



SAN FRANCISCO
RECREATION
& PARKS

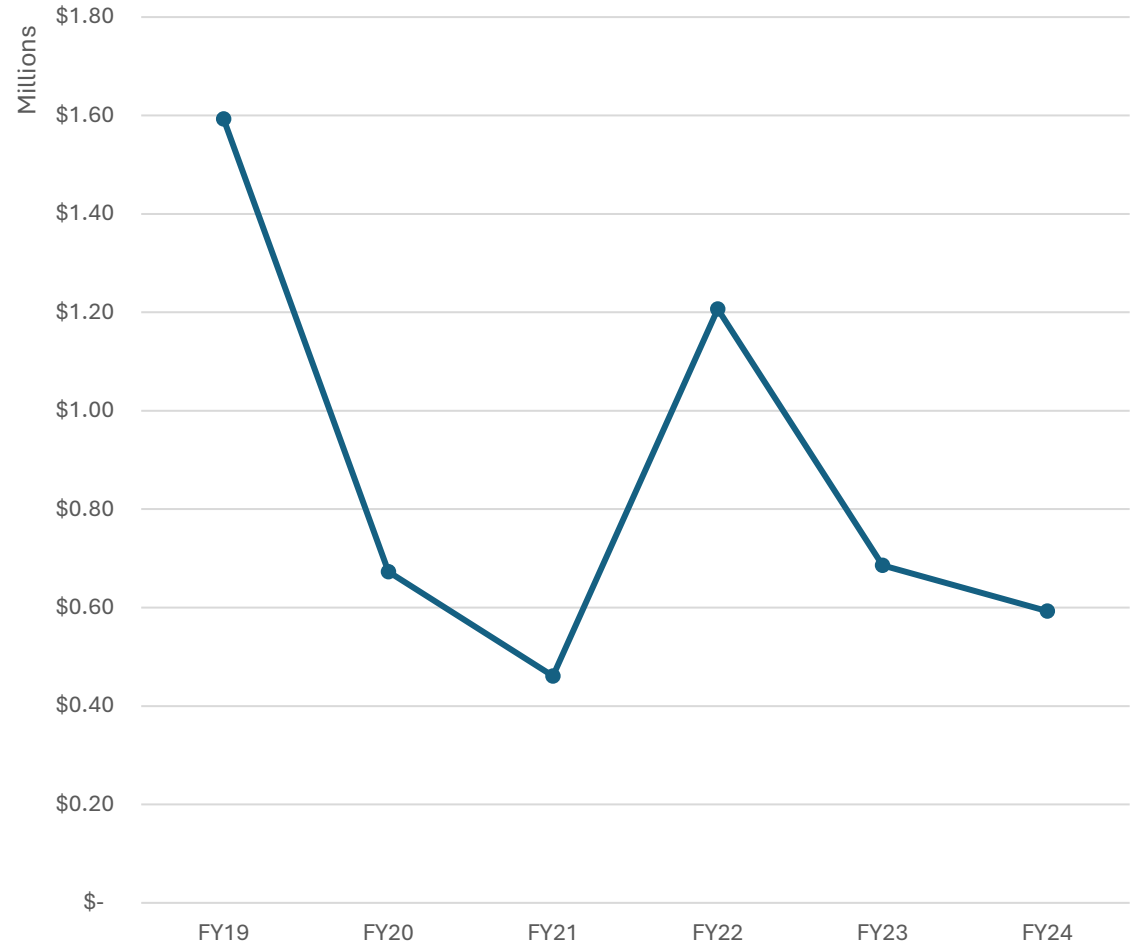
SAN FRANCISCO MARINA SMALL CRAFT HARBOR FEES FY 2024-25

General Fund Transfers and Subsidies

Since, FY 18-19, a total of \$5.2M has been directly transferred from the General Fund.

Additionally, Marina structural maintenance and gardening costs charged outside the Marina Fund totaled \$270,000 in FY22-23.

Marina General Fund Subsidies FY 18/19 to FY 23/24



January 2024 BLA Analyst Report

The Budget and Legislative Analyst (BLA) conducted a January 2024 “financial analysis of the Marina Yacht Harbor, including the annual fee revenue generated, General Fund subsidy, and options to reduce the General Fund Subsidy”

On page 16 of the BLA report, the report calculated that the total fee increase necessary “to fully cover Marina operating expenditures and eliminate the need for General Fund support” was 31.4%.

Exhibit 13: Marina Budget Adjusted to Cover General Fund

Expenditures	FY 2024-25	Change	FY 2025-26
Marina Fund Budgeted Expenditures	\$5,040,654	3%	\$5,191,874
Structural Maintenance	285,000	3	293,550
Total	\$5,325,654		\$5,485,424
Revenue	FY 2024-25	Change	FY 2025-26
General Fund (Subsidy)	\$645,954	-100%	\$0
General Fund (Supplemental)	285,000	-100	0
Permits	412,000	3	424,360
East & West Harbor Fees	3,375,000	31.42	4,435,425
Concessions	607,700	3	625,931
Total	\$5,325,654		\$5,485,716

Source: FY 2024-25 Operating Budget, BLA Analysis

Marina Fee Proposal

West Harbor and East Harbor Rates and Fees

Berths 25 feet to 60 feet

- 11.6% increase January 1, 2025 (15.7% compared to FY 23-24)
- 15.7% in FY 2025-26

Berths 70 feet to 95 feet

- 15.7% increase January 1, 2025 (20.0% compared to FY 23-24)
- 20.0% in FY 2025-26

San Francisco Residents – 15% rate reduction

Marina Capital Fund revenue was not analyzed as part of the Board of Supervisors Budget and Legislative Analyst Report

Proposed Monthly Rates

	Current	January 1, 2025	FY 2025-26
East Harbor - 30 feet			
Berthing Rate	\$377	\$420	\$486
SF Resident	\$377	\$357	\$413
West Harbor - 40 feet			
Berthing Rate	\$813	\$908	\$1,050
SF Resident	\$813	\$771	\$893
West Harbor - 70 feet			
Berthing Rate	\$1,486	\$1,719	\$2,064
SF Resident	\$1,486	\$1,461	\$1,754



Fee Proposal Justification



\$1.3 billion
City & County
of San Francisco
five-year deficit



\$7.3 million
in program reductions
proposed in RPD's
2-year budget



50 positions
from RPD workforce
proposed to be
unfunded

By eliminating the \$650k General Fund transfer, RPD can reallocate the funding towards:

- The cost of two playground resurfacings, or
- The cost of six custodians, or
- Two-thirds of Aquatics staffing.

If the legislation is rejected, the Marina will have a \$570k berthing rate deficit next year.

Implications if rate increased not approved

SERVICE REDUCTIONS

- Park Ranger security reduction
 - Already implemented due to delay of rate increase
- Marina Assistant position unfilled
 - Reduced hours of service to tenants (office hours and field staff)
 - Dock cleaning limit to one per year
 - Vessel inspections reduced to two days per week

LESS FUNDING AVAILABLE FOR DREDGING

- Increased risk of operations impact from any large winter storms

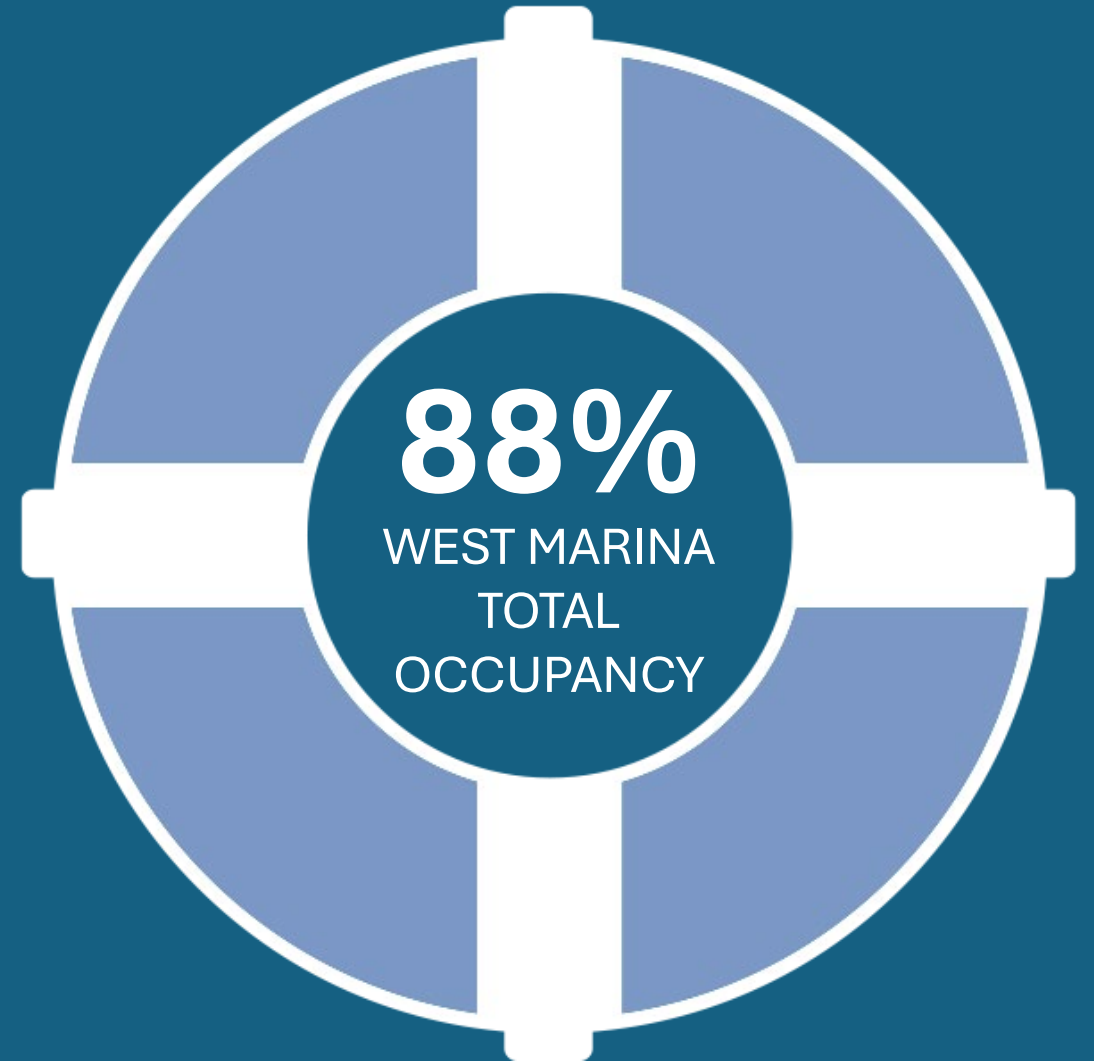
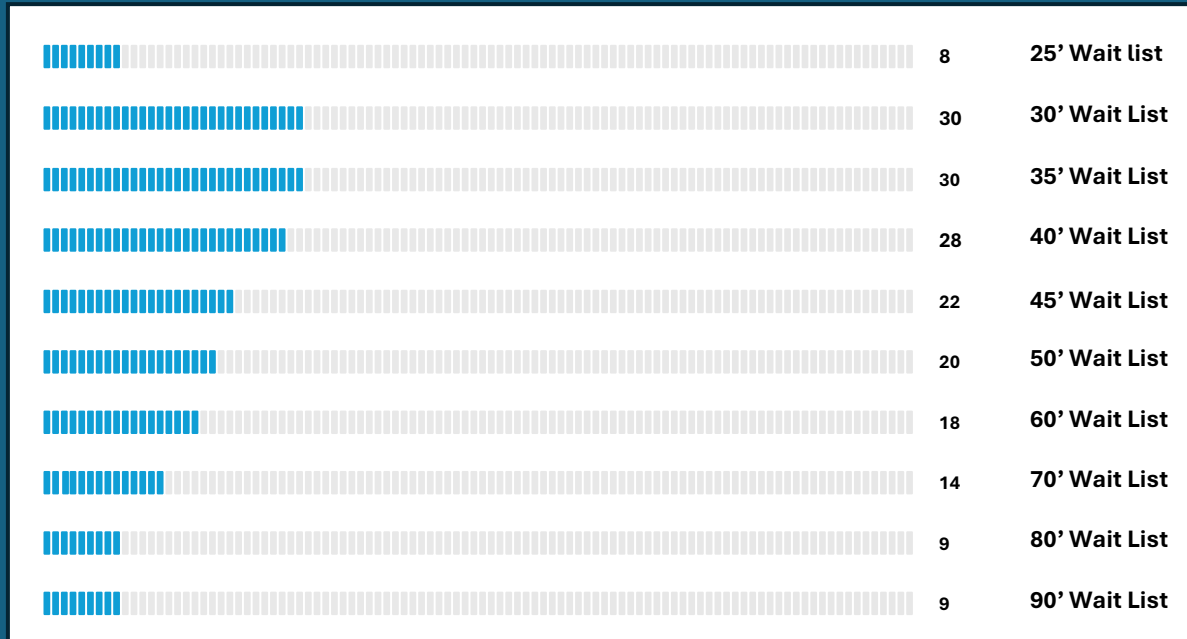
INCREASED MAINTENANCE DEFERRALS

- Sea wall repairs, sinkholes, and pavement upkeep



Marina Wait List and Current Occupancy

Substantial wait list program for all berthing sizes:



West Coast Marina Monthly Rate Comparison

Harbor - 40 foot slip	FY 25	Harbor - 40 foot slip ***	FY26
Newport Beach - CRC Marinas **	4350	Newport Beach - CRC Marinas **	4481
Newport Beach - Balboa Yacht Basin	2093	Newport Beach - Balboa Yacht Basin	2156
Newport Beach - Bayside Village **	1720	Newport Beach - Bayside Village **	1772
Marina Del Rey - Suntex	1372	Marina Del Rey - Suntex	1413
Marina Del Rey - AMLI	1289	Marina Del Rey - AMLI	1328
San Diego - Kona Kai	1270	San Diego - Kona Kai	1308
Redondo Beach - Port Royal	1200	Redondo Beach - Port Royal	1236
San Diego - Cabrillo Isle	1067	San Diego - Cabrillo Isle	1099
San Diego - Shelter Island	1034	San Diego - Shelter Island	1065
Seattle - Elliot Bay	943	San Francisco - MYH Proposed *	1050
San Francisco - MYH Proposed *	908	Seattle - Elliot Bay	971
Schoonmaker - Sausalito	880	Schoonmaker - Sausalito	906
Seattle - Bell Harbor	856	San Francisco - Proposed SF Discount *	893
Seattle - Salmon Bay	850	Seattle - Bell Harbor	882
Blue Water - Sausalito **	845	Seattle - Salmon Bay	876
Clipper Cove - Sausalito **	832	Blue Water - Sausalito **	870
South Beach - San Francisco	805	Clipper Cove - Sausalito **	857
San Francisco - MYH Proposed SF Discount *	771	South Beach - San Francisco	829

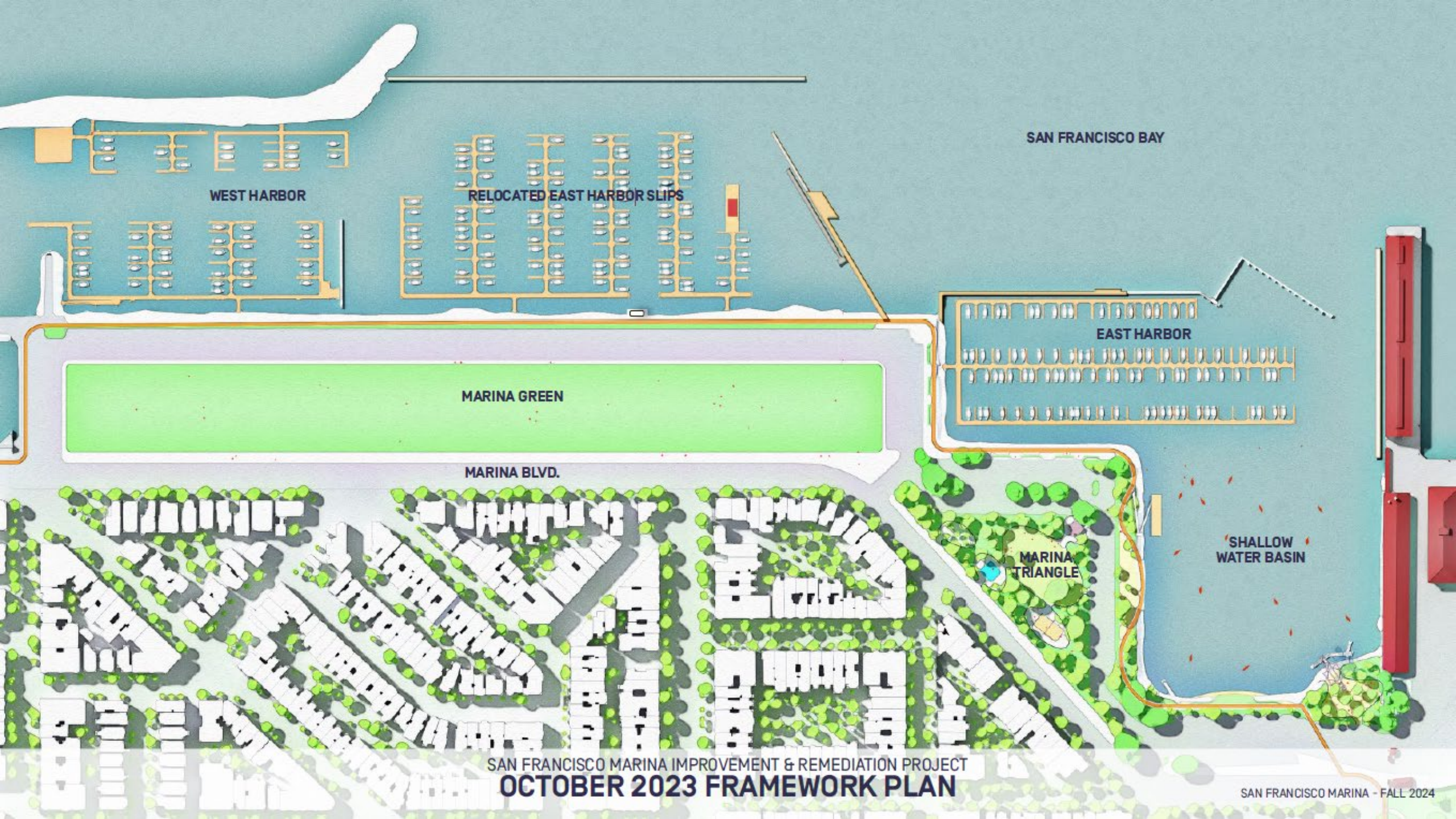
Data table includes a selection of local Marinas as well as three top of market Marinas in Orange County, Los Angeles County, San Diego, and Seattle.

While the San Francisco Marina Yacht Harbor would be at the top of the San Francisco market, it's rates would be less or comparable to other Marinas on the west coast.

* Does not include West Harbor Dredging Assessment in FY 25 nor FY 26

** Last available rates from 2023 used for FY 25; rates could be higher

*** FY 26 assumes a 3% CPI increase for all Marinas except the SF Marina Yacht Harbor



SAN FRANCISCO BAY

WEST HARBOR

RELOCATED EAST HARBOR SLIPS

EAST HARBOR

MARINA GREEN

MARINA BLVD.

MARINA TRIANGLE

SHALLOW WATER BASIN

SAN FRANCISCO MARINA IMPROVEMENT & REMEDIATION PROJECT
OCTOBER 2023 FRAMEWORK PLAN



BREAKWATER

WEST HARBOR

FUEL DOCK (TBD)

MARINA GREEN

BREAKWATER

EAST HARBOR

MARINA BLVD.

MARINA TRIANGLE

SHALLOW WATER BASIN

SAN FRANCISCO MARINA IMPROVEMENT & REMEDIATION PROJECT
PROPOSED FRAMEWORK PLAN

East Harbor Remediation Project

Highlights of Revised Plan:

- **Reduced Slip Count**: The revised plan includes 170 fewer slips to optimize space and improve functionality.
- **West Harbor Breakwater**: A 225-foot breakwater will be added off the Jetty, significantly reducing dredging needs. This design has been reviewed and approved by the Exploratorium and Wave Organ artist.
- **East Harbor Breakwater**: A permanent 180-foot breakwater replaces the floating wave attenuator for enhanced durability and wave protection.
- **Improved Slip Orientation**: Slips in the East Harbor have been reoriented to address boaters' concerns, ensuring better usability and safety.
- **Fuel Dock Relocation**: The fuel dock may be relocated to the West Harbor to enhance accessibility and streamline operations.

!TODAY!

2023

2024

2025

2026

2027

2030

COMMUNITY ENGAGEMENT

PHASE 1
COMMUNITY
MEETINGS
SPRING 2023

PHASE 2
COMMUNITY
MEETINGS

REC & PARK
COMMISSION
PRESENTATION
OCT. 19 2023

MORPHOLOGICAL AND
FINANCIAL MODELING
CONDUCTED

PHASE 3
COMMUNITY
MEETINGS
WINTER 2024

ENVIRONMENTAL REVIEW & PERMITTING

WATER BOARD
CLEAN UP ORDER

REC & PARK
COMMISSION
PROJECT
APPROVAL

DETAILED DESIGN

BIDDING & CONSTRUCTION

REC & PARK
COMMISSION
CONSTRUCTION
CONTRACT AWARD

SAN FRANCISCO MARINA IMPROVEMENT & REMEDIATION PROJECT
PROJECT SCEDULE

SAN FRANCISCO
RECREATION
& **PARKS**

THANK YOU