664	\$1,664
5	2027-28	\$262,762	\$264,715	\$2,628	\$1,697	\$1,697	\$1,697
6	2028-29	\$268,056	\$270,009	\$2,681	\$1,731	\$1,731	\$1,731
7	2029-30	\$273,456	\$275,409	\$2,735	\$1,766	\$1,766	\$1,766
8	2030-31	\$278,964	\$280,917	\$2,790	\$1,802	\$1,802	\$1,802
9	2031-32	\$284,583	\$286,536	\$2,846	\$1,838	\$1,838	\$1,838
10	2032-33	\$290,313	\$292,266	\$2,903	\$1,875	\$1,875	\$1,875
11	2033-34	\$296,159	\$298,112	\$2,962	\$1,913	\$1,913	\$1,913
12	2034-35	\$302,121	\$304,074	\$3,021	\$1,951	\$1,951	\$1,951
13	2035-36	\$308,203	\$310,155	\$3,082	\$1,991	\$1,991	\$1,991
14	2036-37	\$314,406	\$316,358	\$3,144	\$2,031	\$2,031	\$2,031
15	2037-38	\$320,733	\$322,686	\$3,207	\$2,072	\$2,072	\$2,072
16	2038-39	\$327,187	\$329,139	\$3,272	\$2,113	\$2,113	\$2,113
17	2039-40	\$333,769	\$335,722	\$3,338	\$2,156	\$2,156	\$2,156
18	2040-41	\$340,484	\$342,436	\$3,405	\$2,199	\$2,199	\$2,199
19	2041-42	\$347,332	\$349,285	\$3,473	\$2,243	\$2,243	\$2,243
20	2042-43	\$354,318	\$356,271	\$3,543	\$2,289	\$2,289	\$2,289
21	2043-44	\$361,444	\$363,396	\$3,614	\$2,335	\$2,335	\$2,335
22	2044-45	\$368,712	\$370,664	\$3,687	\$2,382	\$2,382	\$2,382
23	2045-46	\$376,125	\$378,078	\$3,761	\$2,429	\$2,429	\$2,429
24	2046-47	\$383,686	\$385,639	\$3,837	\$2,478	\$2,478	\$2,478
25	2047-48	\$391,399	\$393,352	\$3,914	\$2,528	\$2,528	\$2,528
26	2048-49	\$399,266	\$401,219	\$3,993	\$2,579	\$2,579	\$2,579
27	2049-50	\$407,291	\$409,243	\$4,073	\$2,631	\$2,631	\$2,631
28	2050-51	\$415,475	\$417,428	\$4,155	\$2,684	\$2,684	\$2,684
29	2051-52	\$423,824	\$425,777	\$4,238	\$2,737	\$2,737	\$2,737
30	2052-53	\$432,340	\$434,292	\$4,323	\$2,792	\$2,792	\$2,792
31	2053-54	\$441,025	\$442,978	\$4,410	\$2,849	\$2,849	\$2,849
32	2054-55	\$449,885	\$451,838	\$4,499	\$2,906	\$2,906	\$2,906
33	2055-56	\$458,922	\$460,874	\$4,589	\$2,964	\$2,964	\$2,964
34	2056-57	\$468,139	\$470,092	\$4,681	\$3,024	\$3,024	\$3,024
35	2057-58	\$477,541	\$479,494	\$4,775	\$3,084	\$3,084	\$3,084
36	2058-59	\$487,131	\$489,084	\$4,871	\$3,146	\$3,146	\$3,146
37	2059-60	\$496,913	\$498,865	\$4,969	\$3,210	\$3,210	\$3,210
38	2060-61	\$506,890	\$508,843	\$5,069	\$3,274	\$3,274	\$3,274
39	2061-62	\$517,067	\$519,019	\$5,171	\$3,340	\$3,340	\$3,340
40	2062-63	\$527,447	\$529,400	\$5,274	\$3,407	\$3,407	\$3,407
41	2063-64	\$538,035	\$539,988	\$5,380	\$3,475	\$3,475	\$3,475
42	2064-65	\$548,835	\$550,788	\$5,488	\$3,545	\$3,545	\$3,545
43	2065-66	\$559,851	\$561,803	\$5,599	\$3,616	\$3,616	\$3,616
44	2066-67	\$571,087	\$573,039	\$5,711	\$3,689	\$3,689	\$3,689
45	2067-68	\$582,547	\$584,500	\$5,825	\$3,763	\$3,763	\$3,763
	<b>Nominal TOTAL [2]</b>			<b>\$171,000</b>	<b>\$110,000</b>	<b>\$110,000</b>	<b>\$110,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$71,000</b>	<b>\$46,000</b>	<b>\$46,000</b>	<b>\$46,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

Table B4.4

Sub-Project Area I-4 (Blocks D1 and D2), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment	Possessory/ Property Tax Increment to City	Total Available Revenues to IFD	Total Taxes Allocated to IFD
	<i>FY 2017-18 Base AV = \$1,381</i>			1%	64.59%		100%
	2017-18	\$0	\$1,381	\$0	\$0	\$0	\$0
	2018-19	\$28	\$1,409	\$0	\$0	\$0	\$0
	2019-20	\$56	\$1,437	\$1	\$0	\$0	\$0
	2020-21	\$85	\$1,465	\$1	\$1	\$0	\$0
	2021-22	\$114	\$1,495	\$1	\$1	\$0	\$0
	2022-23	\$144	\$1,525	\$1	\$1	\$0	\$0
	2023-24	\$11,483	\$12,864	\$115	\$74	\$0	\$0
	2024-25	\$11,740	\$13,121	\$117	\$76	\$0	\$0
1	2025-26	\$543,831	\$545,212	\$5,438	\$3,513	\$3,513	\$3,513
2	2026-27	\$554,735	\$556,116	\$5,547	\$3,583	\$3,583	\$3,583
3	2027-28	\$565,857	\$567,238	\$5,659	\$3,655	\$3,655	\$3,655
4	2028-29	\$577,202	\$578,583	\$5,772	\$3,728	\$3,728	\$3,728
5	2029-30	\$588,774	\$590,155	\$5,888	\$3,803	\$3,803	\$3,803
6	2030-31	\$600,577	\$601,958	\$6,006	\$3,879	\$3,879	\$3,879
7	2031-32	\$612,616	\$613,997	\$6,126	\$3,957	\$3,957	\$3,957
8	2032-33	\$624,896	\$626,277	\$6,249	\$4,036	\$4,036	\$4,036
9	2033-34	\$637,421	\$638,802	\$6,374	\$4,117	\$4,117	\$4,117
10	2034-35	\$650,197	\$651,578	\$6,502	\$4,200	\$4,200	\$4,200
11	2035-36	\$663,229	\$664,610	\$6,632	\$4,284	\$4,284	\$4,284
12	2036-37	\$676,521	\$677,902	\$6,765	\$4,370	\$4,370	\$4,370
13	2037-38	\$690,079	\$691,460	\$6,901	\$4,457	\$4,457	\$4,457
14	2038-39	\$703,908	\$705,289	\$7,039	\$4,547	\$4,547	\$4,547
15	2039-40	\$718,014	\$719,395	\$7,180	\$4,638	\$4,638	\$4,638
16	2040-41	\$732,402	\$733,783	\$7,324	\$4,731	\$4,731	\$4,731
17	2041-42	\$747,078	\$748,459	\$7,471	\$4,825	\$4,825	\$4,825
18	2042-43	\$762,047	\$763,428	\$7,620	\$4,922	\$4,922	\$4,922
19	2043-44	\$777,316	\$778,696	\$7,773	\$5,021	\$5,021	\$5,021
20	2044-45	\$792,889	\$794,270	\$7,929	\$5,121	\$5,121	\$5,121
21	2045-46	\$808,775	\$810,156	\$8,088	\$5,224	\$5,224	\$5,224
22	2046-47	\$824,978	\$826,359	\$8,250	\$5,329	\$5,329	\$5,329
23	2047-48	\$841,505	\$842,886	\$8,415	\$5,435	\$5,435	\$5,435
24	2048-49	\$858,363	\$859,744	\$8,584	\$5,544	\$5,544	\$5,544
25	2049-50	\$875,558	\$876,939	\$8,756	\$5,655	\$5,655	\$5,655
26	2050-51	\$893,097	\$894,477	\$8,931	\$5,769	\$5,769	\$5,769
27	2051-52	\$910,986	\$912,367	\$9,110	\$5,884	\$5,884	\$5,884
28	2052-53	\$929,233	\$930,614	\$9,292	\$6,002	\$6,002	\$6,002
29	2053-54	\$947,846	\$949,227	\$9,478	\$6,122	\$6,122	\$6,122
30	2054-55	\$966,830	\$968,211	\$9,668	\$6,245	\$6,245	\$6,245
31	2055-56	\$986,194	\$987,575	\$9,862	\$6,370	\$6,370	\$6,370
32	2056-57	\$1,005,946	\$1,007,327	\$10,059	\$6,497	\$6,497	\$6,497
33	2057-58	\$1,026,092	\$1,027,473	\$10,261	\$6,628	\$6,628	\$6,628
34	2058-59	\$1,046,642	\$1,048,023	\$10,466	\$6,760	\$6,760	\$6,760
35	2059-60	\$1,067,602	\$1,068,983	\$10,676	\$6,896	\$6,896	\$6,896
36	2060-61	\$1,088,982	\$1,090,363	\$10,890	\$7,034	\$7,034	\$7,034
37	2061-62	\$1,110,789	\$1,112,170	\$11,108	\$7,175	\$7,175	\$7,175
38	2062-63	\$1,133,033	\$1,134,414	\$11,330	\$7,318	\$7,318	\$7,318
39	2063-64	\$1,155,721	\$1,157,102	\$11,557	\$7,465	\$7,465	\$7,465
40	2064-65	\$1,178,863	\$1,180,244	\$11,789	\$7,614	\$7,614	\$7,614
41	2065-66	\$1,202,468	\$1,203,849	\$12,025	\$7,767	\$7,767	\$7,767
42	2066-67	\$1,226,545	\$1,227,926	\$12,265	\$7,922	\$7,922	\$7,922
43	2067-68	\$1,251,103	\$1,252,484	\$12,511	\$8,081	\$8,081	\$8,081
44	2068-69	\$1,276,153	\$1,277,534	\$12,762	\$8,243	\$8,243	\$8,243
45	2069-70	\$1,301,704	\$1,303,085	\$13,017	\$8,408	\$8,408	\$8,408
	<b>Nominal TOTAL [2]</b>			<b>\$392,000</b>	<b>\$253,000</b>	<b>\$253,000</b>	<b>\$253,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$157,000</b>	<b>\$102,000</b>	<b>\$102,000</b>	<b>\$102,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.5**  
**Sub-Project Area I-5 (Block E), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment	Possessory/ Property Tax Increment to City	Total Available Revenues to IFD	Total Taxes Allocated to IFD
	<i>FY 2017-18 Base AV = \$778</i>			<i>1%</i>	<i>64.59%</i>		<i>100%</i>
	2017-18	\$0	\$778	\$0	\$0	\$0	\$0
	2018-19	\$16	\$793	\$0	\$0	\$0	\$0
	2019-20	\$31	\$809	\$0	\$0	\$0	\$0
	2020-21	\$48	\$825	\$0	\$0	\$0	\$0
	2021-22	\$64	\$842	\$1	\$0	\$0	\$0
	2022-23	\$81	\$859	\$1	\$1	\$0	\$0
	2023-24	\$9,836	\$10,614	\$98	\$64	\$0	\$0
	2024-25	\$10,049	\$10,826	\$100	\$65	\$0	\$0
1	2025-26	\$100,128	\$100,906	\$1,001	\$647	\$647	\$647
2	2026-27	\$102,146	\$102,924	\$1,021	\$660	\$660	\$660
3	2027-28	\$104,205	\$104,983	\$1,042	\$673	\$673	\$673
4	2028-29	\$106,305	\$107,082	\$1,063	\$687	\$687	\$687
5	2029-30	\$108,446	\$109,224	\$1,084	\$700	\$700	\$700
6	2030-31	\$110,631	\$111,409	\$1,106	\$715	\$715	\$715
7	2031-32	\$112,859	\$113,637	\$1,129	\$729	\$729	\$729
8	2032-33	\$115,132	\$115,909	\$1,151	\$744	\$744	\$744
9	2033-34	\$117,450	\$118,228	\$1,174	\$759	\$759	\$759
10	2034-35	\$119,814	\$120,592	\$1,198	\$774	\$774	\$774
11	2035-36	\$122,226	\$123,004	\$1,222	\$789	\$789	\$789
12	2036-37	\$124,686	\$125,464	\$1,247	\$805	\$805	\$805
13	2037-38	\$127,196	\$127,973	\$1,272	\$822	\$822	\$822
14	2038-39	\$129,755	\$130,533	\$1,298	\$838	\$838	\$838
15	2039-40	\$132,366	\$133,144	\$1,324	\$855	\$855	\$855
16	2040-41	\$135,029	\$135,806	\$1,350	\$872	\$872	\$872
17	2041-42	\$137,745	\$138,523	\$1,377	\$890	\$890	\$890
18	2042-43	\$140,515	\$141,293	\$1,405	\$908	\$908	\$908
19	2043-44	\$143,341	\$144,119	\$1,433	\$926	\$926	\$926
20	2044-45	\$146,223	\$147,001	\$1,462	\$944	\$944	\$944
21	2045-46	\$149,163	\$149,941	\$1,492	\$963	\$963	\$963
22	2046-47	\$152,162	\$152,940	\$1,522	\$983	\$983	\$983
23	2047-48	\$155,221	\$155,999	\$1,552	\$1,003	\$1,003	\$1,003
24	2048-49	\$158,341	\$159,119	\$1,583	\$1,023	\$1,023	\$1,023
25	2049-50	\$161,523	\$162,301	\$1,615	\$1,043	\$1,043	\$1,043
26	2050-51	\$164,769	\$165,547	\$1,648	\$1,064	\$1,064	\$1,064
27	2051-52	\$168,080	\$168,858	\$1,681	\$1,086	\$1,086	\$1,086
28	2052-53	\$171,458	\$172,235	\$1,715	\$1,107	\$1,107	\$1,107
29	2053-54	\$174,902	\$175,680	\$1,749	\$1,130	\$1,130	\$1,130
30	2054-55	\$178,416	\$179,194	\$1,784	\$1,152	\$1,152	\$1,152
31	2055-56	\$182,000	\$182,778	\$1,820	\$1,176	\$1,176	\$1,176
32	2056-57	\$185,655	\$186,433	\$1,857	\$1,199	\$1,199	\$1,199
33	2057-58	\$189,384	\$190,162	\$1,894	\$1,223	\$1,223	\$1,223
34	2058-59	\$193,187	\$193,965	\$1,932	\$1,248	\$1,248	\$1,248
35	2059-60	\$197,066	\$197,844	\$1,971	\$1,273	\$1,273	\$1,273
36	2060-61	\$201,023	\$201,801	\$2,010	\$1,298	\$1,298	\$1,298
37	2061-62	\$205,059	\$205,837	\$2,051	\$1,324	\$1,324	\$1,324
38	2062-63	\$209,176	\$209,954	\$2,092	\$1,351	\$1,351	\$1,351
39	2063-64	\$213,375	\$214,153	\$2,134	\$1,378	\$1,378	\$1,378
40	2064-65	\$217,658	\$218,436	\$2,177	\$1,406	\$1,406	\$1,406
41	2065-66	\$222,027	\$222,805	\$2,220	\$1,434	\$1,434	\$1,434
42	2066-67	\$226,483	\$227,261	\$2,265	\$1,463	\$1,463	\$1,463
43	2067-68	\$231,028	\$231,806	\$2,310	\$1,492	\$1,492	\$1,492
44	2068-69	\$235,664	\$236,442	\$2,357	\$1,522	\$1,522	\$1,522
45	2069-70	\$240,393	\$241,171	\$2,404	\$1,553	\$1,553	\$1,553
	<b>Nominal TOTAL [2]</b>			<b>\$72,000</b>	<b>\$47,000</b>	<b>\$47,000</b>	<b>\$47,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$29,000</b>	<b>\$19,000</b>	<b>\$19,000</b>	<b>\$19,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.6**  
**Sub-Project Area I-6 (Block F), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment	Possessory/ Property Tax Increment to City	Total Available Revenues to IFD	Total Taxes Allocated to IFD
	FY 2017-18 Base AV = \$1,782			1%	64.59%		100%
	2017-18	\$0	\$1,782	\$0	\$0	\$0	\$0
	2018-19	\$36	\$1,818	\$0	\$0	\$0	\$0
	2019-20	\$72	\$1,854	\$1	\$0	\$0	\$0
	2020-21	\$109	\$1,891	\$1	\$1	\$0	\$0
	2021-22	\$147	\$1,929	\$1	\$1	\$0	\$0
	2022-23	\$185	\$1,967	\$2	\$1	\$0	\$0
	2023-24	\$225	\$2,007	\$2	\$1	\$0	\$0
1	2024-25	\$15,453	\$17,235	\$155	\$100	\$100	\$100
2	2025-26	\$15,798	\$17,579	\$158	\$102	\$102	\$102
3	2026-27	\$248,252	\$250,034	\$2,483	\$1,603	\$1,603	\$1,603
4	2027-28	\$253,253	\$255,035	\$2,533	\$1,636	\$1,636	\$1,636
5	2028-29	\$258,353	\$260,135	\$2,584	\$1,669	\$1,669	\$1,669
6	2029-30	\$263,556	\$265,338	\$2,636	\$1,702	\$1,702	\$1,702
7	2030-31	\$268,863	\$270,645	\$2,689	\$1,737	\$1,737	\$1,737
8	2031-32	\$274,276	\$276,058	\$2,743	\$1,772	\$1,772	\$1,772
9	2032-33	\$279,797	\$281,579	\$2,798	\$1,807	\$1,807	\$1,807
10	2033-34	\$285,429	\$287,210	\$2,854	\$1,844	\$1,844	\$1,844
11	2034-35	\$291,173	\$292,955	\$2,912	\$1,881	\$1,881	\$1,881
12	2035-36	\$297,032	\$298,814	\$2,970	\$1,919	\$1,919	\$1,919
13	2036-37	\$303,008	\$304,790	\$3,030	\$1,957	\$1,957	\$1,957
14	2037-38	\$309,104	\$310,886	\$3,091	\$1,997	\$1,997	\$1,997
15	2038-39	\$315,322	\$317,104	\$3,153	\$2,037	\$2,037	\$2,037
16	2039-40	\$321,664	\$323,446	\$3,217	\$2,078	\$2,078	\$2,078
17	2040-41	\$328,133	\$329,915	\$3,281	\$2,119	\$2,119	\$2,119
18	2041-42	\$334,731	\$336,513	\$3,347	\$2,162	\$2,162	\$2,162
19	2042-43	\$341,461	\$343,243	\$3,415	\$2,205	\$2,205	\$2,205
20	2043-44	\$348,326	\$350,108	\$3,483	\$2,250	\$2,250	\$2,250
21	2044-45	\$355,328	\$357,110	\$3,553	\$2,295	\$2,295	\$2,295
22	2045-46	\$362,470	\$364,252	\$3,625	\$2,341	\$2,341	\$2,341
23	2046-47	\$369,755	\$371,537	\$3,698	\$2,388	\$2,388	\$2,388
24	2047-48	\$377,186	\$378,968	\$3,772	\$2,436	\$2,436	\$2,436
25	2048-49	\$384,766	\$386,547	\$3,848	\$2,485	\$2,485	\$2,485
26	2049-50	\$392,497	\$394,278	\$3,925	\$2,535	\$2,535	\$2,535
27	2050-51	\$400,382	\$402,164	\$4,004	\$2,586	\$2,586	\$2,586
28	2051-52	\$408,425	\$410,207	\$4,084	\$2,638	\$2,638	\$2,638
29	2052-53	\$416,629	\$418,411	\$4,166	\$2,691	\$2,691	\$2,691
30	2053-54	\$424,998	\$426,780	\$4,250	\$2,745	\$2,745	\$2,745
31	2054-55	\$433,533	\$435,315	\$4,335	\$2,800	\$2,800	\$2,800
32	2055-56	\$442,240	\$444,021	\$4,422	\$2,856	\$2,856	\$2,856
33	2056-57	\$451,120	\$452,902	\$4,511	\$2,914	\$2,914	\$2,914
34	2057-58	\$460,178	\$461,960	\$4,602	\$2,972	\$2,972	\$2,972
35	2058-59	\$469,417	\$471,199	\$4,694	\$3,032	\$3,032	\$3,032
36	2059-60	\$478,841	\$480,623	\$4,788	\$3,093	\$3,093	\$3,093
37	2060-61	\$488,454	\$490,236	\$4,885	\$3,155	\$3,155	\$3,155
38	2061-62	\$498,258	\$500,040	\$4,983	\$3,218	\$3,218	\$3,218
39	2062-63	\$508,259	\$510,041	\$5,083	\$3,283	\$3,283	\$3,283
40	2063-64	\$518,460	\$520,242	\$5,185	\$3,349	\$3,349	\$3,349
41	2064-65	\$528,865	\$530,647	\$5,289	\$3,416	\$3,416	\$3,416
42	2065-66	\$539,478	\$541,260	\$5,395	\$3,484	\$3,484	\$3,484
43	2066-67	\$550,303	\$552,085	\$5,503	\$3,554	\$3,554	\$3,554
44	2067-68	\$561,345	\$563,127	\$5,613	\$3,626	\$3,626	\$3,626
45	2068-69	\$572,607	\$574,389	\$5,726	\$3,698	\$3,698	\$3,698
	<b>Nominal TOTAL [2]</b>			<b>\$167,000</b>	<b>\$108,000</b>	<b>\$108,000</b>	<b>\$108,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$68,000</b>	<b>\$44,000</b>	<b>\$44,000</b>	<b>\$44,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.7**

**Sub-Project Area I-7 (Block G), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	<i>FY 2017-18 Base AV = \$1,668</i>						
	2017-18	\$0	\$1,668	\$0	\$0	\$0	\$0
	2018-19	\$33	\$1,701	\$0	\$0	\$0	\$0
	2019-20	\$67	\$1,735	\$1	\$0	\$0	\$0
	2020-21	\$102	\$1,770	\$1	\$1	\$1	\$0
1	2021-22	\$20,020	\$21,688	\$200	\$129	\$129	\$129
2	2022-23	\$20,453	\$22,121	\$205	\$132	\$132	\$132
3	2023-24	\$203,433	\$205,101	\$2,034	\$1,314	\$1,314	\$1,314
4	2024-25	\$207,535	\$209,203	\$2,075	\$1,340	\$1,340	\$1,340
5	2025-26	\$211,719	\$213,387	\$2,117	\$1,367	\$1,367	\$1,367
6	2026-27	\$215,987	\$217,655	\$2,160	\$1,395	\$1,395	\$1,395
7	2027-28	\$220,340	\$222,008	\$2,203	\$1,423	\$1,423	\$1,423
8	2028-29	\$224,780	\$226,448	\$2,248	\$1,452	\$1,452	\$1,452
9	2029-30	\$229,309	\$230,977	\$2,293	\$1,481	\$1,481	\$1,481
10	2030-31	\$233,929	\$235,596	\$2,339	\$1,511	\$1,511	\$1,511
11	2031-32	\$238,641	\$240,308	\$2,386	\$1,541	\$1,541	\$1,541
12	2032-33	\$243,447	\$245,115	\$2,434	\$1,572	\$1,572	\$1,572
13	2033-34	\$248,349	\$250,017	\$2,483	\$1,604	\$1,604	\$1,604
14	2034-35	\$253,349	\$255,017	\$2,533	\$1,636	\$1,636	\$1,636
15	2035-36	\$258,450	\$260,118	\$2,584	\$1,669	\$1,669	\$1,669
16	2036-37	\$263,652	\$265,320	\$2,637	\$1,703	\$1,703	\$1,703
17	2037-38	\$268,958	\$270,626	\$2,690	\$1,737	\$1,737	\$1,737
18	2038-39	\$274,371	\$276,039	\$2,744	\$1,772	\$1,772	\$1,772
19	2039-40	\$279,892	\$281,560	\$2,799	\$1,808	\$1,808	\$1,808
20	2040-41	\$285,523	\$287,191	\$2,855	\$1,844	\$1,844	\$1,844
21	2041-42	\$291,267	\$292,935	\$2,913	\$1,881	\$1,881	\$1,881
22	2042-43	\$297,125	\$298,793	\$2,971	\$1,919	\$1,919	\$1,919
23	2043-44	\$303,101	\$304,769	\$3,031	\$1,958	\$1,958	\$1,958
24	2044-45	\$309,197	\$310,865	\$3,092	\$1,997	\$1,997	\$1,997
25	2045-46	\$315,414	\$317,082	\$3,154	\$2,037	\$2,037	\$2,037
26	2046-47	\$321,756	\$323,423	\$3,218	\$2,078	\$2,078	\$2,078
27	2047-48	\$328,224	\$329,892	\$3,282	\$2,120	\$2,120	\$2,120
28	2048-49	\$334,822	\$336,490	\$3,348	\$2,163	\$2,163	\$2,163
29	2049-50	\$341,552	\$343,220	\$3,416	\$2,206	\$2,206	\$2,206
30	2050-51	\$348,416	\$350,084	\$3,484	\$2,250	\$2,250	\$2,250
31	2051-52	\$355,418	\$357,086	\$3,554	\$2,296	\$2,296	\$2,296
32	2052-53	\$362,559	\$364,227	\$3,626	\$2,342	\$2,342	\$2,342
33	2053-54	\$369,844	\$371,512	\$3,698	\$2,389	\$2,389	\$2,389
34	2054-55	\$377,274	\$378,942	\$3,773	\$2,437	\$2,437	\$2,437
35	2055-56	\$384,853	\$386,521	\$3,849	\$2,486	\$2,486	\$2,486
36	2056-57	\$392,584	\$394,251	\$3,926	\$2,536	\$2,536	\$2,536
37	2057-58	\$400,469	\$402,136	\$4,005	\$2,587	\$2,587	\$2,587
38	2058-59	\$408,511	\$410,179	\$4,085	\$2,639	\$2,639	\$2,639
39	2059-60	\$416,715	\$418,383	\$4,167	\$2,692	\$2,692	\$2,692
40	2060-61	\$425,083	\$426,750	\$4,251	\$2,746	\$2,746	\$2,746
41	2061-62	\$433,618	\$435,285	\$4,336	\$2,801	\$2,801	\$2,801
42	2062-63	\$442,323	\$443,991	\$4,423	\$2,857	\$2,857	\$2,857
43	2063-64	\$451,203	\$452,871	\$4,512	\$2,914	\$2,914	\$2,914
44	2064-65	\$460,260	\$461,928	\$4,603	\$2,973	\$2,973	\$2,973
45	2065-66	\$469,499	\$471,167	\$4,695	\$3,032	\$3,032	\$3,032
	<b>Nominal TOTAL [2]</b>			<b>\$137,000</b>	<b>\$89,000</b>	<b>\$89,000</b>	<b>\$89,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$61,000</b>	<b>\$39,000</b>	<b>\$39,000</b>	<b>\$39,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.8**  
**Sub-Project Area I-8 (Block H), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	FY 2017-18 Base AV = \$836						
	2017-18	\$0	\$836	\$0	\$0	\$0	\$0
	2018-19	\$17	\$853	\$0	\$0	\$0	\$0
	2019-20	\$34	\$870	\$0	\$0	\$0	\$0
	2020-21	\$51	\$888	\$1	\$0	\$0	\$0
	2021-22	\$69	\$905	\$1	\$0	\$0	\$0
	2022-23	\$87	\$923	\$1	\$1	\$0	\$0
	2023-24	\$106	\$942	\$1	\$1	\$0	\$0
	2024-25	\$10,799	\$11,635	\$108	\$70	\$0	\$0
	2025-26	\$11,032	\$11,868	\$110	\$71	\$0	\$0
1	2026-27	\$110,337	\$111,174	\$1,103	\$713	\$713	\$713
2	2027-28	\$112,561	\$113,397	\$1,126	\$727	\$727	\$727
3	2028-29	\$114,829	\$115,665	\$1,148	\$742	\$742	\$742
4	2029-30	\$117,142	\$117,978	\$1,171	\$757	\$757	\$757
5	2030-31	\$119,501	\$120,338	\$1,195	\$772	\$772	\$772
6	2031-32	\$121,908	\$122,745	\$1,219	\$787	\$787	\$787
7	2032-33	\$124,363	\$125,200	\$1,244	\$803	\$803	\$803
8	2033-34	\$126,867	\$127,704	\$1,269	\$819	\$819	\$819
9	2034-35	\$129,421	\$130,258	\$1,294	\$836	\$836	\$836
10	2035-36	\$132,026	\$132,863	\$1,320	\$853	\$853	\$853
11	2036-37	\$134,684	\$135,520	\$1,347	\$870	\$870	\$870
12	2037-38	\$137,394	\$138,230	\$1,374	\$887	\$887	\$887
13	2038-39	\$140,159	\$140,995	\$1,402	\$905	\$905	\$905
14	2039-40	\$142,978	\$143,815	\$1,430	\$923	\$923	\$923
15	2040-41	\$145,855	\$146,691	\$1,459	\$942	\$942	\$942
16	2041-42	\$148,789	\$149,625	\$1,488	\$961	\$961	\$961
17	2042-43	\$151,781	\$152,618	\$1,518	\$980	\$980	\$980
18	2043-44	\$154,833	\$155,670	\$1,548	\$1,000	\$1,000	\$1,000
19	2044-45	\$157,947	\$158,783	\$1,579	\$1,020	\$1,020	\$1,020
20	2045-46	\$161,123	\$161,959	\$1,611	\$1,041	\$1,041	\$1,041
21	2046-47	\$164,362	\$165,198	\$1,644	\$1,062	\$1,062	\$1,062
22	2047-48	\$167,666	\$168,502	\$1,677	\$1,083	\$1,083	\$1,083
23	2048-49	\$171,036	\$171,872	\$1,710	\$1,105	\$1,105	\$1,105
24	2049-50	\$174,473	\$175,310	\$1,745	\$1,127	\$1,127	\$1,127
25	2050-51	\$177,979	\$178,816	\$1,780	\$1,150	\$1,150	\$1,150
26	2051-52	\$181,556	\$182,392	\$1,816	\$1,173	\$1,173	\$1,173
27	2052-53	\$185,204	\$186,040	\$1,852	\$1,196	\$1,196	\$1,196
28	2053-54	\$188,924	\$189,761	\$1,889	\$1,220	\$1,220	\$1,220
29	2054-55	\$192,720	\$193,556	\$1,927	\$1,245	\$1,245	\$1,245
30	2055-56	\$196,591	\$197,427	\$1,966	\$1,270	\$1,270	\$1,270
31	2056-57	\$200,539	\$201,376	\$2,005	\$1,295	\$1,295	\$1,295
32	2057-58	\$204,567	\$205,403	\$2,046	\$1,321	\$1,321	\$1,321
33	2058-59	\$208,675	\$209,511	\$2,087	\$1,348	\$1,348	\$1,348
34	2059-60	\$212,865	\$213,701	\$2,129	\$1,375	\$1,375	\$1,375
35	2060-61	\$217,139	\$217,975	\$2,171	\$1,403	\$1,403	\$1,403
36	2061-62	\$221,499	\$222,335	\$2,215	\$1,431	\$1,431	\$1,431
37	2062-63	\$225,945	\$226,782	\$2,259	\$1,459	\$1,459	\$1,459
38	2063-64	\$230,481	\$231,317	\$2,305	\$1,489	\$1,489	\$1,489
39	2064-65	\$235,107	\$235,944	\$2,351	\$1,519	\$1,519	\$1,519
40	2065-66	\$239,826	\$240,662	\$2,398	\$1,549	\$1,549	\$1,549
41	2066-67	\$244,639	\$245,476	\$2,446	\$1,580	\$1,580	\$1,580
42	2067-68	\$249,549	\$250,385	\$2,495	\$1,612	\$1,612	\$1,612
43	2068-69	\$254,557	\$255,393	\$2,546	\$1,644	\$1,644	\$1,644
44	2069-70	\$259,664	\$260,501	\$2,597	\$1,677	\$1,677	\$1,677
45	2070-71	\$264,874	\$265,711	\$2,649	\$1,711	\$1,711	\$1,711
	<b>Nominal TOTAL [2]</b>			<b>\$80,000</b>	<b>\$52,000</b>	<b>\$51,000</b>	<b>\$51,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$31,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.9**  
**Sub-Project Area I-9 (Block I), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	<i>FY 2017-18 Base AV = \$1,102</i>						
	2017-18	\$0	\$1,102	\$0	\$0	\$0	\$0
	2018-19	\$22	\$1,124	\$0	\$0	\$0	\$0
	2019-20	\$45	\$1,147	\$0	\$0	\$0	\$0
	2020-21	\$67	\$1,170	\$1	\$0	\$0	\$0
	2021-22	\$91	\$1,193	\$1	\$1	\$0	\$0
	2022-23	\$115	\$1,217	\$1	\$1	\$0	\$0
	2023-24	\$139	\$1,242	\$1	\$1	\$0	\$0
	2024-25	\$164	\$1,266	\$2	\$1	\$0	\$0
	2025-26	\$9,863	\$10,965	\$99	\$64	\$0	\$0
	2026-27	\$10,082	\$11,184	\$101	\$65	\$0	\$0
1	2027-28	\$155,430	\$156,533	\$1,554	\$1,004	\$1,004	\$1,004
2	2028-29	\$158,561	\$159,663	\$1,586	\$1,024	\$1,024	\$1,024
3	2029-30	\$161,754	\$162,856	\$1,618	\$1,045	\$1,045	\$1,045
4	2030-31	\$165,011	\$166,114	\$1,650	\$1,066	\$1,066	\$1,066
5	2031-32	\$168,333	\$169,436	\$1,683	\$1,087	\$1,087	\$1,087
6	2032-33	\$171,722	\$172,825	\$1,717	\$1,109	\$1,109	\$1,109
7	2033-34	\$175,179	\$176,281	\$1,752	\$1,131	\$1,131	\$1,131
8	2034-35	\$178,704	\$179,807	\$1,787	\$1,154	\$1,154	\$1,154
9	2035-36	\$182,300	\$183,403	\$1,823	\$1,177	\$1,177	\$1,177
10	2036-37	\$185,968	\$187,071	\$1,860	\$1,201	\$1,201	\$1,201
11	2037-38	\$189,710	\$190,812	\$1,897	\$1,225	\$1,225	\$1,225
12	2038-39	\$193,526	\$194,629	\$1,935	\$1,250	\$1,250	\$1,250
13	2039-40	\$197,419	\$198,521	\$1,974	\$1,275	\$1,275	\$1,275
14	2040-41	\$201,389	\$202,492	\$2,014	\$1,301	\$1,301	\$1,301
15	2041-42	\$205,439	\$206,541	\$2,054	\$1,327	\$1,327	\$1,327
16	2042-43	\$209,570	\$210,672	\$2,096	\$1,354	\$1,354	\$1,354
17	2043-44	\$213,783	\$214,886	\$2,138	\$1,381	\$1,381	\$1,381
18	2044-45	\$218,081	\$219,183	\$2,181	\$1,409	\$1,409	\$1,409
19	2045-46	\$222,465	\$223,567	\$2,225	\$1,437	\$1,437	\$1,437
20	2046-47	\$226,936	\$228,038	\$2,269	\$1,466	\$1,466	\$1,466
21	2047-48	\$231,497	\$232,599	\$2,315	\$1,495	\$1,495	\$1,495
22	2048-49	\$236,149	\$237,251	\$2,361	\$1,525	\$1,525	\$1,525
23	2049-50	\$240,894	\$241,996	\$2,409	\$1,556	\$1,556	\$1,556
24	2050-51	\$245,734	\$246,836	\$2,457	\$1,587	\$1,587	\$1,587
25	2051-52	\$250,670	\$251,773	\$2,507	\$1,619	\$1,619	\$1,619
26	2052-53	\$255,706	\$256,808	\$2,557	\$1,652	\$1,652	\$1,652
27	2053-54	\$260,842	\$261,944	\$2,608	\$1,685	\$1,685	\$1,685
28	2054-55	\$266,081	\$267,183	\$2,661	\$1,719	\$1,719	\$1,719
29	2055-56	\$271,425	\$272,527	\$2,714	\$1,753	\$1,753	\$1,753
30	2056-57	\$276,875	\$277,977	\$2,769	\$1,788	\$1,788	\$1,788
31	2057-58	\$282,435	\$283,537	\$2,824	\$1,824	\$1,824	\$1,824
32	2058-59	\$288,105	\$289,208	\$2,881	\$1,861	\$1,861	\$1,861
33	2059-60	\$293,890	\$294,992	\$2,939	\$1,898	\$1,898	\$1,898
34	2060-61	\$299,789	\$300,892	\$2,998	\$1,936	\$1,936	\$1,936
35	2061-62	\$305,807	\$306,910	\$3,058	\$1,975	\$1,975	\$1,975
36	2062-63	\$311,945	\$313,048	\$3,119	\$2,015	\$2,015	\$2,015
37	2063-64	\$318,206	\$319,309	\$3,182	\$2,055	\$2,055	\$2,055
38	2064-65	\$324,593	\$325,695	\$3,246	\$2,097	\$2,097	\$2,097
39	2065-66	\$331,106	\$332,209	\$3,311	\$2,139	\$2,139	\$2,139
40	2066-67	\$337,751	\$338,853	\$3,378	\$2,182	\$2,182	\$2,182
41	2067-68	\$344,528	\$345,630	\$3,445	\$2,225	\$2,225	\$2,225
42	2068-69	\$351,440	\$352,543	\$3,514	\$2,270	\$2,270	\$2,270
43	2069-70	\$358,491	\$359,594	\$3,585	\$2,315	\$2,315	\$2,315
44	2070-71	\$365,683	\$366,785	\$3,657	\$2,362	\$2,362	\$2,362
45	2071-72	\$373,019	\$374,121	\$3,730	\$2,409	\$2,409	\$2,409
	<b>Nominal TOTAL [2]</b>			<b>\$112,000</b>	<b>\$72,000</b>	<b>\$72,000</b>	<b>\$72,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$43,000</b>	<b>\$28,000</b>	<b>\$27,000</b>	<b>\$27,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.



**Table B4.10**  
**Sub-Project Area I-10 (Block J), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	FY 2017-18 Base AV = \$836						
	2017-18	\$0	\$836	\$0	\$0	\$0	\$0
	2018-19	\$17	\$853	\$0	\$0	\$0	\$0
	2019-20	\$34	\$870	\$0	\$0	\$0	\$0
	2020-21	\$51	\$888	\$1	\$0	\$0	\$0
	2021-22	\$69	\$905	\$1	\$0	\$0	\$0
	2022-23	\$87	\$923	\$1	\$1	\$0	\$0
	2023-24	\$106	\$942	\$1	\$1	\$0	\$0
	2024-25	\$124	\$961	\$1	\$1	\$0	\$0
	2025-26	\$11,148	\$11,984	\$111	\$72	\$0	\$0
	2026-27	\$11,388	\$12,224	\$114	\$74	\$0	\$0
1	2027-28	\$113,672	\$114,509	\$1,137	\$734	\$734	\$734
2	2028-29	\$115,963	\$116,799	\$1,160	\$749	\$749	\$749
3	2029-30	\$118,299	\$119,135	\$1,183	\$764	\$764	\$764
4	2030-31	\$120,681	\$121,518	\$1,207	\$779	\$779	\$779
5	2031-32	\$123,112	\$123,948	\$1,231	\$795	\$795	\$795
6	2032-33	\$125,591	\$126,427	\$1,256	\$811	\$811	\$811
7	2033-34	\$128,119	\$128,956	\$1,281	\$828	\$828	\$828
8	2034-35	\$130,698	\$131,535	\$1,307	\$844	\$844	\$844
9	2035-36	\$133,329	\$134,165	\$1,333	\$861	\$861	\$861
10	2036-37	\$136,012	\$136,849	\$1,360	\$879	\$879	\$879
11	2037-38	\$138,749	\$139,586	\$1,387	\$896	\$896	\$896
12	2038-39	\$141,541	\$142,377	\$1,415	\$914	\$914	\$914
13	2039-40	\$144,388	\$145,225	\$1,444	\$933	\$933	\$933
14	2040-41	\$147,293	\$148,129	\$1,473	\$951	\$951	\$951
15	2041-42	\$150,256	\$151,092	\$1,503	\$971	\$971	\$971
16	2042-43	\$153,277	\$154,114	\$1,533	\$990	\$990	\$990
17	2043-44	\$156,360	\$157,196	\$1,564	\$1,010	\$1,010	\$1,010
18	2044-45	\$159,504	\$160,340	\$1,595	\$1,030	\$1,030	\$1,030
19	2045-46	\$162,710	\$163,547	\$1,627	\$1,051	\$1,051	\$1,051
20	2046-47	\$165,981	\$166,818	\$1,660	\$1,072	\$1,072	\$1,072
21	2047-48	\$169,318	\$170,154	\$1,693	\$1,094	\$1,094	\$1,094
22	2048-49	\$172,721	\$173,557	\$1,727	\$1,116	\$1,116	\$1,116
23	2049-50	\$176,192	\$177,028	\$1,762	\$1,138	\$1,138	\$1,138
24	2050-51	\$179,732	\$180,569	\$1,797	\$1,161	\$1,161	\$1,161
25	2051-52	\$183,344	\$184,180	\$1,833	\$1,184	\$1,184	\$1,184
26	2052-53	\$187,027	\$187,864	\$1,870	\$1,208	\$1,208	\$1,208
27	2053-54	\$190,785	\$191,621	\$1,908	\$1,232	\$1,232	\$1,232
28	2054-55	\$194,617	\$195,454	\$1,946	\$1,257	\$1,257	\$1,257
29	2055-56	\$198,526	\$199,363	\$1,985	\$1,282	\$1,282	\$1,282
30	2056-57	\$202,513	\$203,350	\$2,025	\$1,308	\$1,308	\$1,308
31	2057-58	\$206,580	\$207,417	\$2,066	\$1,334	\$1,334	\$1,334
32	2058-59	\$210,729	\$211,565	\$2,107	\$1,361	\$1,361	\$1,361
33	2059-60	\$214,960	\$215,797	\$2,150	\$1,388	\$1,388	\$1,388
34	2060-61	\$219,276	\$220,112	\$2,193	\$1,416	\$1,416	\$1,416
35	2061-62	\$223,678	\$224,515	\$2,237	\$1,445	\$1,445	\$1,445
36	2062-63	\$228,169	\$229,005	\$2,282	\$1,474	\$1,474	\$1,474
37	2063-64	\$232,749	\$233,585	\$2,327	\$1,503	\$1,503	\$1,503
38	2064-65	\$237,420	\$238,257	\$2,374	\$1,533	\$1,533	\$1,533
39	2065-66	\$242,185	\$243,022	\$2,422	\$1,564	\$1,564	\$1,564
40	2066-67	\$247,046	\$247,882	\$2,470	\$1,596	\$1,596	\$1,596
41	2067-68	\$252,004	\$252,840	\$2,520	\$1,628	\$1,628	\$1,628
42	2068-69	\$257,060	\$257,897	\$2,571	\$1,660	\$1,660	\$1,660
43	2069-70	\$262,218	\$263,055	\$2,622	\$1,694	\$1,694	\$1,694
44	2070-71	\$267,479	\$268,316	\$2,675	\$1,728	\$1,728	\$1,728
45	2071-72	\$272,846	\$273,682	\$2,728	\$1,762	\$1,762	\$1,762
	<b>Nominal TOTAL [2]</b>			<b>\$82,000</b>	<b>\$53,000</b>	<b>\$53,000</b>	<b>\$53,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$31,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.11**

**Sub-Project Area I-11 (Block K), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA**

	Fiscal Year [1]	Incremental AV	Total AV	Possessory/Property Tax Increment 1%	Possessory/Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
	<i>FY 2017-18 Base AV = \$718</i>						
	2017-18	\$0	\$718	\$0	\$0	\$0	\$0
	2018-19	\$14	\$732	\$0	\$0	\$0	\$0
	2019-20	\$29	\$747	\$0	\$0	\$0	\$0
	2020-21	\$44	\$762	\$0	\$0	\$0	\$0
	2021-22	\$5,626	\$6,344	\$56	\$36	\$0	\$0
	2022-23	\$5,753	\$6,471	\$58	\$37	\$0	\$0
1	2023-24	\$90,787	\$91,505	\$908	\$586	\$586	\$586
2	2024-25	\$92,617	\$93,335	\$926	\$598	\$598	\$598
3	2025-26	\$94,484	\$95,202	\$945	\$610	\$610	\$610
4	2026-27	\$96,388	\$97,106	\$964	\$623	\$623	\$623
5	2027-28	\$98,330	\$99,048	\$983	\$635	\$635	\$635
6	2028-29	\$100,311	\$101,029	\$1,003	\$648	\$648	\$648
7	2029-30	\$102,331	\$103,049	\$1,023	\$661	\$661	\$661
8	2030-31	\$104,392	\$105,110	\$1,044	\$674	\$674	\$674
9	2031-32	\$106,495	\$107,213	\$1,065	\$688	\$688	\$688
10	2032-33	\$108,639	\$109,357	\$1,086	\$702	\$702	\$702
11	2033-34	\$110,826	\$111,544	\$1,108	\$716	\$716	\$716
12	2034-35	\$113,057	\$113,775	\$1,131	\$730	\$730	\$730
13	2035-36	\$115,332	\$116,050	\$1,153	\$745	\$745	\$745
14	2036-37	\$117,653	\$118,371	\$1,177	\$760	\$760	\$760
15	2037-38	\$120,021	\$120,739	\$1,200	\$775	\$775	\$775
16	2038-39	\$122,436	\$123,154	\$1,224	\$791	\$791	\$791
17	2039-40	\$124,899	\$125,617	\$1,249	\$807	\$807	\$807
18	2040-41	\$127,411	\$128,129	\$1,274	\$823	\$823	\$823
19	2041-42	\$129,974	\$130,692	\$1,300	\$839	\$839	\$839
20	2042-43	\$132,587	\$133,306	\$1,326	\$856	\$856	\$856
21	2043-44	\$135,254	\$135,972	\$1,353	\$874	\$874	\$874
22	2044-45	\$137,973	\$138,691	\$1,380	\$891	\$891	\$891
23	2045-46	\$140,747	\$141,465	\$1,407	\$909	\$909	\$909
24	2046-47	\$143,576	\$144,294	\$1,436	\$927	\$927	\$927
25	2047-48	\$146,462	\$147,180	\$1,465	\$946	\$946	\$946
26	2048-49	\$149,406	\$150,124	\$1,494	\$965	\$965	\$965
27	2049-50	\$152,408	\$153,126	\$1,524	\$984	\$984	\$984
28	2050-51	\$155,471	\$156,189	\$1,555	\$1,004	\$1,004	\$1,004
29	2051-52	\$158,594	\$159,312	\$1,586	\$1,024	\$1,024	\$1,024
30	2052-53	\$161,781	\$162,499	\$1,618	\$1,045	\$1,045	\$1,045
31	2053-54	\$165,031	\$165,749	\$1,650	\$1,066	\$1,066	\$1,066
32	2054-55	\$168,346	\$169,064	\$1,683	\$1,087	\$1,087	\$1,087
33	2055-56	\$171,727	\$172,445	\$1,717	\$1,109	\$1,109	\$1,109
34	2056-57	\$175,176	\$175,894	\$1,752	\$1,131	\$1,131	\$1,131
35	2057-58	\$178,694	\$179,412	\$1,787	\$1,154	\$1,154	\$1,154
36	2058-59	\$182,282	\$183,000	\$1,823	\$1,177	\$1,177	\$1,177
37	2059-60	\$185,942	\$186,660	\$1,859	\$1,201	\$1,201	\$1,201
38	2060-61	\$189,675	\$190,393	\$1,897	\$1,225	\$1,225	\$1,225
39	2061-62	\$193,483	\$194,201	\$1,935	\$1,250	\$1,250	\$1,250
40	2062-63	\$197,367	\$198,085	\$1,974	\$1,275	\$1,275	\$1,275
41	2063-64	\$201,329	\$202,047	\$2,013	\$1,300	\$1,300	\$1,300
42	2064-65	\$205,370	\$206,088	\$2,054	\$1,326	\$1,326	\$1,326
43	2065-66	\$209,491	\$210,209	\$2,095	\$1,353	\$1,353	\$1,353
44	2066-67	\$213,696	\$214,414	\$2,137	\$1,380	\$1,380	\$1,380
45	2067-68	\$217,984	\$218,702	\$2,180	\$1,408	\$1,408	\$1,408
	<b>Nominal TOTAL [2]</b>			<b>\$66,000</b>	<b>\$42,000</b>	<b>\$42,000</b>	<b>\$42,000</b>
	<b>2017 (3% discount) [2]</b>			<b>\$28,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table B4.12**  
**Sub-Project Area I-12 (Pier 48), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
FY 2017-18 Base AV = \$1,169						
2017-18	\$0	\$1,169	\$0	\$0	\$0	\$0
2018-19	\$23	\$1,193	\$0	\$0	\$0	\$0
2019-20	\$47	\$1,217	\$0	\$0	\$0	\$0
2020-21	\$72	\$1,241	\$1	\$0	\$0	\$0
2021-22	\$96	\$1,266	\$1	\$1	\$0	\$0
2022-23	\$122	\$1,291	\$1	\$1	\$0	\$0
2023-24	\$148	\$1,317	\$1	\$1	\$0	\$0
2024-25	\$174	\$1,343	\$2	\$1	\$0	\$0
2025-26	\$201	\$1,370	\$2	\$1	\$0	\$0
2026-27	\$11,662	\$12,831	\$117	\$75	\$0	\$0
2027-28	\$11,918	\$13,088	\$119	\$77	\$0	\$0
1 2028-29	\$122,675	\$123,844	\$1,227	\$792	\$792	\$792
2 2029-30	\$125,152	\$126,321	\$1,252	\$808	\$808	\$808
3 2030-31	\$127,678	\$128,848	\$1,277	\$825	\$825	\$825
4 2031-32	\$130,255	\$131,425	\$1,303	\$841	\$841	\$841
5 2032-33	\$132,884	\$134,053	\$1,329	\$858	\$858	\$858
6 2033-34	\$135,565	\$136,734	\$1,356	\$876	\$876	\$876
7 2034-35	\$138,299	\$139,469	\$1,383	\$893	\$893	\$893
8 2035-36	\$141,089	\$142,258	\$1,411	\$911	\$911	\$911
9 2036-37	\$143,934	\$145,103	\$1,439	\$930	\$930	\$930
10 2037-38	\$146,836	\$148,006	\$1,468	\$948	\$948	\$948
11 2038-39	\$149,796	\$150,966	\$1,498	\$968	\$968	\$968
12 2039-40	\$152,815	\$153,985	\$1,528	\$987	\$987	\$987
13 2040-41	\$155,895	\$157,065	\$1,559	\$1,007	\$1,007	\$1,007
14 2041-42	\$159,036	\$160,206	\$1,590	\$1,027	\$1,027	\$1,027
15 2042-43	\$162,241	\$163,410	\$1,622	\$1,048	\$1,048	\$1,048
16 2043-44	\$165,509	\$166,678	\$1,655	\$1,069	\$1,069	\$1,069
17 2044-45	\$168,842	\$170,012	\$1,688	\$1,091	\$1,091	\$1,091
18 2045-46	\$172,243	\$173,412	\$1,722	\$1,113	\$1,113	\$1,113
19 2046-47	\$175,711	\$176,880	\$1,757	\$1,135	\$1,135	\$1,135
20 2047-48	\$179,248	\$180,418	\$1,792	\$1,158	\$1,158	\$1,158
21 2048-49	\$182,857	\$184,026	\$1,829	\$1,181	\$1,181	\$1,181
22 2049-50	\$186,537	\$187,707	\$1,865	\$1,205	\$1,205	\$1,205
23 2050-51	\$190,291	\$191,461	\$1,903	\$1,229	\$1,229	\$1,229
24 2051-52	\$194,121	\$195,290	\$1,941	\$1,254	\$1,254	\$1,254
25 2052-53	\$198,026	\$199,196	\$1,980	\$1,279	\$1,279	\$1,279
26 2053-54	\$202,010	\$203,180	\$2,020	\$1,305	\$1,305	\$1,305
27 2054-55	\$206,074	\$207,243	\$2,061	\$1,331	\$1,331	\$1,331
28 2055-56	\$210,219	\$211,388	\$2,102	\$1,358	\$1,358	\$1,358
29 2056-57	\$214,447	\$215,616	\$2,144	\$1,385	\$1,385	\$1,385
30 2057-58	\$218,759	\$219,928	\$2,188	\$1,413	\$1,413	\$1,413
31 2058-59	\$223,158	\$224,327	\$2,232	\$1,441	\$1,441	\$1,441
32 2059-60	\$227,644	\$228,814	\$2,276	\$1,470	\$1,470	\$1,470
33 2060-61	\$232,220	\$233,390	\$2,322	\$1,500	\$1,500	\$1,500
34 2061-62	\$236,888	\$238,058	\$2,369	\$1,530	\$1,530	\$1,530
35 2062-63	\$241,649	\$242,819	\$2,416	\$1,561	\$1,561	\$1,561
36 2063-64	\$246,506	\$247,675	\$2,465	\$1,592	\$1,592	\$1,592
37 2064-65	\$251,459	\$252,629	\$2,515	\$1,624	\$1,624	\$1,624
38 2065-66	\$256,512	\$257,681	\$2,565	\$1,657	\$1,657	\$1,657
39 2066-67	\$261,665	\$262,835	\$2,617	\$1,690	\$1,690	\$1,690
40 2067-68	\$266,922	\$268,092	\$2,669	\$1,724	\$1,724	\$1,724
41 2068-69	\$272,284	\$273,453	\$2,723	\$1,759	\$1,759	\$1,759
42 2069-70	\$277,753	\$278,922	\$2,778	\$1,794	\$1,794	\$1,794
43 2070-71	\$283,331	\$284,501	\$2,833	\$1,830	\$1,830	\$1,830
44 2071-72	\$289,021	\$290,191	\$2,890	\$1,867	\$1,867	\$1,867
45 2072-73	\$294,825	\$295,995	\$2,948	\$1,904	\$1,904	\$1,904
<b>Nominal TOTAL</b>			<b>\$89,000</b>	<b>\$57,000</b>	<b>\$57,000</b>	<b>\$57,000</b>
<b>2017 (3% discount)</b>			<b>\$33,000</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$21,000</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

Table B4.13

Sub-Project Area I-13 (Mission Square), AV and Projection of Mission Rock IFD Tax Revenue (\$000s)  
 Mission Rock IFD Fiscal Impact Analysis  
 San Francisco, CA

Fiscal Year [1]	Incremental AV	Total AV	Possessory/ Property Tax Increment 1%	Possessory/ Property Tax Increment to City 64.59%	Total Available Revenues to IFD	Total Taxes Allocated to IFD 100%
<i>FY 2017-18 Base AV = \$0</i>						
2017-18	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$0	\$0	\$0	\$0	\$0	\$0
2020-21	\$0	\$0	\$0	\$0	\$0	\$0
2021-22	\$0	\$0	\$0	\$0	\$0	\$0
2022-23	\$0	\$0	\$0	\$0	\$0	\$0
2023-24	\$0	\$0	\$0	\$0	\$0	\$0
2024-25	\$0	\$0	\$0	\$0	\$0	\$0
2025-26	\$0	\$0	\$0	\$0	\$0	\$0
2026-27	\$0	\$0	\$0	\$0	\$0	\$0
2027-28	\$0	\$0	\$0	\$0	\$0	\$0
2028-29	\$0	\$0	\$0	\$0	\$0	\$0
2029-30	\$0	\$0	\$0	\$0	\$0	\$0
2030-31	\$0	\$0	\$0	\$0	\$0	\$0
2031-32	\$0	\$0	\$0	\$0	\$0	\$0
2032-33	\$0	\$0	\$0	\$0	\$0	\$0
2033-34	\$0	\$0	\$0	\$0	\$0	\$0
2034-35	\$0	\$0	\$0	\$0	\$0	\$0
2035-36	\$0	\$0	\$0	\$0	\$0	\$0
2036-37	\$0	\$0	\$0	\$0	\$0	\$0
2037-38	\$0	\$0	\$0	\$0	\$0	\$0
2038-39	\$0	\$0	\$0	\$0	\$0	\$0
2039-40	\$0	\$0	\$0	\$0	\$0	\$0
2040-41	\$0	\$0	\$0	\$0	\$0	\$0
2041-42	\$0	\$0	\$0	\$0	\$0	\$0
2042-43	\$0	\$0	\$0	\$0	\$0	\$0
2043-44	\$0	\$0	\$0	\$0	\$0	\$0
2044-45	\$0	\$0	\$0	\$0	\$0	\$0
2045-46	\$0	\$0	\$0	\$0	\$0	\$0
2046-47	\$0	\$0	\$0	\$0	\$0	\$0
2047-48	\$0	\$0	\$0	\$0	\$0	\$0
2048-49	\$0	\$0	\$0	\$0	\$0	\$0
2049-50	\$0	\$0	\$0	\$0	\$0	\$0
2050-51	\$0	\$0	\$0	\$0	\$0	\$0
2051-52	\$0	\$0	\$0	\$0	\$0	\$0
2052-53	\$0	\$0	\$0	\$0	\$0	\$0
2053-54	\$0	\$0	\$0	\$0	\$0	\$0
2054-55	\$0	\$0	\$0	\$0	\$0	\$0
2055-56	\$0	\$0	\$0	\$0	\$0	\$0
2056-57	\$0	\$0	\$0	\$0	\$0	\$0
2057-58	\$0	\$0	\$0	\$0	\$0	\$0
2058-59	\$0	\$0	\$0	\$0	\$0	\$0
2059-60	\$0	\$0	\$0	\$0	\$0	\$0
2060-61	\$0	\$0	\$0	\$0	\$0	\$0
2061-62	\$0	\$0	\$0	\$0	\$0	\$0
2062-63	\$0	\$0	\$0	\$0	\$0	\$0
2063-64	\$0	\$0	\$0	\$0	\$0	\$0
2064-65	\$0	\$0	\$0	\$0	\$0	\$0
2065-66	\$0	\$0	\$0	\$0	\$0	\$0
2066-67	\$0	\$0	\$0	\$0	\$0	\$0
2067-68	\$0	\$0	\$0	\$0	\$0	\$0
2068-69	\$0	\$0	\$0	\$0	\$0	\$0
2069-70	\$0	\$0	\$0	\$0	\$0	\$0
2070-71	\$0	\$0	\$0	\$0	\$0	\$0
2071-72	\$0	\$0	\$0	\$0	\$0	\$0
<b>Nominal TOTAL [2]</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2017 (3% discount) [2]</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

[1] Base year Aggregate AV is AV in FY 2017/18, which is \$16,014,000. For Base year AV for individual blocks, see Table B3.1

[2] Figures rounded.

**Table C1**  
**Existing Persons Served and Population**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

		<b>Assumption</b>
<b>General Assumptions</b>		
Base Fiscal Year [1]		FY 2017-18
<b>General Demographic Characteristics</b>		
<b>City and County of San Francisco</b>		
Population [2]		874,228
Employment [3]		593,224
<b>Total Persons Served</b>	<i>0.50 per employee</i>	1,170,840

Source: California Department of Finance; Esri Business Summary Report; KMA.

- [1] Base fiscal numbers comes from the City and County of San Francisco, FY 2017-18. Revenues and expenditures are in 2017 dollars.
- [2] State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2017.
- [3] Esri, Business Summary Report, Total Employees, 2017, City of San Francisco.

**Table C2**  
**Population and Total Persons Served Through Buildout**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

Development Project	Assumption/ Source	Buildout	Fiscal Year of Sale																	
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
			Assessed Value Added to Tax Roll (FY)																	
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	
<b>Residential Population</b>																				
<b>Market Rate</b>																				
New Residential Units	Table B1	801	0	0	0	0	0	327	0	156	202	116	0	0	0	0	0	0	0	
Cumulative Residential Units			0	0	0	0	0	327	327	483	685	801	801	801	801	801	801	801	801	
Occupancy Rate [2]	95%																			
Occupied Residential Units		761	0	0	0	0	0	311	311	459	651	761	761	761	761	761	761	761	761	
Persons/Unit [1]	2.35																			
<b>Population (rounded)</b>		<b>1,788</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>730</b>	<b>730</b>	<b>1,078</b>	<b>1,529</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	
<b>BMR</b>																				
New Residential Units	Table B1	526	0	0	0	0	0	215	0	103	132	76	0	0	0	0	0	0	0	
Cumulative Residential Units			0	0	0	0	0	215	215	318	450	526	526	526	526	526	526	526	526	
Occupancy Rate [2]	98%																			
Occupied Residential Units		515	0	0	0	0	0	211	211	312	441	515	515	515	515	515	515	515	515	
Persons/Unit [1]	2.35																			
<b>Population (rounded)</b>		<b>1,211</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>495</b>	<b>495</b>	<b>732</b>	<b>1,036</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	
<b>Total, Market Rate and BMR</b>																				
Occupied Residential Units		1,276	0	0	0	0	0	521	521	770	1,092	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	
Persons/Unit [1]	2.35																			
<b>Population (rounded)</b>		<b>2,999</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,225</b>	<b>1,225</b>	<b>1,810</b>	<b>2,565</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	
<b>Employee Population</b>																				
New Office SF	Table B1	1,231,091	0	0	0	0	0	522,352	0	449,823	129,458	129,458	0	0	0	0	0	0	0	
Cumulative Office SF			0	0	0	0	0	522,352	522,352	972,175	1,101,633	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	
Occupancy Rate [4]	95%																			
Office SF (Occupied)		1,169,536	0	0	0	0	0	496,234	496,234	923,566	1,046,551	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	
Sq. Ft./Employee [1]	276																			
<b>Office Employees (rounded)</b>		<b>4,237</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,798</b>	<b>1,798</b>	<b>3,346</b>	<b>3,792</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	
New Retail SF	Table B1	248,931	0	0	0	0	0	98,865	0	56,764	38,579	44,723	10,000	0	0	0	0	0	0	
Cumulative Retail SF			0	0	0	0	0	98,865	98,865	155,629	194,208	238,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	
Occupancy Rate [4]	90%																			
Retail SF (Occupied)		224,038	0	0	0	0	0	88,979	88,979	140,066	174,787	215,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	
Sq. Ft./Employee [1]	327																			
<b>Retail Employees (rounded)</b>		<b>685</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>272</b>	<b>272</b>	<b>428</b>	<b>535</b>	<b>658</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	
New Production SF		202,500	0	0	0	0	0	0	0	0	0	0	202,500	0	0	0	0	0	0	
Cumulative Production SF			0	0	0	0	0	0	0	0	0	0	202,500	202,500	202,500	202,500	202,500	202,500	202,500	
Occupancy Rate [4]	90%																			
Production SF (Occupied)		182,250	0	0	0	0	0	0	0	0	0	0	182,250	182,250	182,250	182,250	182,250	182,250	182,250	
Sq. Ft./Employee [1]	1,213																			
<b>Production Employees (rounded)</b>		<b>150</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>	<b>0</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	
New Parking SF		983,876	0	0	0	0	0	0	0	983,876	0	0	0	0	0	0	0	0	0	
Cumulative Parking SF			0	0	0	0	0	0	0	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	
Occupancy Rate [4]	90%																			
Parking SF (Occupied)		885,488	0	0	0	0	0	0	0	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	
Sq. Ft./Employee [4]	75,000																			
<b>Parking Employees (rounded)</b>		<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	
<b>Total Employees</b>		<b>5,084</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,070</b>	<b>2,070</b>	<b>3,786</b>	<b>4,339</b>	<b>4,907</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	
<b>Total Persons Served</b>																				
<b>Total Persons Served [3]</b>		<b>5,541</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,260</b>	<b>2,260</b>	<b>3,703</b>	<b>4,735</b>	<b>5,453</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	

[1] As per Draft Environmental Impact Report - Volume 2, Seawall Lot 337 and Pier 48 Mixed-Use Project EIR, April 26, 2017

[2] The assumptions are provided by EPS.

[3] Total persons served = residents + 0.5\*employees.

[4] KMA assumptions.

**Table C2**  
**Population and Total Persons Ser**  
**Mission Rock IFD Fiscal Impact An**  
**San Francisco, CA**

Development Project	Fiscal Year of Sale																			
	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)																			
	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Residential Population</b>																				
<b>Market Rate</b>																				
New Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Residential Units	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801
Occupancy Rate [2]																				
Occupied Residential Units	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>
<b>BMR</b>																				
New Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Residential Units	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526
Occupancy Rate [2]																				
Occupied Residential Units	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>
<b>Total, Market Rate and BMR</b>																				
Occupied Residential Units	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>
<b>Employee Population</b>																				
New Office SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Office SF	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091
Occupancy Rate [4]																				
Office SF (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Sq. Ft./Employee [1]																				
<b>Office Employees (rounded)</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>
New Retail SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Retail SF	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931
Occupancy Rate [4]																				
Retail SF (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Sq. Ft./Employee [1]																				
<b>Retail Employees (rounded)</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>
New Production SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Production SF	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500
Occupancy Rate [4]																				
Production SF (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Sq. Ft./Employee [1]																				
<b>Production Employees (rounded)</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>
New Parking SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Parking SF	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876
Occupancy Rate [4]																				
Parking SF (Occupied)	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488
Sq. Ft./Employee [4]																				
<b>Parking Employees (rounded)</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Total Employees</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>
<b>Total Persons Served</b>																				
<b>Total Persons Served [3]</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>

[1] As per Draft Environmental Impact Report - Volume 2, Seawall Lot 337 and Pier 48 Mixed-Use Project EIR, April 26, 2017

[2] The assumptions are provided by EPS.

[3] Total persons served = residents + 0.5\*employees.

[4] KMA assumptions.

**Table C2**  
**Population and Total Persons Ser**  
**Mission Rock IFD Fiscal Impact An**  
**San Francisco, CA**

Development Project	Fiscal Year of Sale																			
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73
	Assessed Value Added to Tax Roll (FY)										Assessed Value Added to Tax Roll (FY)									
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75
<b>Residential Population</b>																				
<b>Market Rate</b>																				
New Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Residential Units	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801	801
Occupancy Rate [2]																				
Occupied Residential Units	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761	761
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>	<b>1,788</b>
<b>BMR</b>																				
New Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Residential Units	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526
Occupancy Rate [2]																				
Occupied Residential Units	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>	<b>1,211</b>
<b>Total, Market Rate and BMR</b>																				
Occupied Residential Units	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276
Persons/Unit [1]																				
<b>Population (rounded)</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>	<b>2,999</b>
<b>Employee Population</b>																				
New Office SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Office SF	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091	1,231,091
Occupancy Rate [4]																				
Office SF (Occupied)	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536	1,169,536
Sq. Ft./Employee [1]																				
<b>Office Employees (rounded)</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>
New Retail SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Retail SF	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931	248,931
Occupancy Rate [4]																				
Retail SF (Occupied)	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038	224,038
Sq. Ft./Employee [1]																				
<b>Retail Employees (rounded)</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>685</b>
New Production SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Production SF	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500	202,500
Occupancy Rate [4]																				
Production SF (Occupied)	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250	182,250
Sq. Ft./Employee [1]																				
<b>Production Employees (rounded)</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>
New Parking SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Parking SF	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876	983,876
Occupancy Rate [4]																				
Parking SF (Occupied)	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488	885,488
Sq. Ft./Employee [4]																				
<b>Parking Employees (rounded)</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Total Employees</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>	<b>5,084</b>
<b>Total Persons Served</b>																				
<b>Total Persons Served [3]</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>

[1] As per Draft Environmental Impact Report - Volume 2, Seawall Lot 337 and Pier 48 Mixed-Use Project EIR, April 26, 2017

[2] The assumptions are provided by EPS.

[3] Total persons served = residents + 0.5\*employees.

[4] KMA assumptions.



**Table C3**  
**Average Income and Annual Taxable Retail Expenditures for Residential Units (2017\$)**  
**Mission Rock IFD Fiscal Impact Analysis**  
**San Francisco, CA**

<b>Residential Land Use</b>	<b>Assumption</b>	<b>Multifamily</b>
<b>Estimated Renter Household Income (Market Rate)</b>		
Average Rent [1]		\$4,556
Housing Expenditure % of Income	30%	
<b>Annual Average Renter Household Income</b>		<b>\$182,227</b>
<b>Average Retail Expenditures</b>		
Income Spent on Taxable Retail Sales [2]		30.1%
<b>Average Retail Expenditures (rounded)</b>		<b>\$55,000</b>
<b>Average Low Income Household Income [3]</b>		
45% AMI (Extremely Low)		\$31,600
55% AMI (Very Low)		\$52,650
90% AMI (Low Income)		\$84,300
120% AMI (Median Income)		\$92,250
150% AMI (Moderate Income)		\$110,700
	<u>Income Spent on</u>	
	<u>Taxable Retail</u>	
<b>Average Retail Expenditures</b>	<u>Sales [2]</u>	
45% AMI	30.1%	<b>\$10,000</b>
55% AMI	30.1%	<b>\$16,000</b>
90% AMI	30.1%	<b>\$25,000</b>
120% AMI	30.1%	<b>\$28,000</b>
150% AMI	30.1%	<b>\$33,000</b>

[1] Table C4.

[2] CA Board of Equalization Taxable Sales in California Report by Type of Business for Cities and Counties - 2015, San Francisco; US Census, American Community Survey, 2011-2015 5-Year Estimates.

[3] Official State Income Limits for 2017 (effective June 9, 2017) by California Department of Housing and Community Development. Since the ACS indicates the average size of household is 2.1 people, KMA uses the numbers of household with 2 persons.

Table C4  
Rents - Market Rate  
Mission Rock IFD Fiscal Impact Analysis  
San Francisco, CA

Unit Type	Avg. Size [1]	PARCEL A [1]			PARCEL D1 and D2 [1]			PARCEL F [1]			PARCEL I [1]			PARCEL K [1]			Total [2]		
		Units	Monthly Rent	Subtotal Rent [2]	Units	Monthly Rent	Subtotal Rent [2]	Units	Monthly Rent	Subtotal Rent [2]	Units	Monthly Rent	Subtotal Rent [2]	Units	Monthly Rent	Subtotal Rent [2]	Total Rent	Total Units	Avg. Rent
<b>Market Rate</b>																			
Junior 1 BDR	450	62	\$3,000	\$186,000	38	\$3,000	\$114,000	51	\$3,000	\$153,000	29	\$3,000	\$87,000	20	\$3,500	\$70,000	\$610,000	200	\$3,050
1 BDR / 1 Bath	700	99	\$4,400	\$435,600	63	\$4,400	\$277,200	81	\$4,400	\$356,400	46	\$4,400	\$202,400	31	\$4,900	\$151,900	\$1,423,500	320	\$4,448
2 BDR / 2 Bath	1,000	81	\$5,600	\$453,600	51	\$5,600	\$285,600	65	\$5,600	\$364,000	38	\$5,600	\$212,800	26	\$6,100	\$158,600	\$1,474,600	261	\$5,650
3 BDR / 3 Bath	1,250	6	\$7,000	\$42,000	4	\$7,000	\$28,000	5	\$7,000	\$35,000	3	\$7,000	\$21,000	2	\$7,500	\$15,000	\$141,000	20	\$7,050
<b>Subtotal</b>		<b>248</b>		<b>\$1,117,200</b>	<b>156</b>		<b>\$704,800</b>	<b>202</b>		<b>\$908,400</b>	<b>116</b>		<b>\$523,200</b>	<b>79</b>		<b>\$395,500</b>	<b>\$3,649,100</b>	<b>801</b>	<b>\$4,556</b>
<b>BMR - 45% AMI</b>																			
Junior 1 BDR	450	2	\$908	\$1,816	1	\$908	\$908	2	\$908	\$1,816	1	\$908	\$908	1	\$908	\$908	\$6,356	7	\$908
1 BDR / 1 Bath	700	3	\$1,038	\$3,114	2	\$1,038	\$2,076	3	\$1,038	\$3,114	2	\$1,038	\$2,076	1	\$1,038	\$1,038	\$11,418	11	\$1,038
2 BDR / 2 Bath	1,000	3	\$1,168	\$3,504	2	\$1,168	\$2,336	2	\$1,168	\$2,336	1	\$1,168	\$1,168	1	\$1,168	\$1,168	\$10,512	9	\$1,168
3 BDR / 3 Bath	1,250	0	\$1,298	\$0	0	\$1,298	\$0	0	\$1,298	\$0	0	\$1,298	\$0	0	\$1,298	\$0	\$0	0	\$0
<b>Subtotal</b>		<b>8</b>		<b>\$8,434</b>	<b>5</b>		<b>\$5,320</b>	<b>7</b>		<b>\$7,266</b>	<b>4</b>		<b>\$4,152</b>	<b>3</b>		<b>\$3,114</b>	<b>\$28,286</b>	<b>27</b>	<b>\$1,048</b>
<b>BMR - 55% AMI</b>																			
Junior 1 BDR	450	10	\$1,063	\$10,630	7	\$1,063	\$7,441	8	\$1,063	\$8,504	5	\$1,063	\$5,315	3	\$1,063	\$3,189	\$35,079	33	\$1,063
1 BDR / 1 Bath	700	16	\$1,214	\$19,424	10	\$1,214	\$12,140	13	\$1,214	\$15,782	8	\$1,214	\$9,712	5	\$1,214	\$6,070	\$63,128	52	\$1,214
2 BDR / 2 Bath	1,000	13	\$1,353	\$17,589	8	\$1,353	\$10,824	11	\$1,353	\$14,883	6	\$1,353	\$8,118	4	\$1,353	\$5,412	\$56,826	42	\$1,353
3 BDR / 3 Bath	1,250	1	\$1,478	\$1,478	1	\$1,478	\$1,478	1	\$1,478	\$1,478	1	\$1,478	\$1,478	0	\$1,478	\$0	\$5,912	4	\$1,478
<b>Subtotal</b>		<b>40</b>		<b>\$49,121</b>	<b>26</b>		<b>\$31,883</b>	<b>33</b>		<b>\$40,647</b>	<b>20</b>		<b>\$24,623</b>	<b>12</b>		<b>\$14,671</b>	<b>\$160,945</b>	<b>131</b>	<b>\$1,229</b>
<b>BMR - 90% AMI</b>																			
Junior 1 BDR	450	4	\$1,769	\$7,076	3	\$1,769	\$5,307	3	\$1,769	\$5,307	2	\$1,769	\$3,538	1	\$1,769	\$1,769	\$22,997	13	\$1,769
1 BDR / 1 Bath	700	7	\$2,021	\$14,147	4	\$2,021	\$8,084	5	\$2,021	\$10,105	3	\$2,021	\$6,063	2	\$2,021	\$4,042	\$42,441	21	\$2,021
2 BDR / 2 Bath	1,000	5	\$2,262	\$11,310	3	\$2,262	\$6,786	4	\$2,262	\$9,048	2	\$2,262	\$4,524	2	\$2,262	\$4,524	\$36,192	16	\$2,262
3 BDR / 3 Bath	1,250	0	\$2,487	\$0	0	\$2,487	\$0	0	\$2,487	\$0	0	\$2,487	\$0	0	\$2,487	\$0	\$0	0	\$0
<b>Subtotal</b>		<b>16</b>		<b>\$32,533</b>	<b>10</b>		<b>\$20,177</b>	<b>12</b>		<b>\$24,460</b>	<b>7</b>		<b>\$14,125</b>	<b>5</b>		<b>\$10,335</b>	<b>\$101,630</b>	<b>50</b>	<b>\$2,033</b>
<b>BMR - 120% AMI</b>																			
Junior 1 BDR	450	18	\$2,374	\$42,732	11	\$2,374	\$26,114	14	\$2,374	\$33,236	8	\$2,374	\$18,992	6	\$2,374	\$14,244	\$135,318	57	\$2,374
1 BDR / 1 Bath	700	28	\$2,713	\$75,964	18	\$2,713	\$48,834	23	\$2,713	\$62,399	13	\$2,713	\$35,269	9	\$2,713	\$24,417	\$246,883	91	\$2,713
2 BDR / 2 Bath	1,000	23	\$3,040	\$69,920	14	\$3,040	\$42,560	19	\$3,040	\$57,760	11	\$3,040	\$33,440	7	\$3,040	\$21,280	\$224,960	74	\$3,040
3 BDR / 3 Bath	1,250	2	\$3,352	\$6,704	1	\$3,352	\$3,352	1	\$3,352	\$3,352	1	\$3,352	\$3,352	1	\$3,352	\$3,352	\$20,112	6	\$3,352
<b>Subtotal</b>		<b>71</b>		<b>\$195,320</b>	<b>44</b>		<b>\$120,860</b>	<b>57</b>		<b>\$156,747</b>	<b>33</b>		<b>\$91,053</b>	<b>23</b>		<b>\$63,293</b>	<b>\$627,273</b>	<b>228</b>	<b>\$2,751</b>
<b>BMR - 150% AMI</b>																			
Junior 1 BDR	450	7	\$2,979	\$20,853	5	\$2,979	\$14,895	6	\$2,979	\$17,874	3	\$2,979	\$8,937	2	\$2,979	\$5,958	\$68,517	23	\$2,979
1 BDR / 1 Bath	700	11	\$3,405	\$37,455	7	\$3,405	\$23,835	9	\$3,405	\$30,645	5	\$3,405	\$17,025	4	\$3,405	\$13,620	\$122,580	36	\$3,405
2 BDR / 2 Bath	1,000	9	\$3,818	\$34,362	6	\$3,818	\$22,908	8	\$3,818	\$30,544	4	\$3,818	\$15,272	3	\$3,818	\$11,454	\$114,540	30	\$3,818
3 BDR / 3 Bath	1,250	1	\$4,217	\$4,217	0	\$4,217	\$0	0	\$4,217	\$0	0	\$4,217	\$0	0	\$4,217	\$0	\$4,217	1	\$4,217
<b>Subtotal</b>		<b>28</b>		<b>\$96,887</b>	<b>18</b>		<b>\$61,638</b>	<b>23</b>		<b>\$79,063</b>	<b>12</b>		<b>\$41,234</b>	<b>9</b>		<b>\$31,032</b>	<b>\$309,854</b>	<b>90</b>	<b>\$3,443</b>

[1] Provided by Seawall Lot 337 Associates, LLC.

[2] KMA calculations.