



EIFD Public Financing Authority No. 1 (PFA No. 1)



**Presentation of the Draft
Infrastructure Financing Plan (IFP)
San Francisco EIFD No. 3
(3333/3700 California Street)**



September 11, 2025

Goal of the 3333/3700 California Street EIFD

- The City's goal in proposing establishment of the EIFD was to help address a shortfall in financing for the provision of Facilities of communitywide significance that provide significant benefits and promote economic development and the construction of housing (including affordable housing) within the boundaries of the EIFD or the surrounding community



3333 & 3700 California Project Locations

- **3700 California** is located on a 4.9-acre site that encompasses 14 parcels. The site was previously occupied by Sutter Health's CPMC Hospital - all buildings are currently vacant.
- **3333 California** is located on a 10.25-acre site at the intersection of Laurel Heights and Presidio Heights. The site was previously occupied by UCSF's Laurel Heights Campus and is now vacant.



3333/3700 California Street EIFD PFA – Timeline

- November 5, 2024 – Resolution of Intention to Establish EIFD No. 3 (3333/3700 California Street) (“3333/3700 California Street EIFD”) approved by the Board of Supervisors
- November 19, 2024 – Development Agreement for 3333 California Street Project approved by the Board of Supervisors
- July 17, 2025 – 1st meeting of Public Financing Authority No. 1 held, and Resolution Directing Preparation of Infrastructure Financing Plan (IFP) approved
- ***September 11, 2025 – 2nd meeting of PFA No. 1 for the presentation of the Draft IFP***

Infrastructure Financing Plan (IFP) Overview

Key Elements of the IFP include:

1. Map and legal description of the 3333/3700 California Street EIFD (including multiple project areas)
2. Proposed public facilities and other forms of development and financial assistance proposed in the area of the 3333/3700 California Street EIFD
3. Communitywide significance finding
4. Financing Plan
 - a. Description of tax increment allocated to the 3333/3700 California Street EIFD
 - b. Projection of tax increment
 - c. Financing plan for facilities to be assisted by the 3333/3700 California Street EIFD
 - d. Aggregate limit on tax increment allocated to the 3333/3700 California Street EIFD
 - e. Time limit on tax increment allocation
 - f. Costs of providing facilities/services to the 3333/3700 California Street EIFD and projected revenues from development in the 3333/3700 California Street EIFD
 - g. Fiscal Impact Analysis
 - h. Goals of the 3333/3700 California Street EIFD for each project

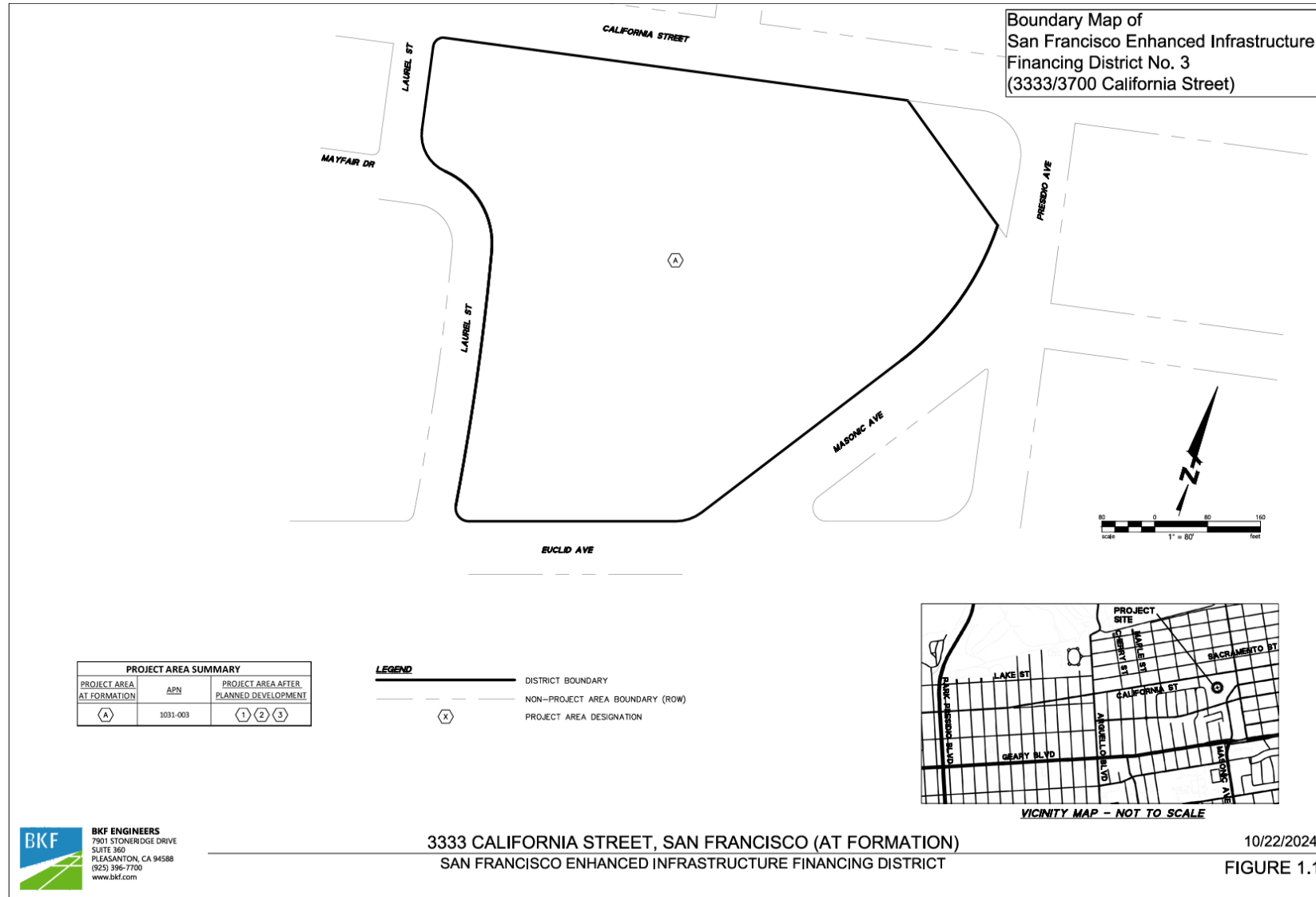
Description of 3333/3700 California Street EIFD Project Areas

- The 3333/3700 California Street EIFD will consist of four project areas at formation. Upon further subdivision of certain properties, the 3333/3700 California Street EIFD is expected to consist of six project areas.

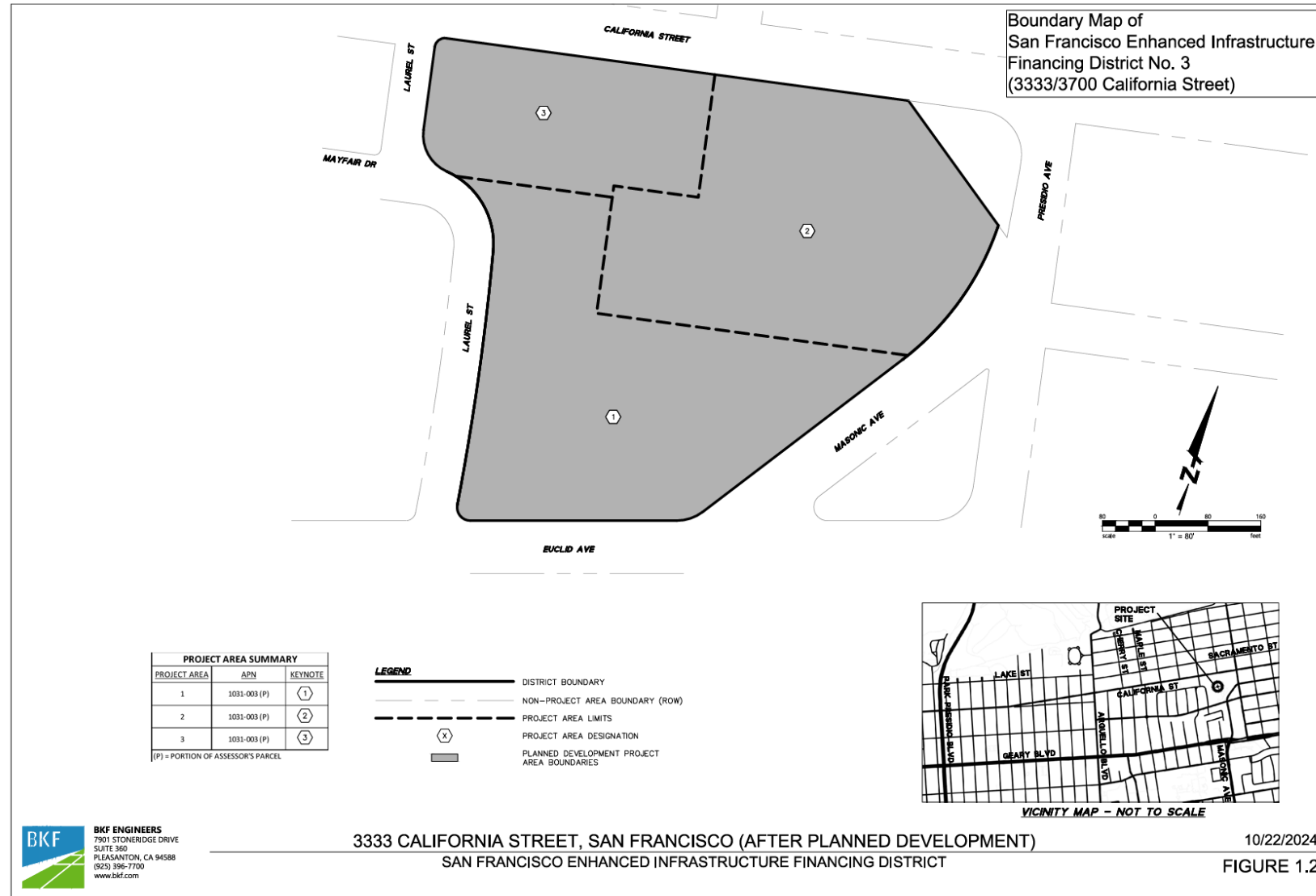
Project Area at Formation of EIFD	Project Area After Subdivision	APN at Formation ¹	APN Square Feet	FY 2025/26 Assessed Value
Project Area A	Project Area 1	1032-003	447,360	\$106,486,964 ¹
	Project Area 2			
	Project Area 3			
Project Area 4	Project Area 4	1015-052 and 1015-053	32,619	\$9,436,428
Project Area 5	Project Area 5	1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009	109,390	\$29,672,208
Project Area 6	Project Area 6	1017-027 and 1017-028	68,949	\$10,024,254
Total			658,318	\$155,619,854

¹ The property's taxable value will reflect the property's gross value of \$106,486,964, without regard to any exemptions related to a recently-terminated lease with the University of California, San Francisco. At formation of the EIFD, the assessed value of all Project Areas will be \$155,619,854.

3333 California Street Map at Formation



3333 California Street Anticipated Map After Subdivision



3700 California Street Map



Description of Proposed Public Facilities

- Public capital facilities or other projects (whether publicly- or privately-owned) of communitywide significance that are:
 - i. authorized by the EIFD Law and
 - ii. related to the development of the project known as the 3333/3700 California Street Project, including public capital facilities, privately-owned parks, open spaces, streets, streetscapes, and privately-owned affordable housing costs

Public Facility	Estimated Improvement Costs (\$millions)	Estimated Timing	Location
Parks / Open Spaces	\$12.0	2026-2031	3333 California Street Project
Streets	\$20.0	2026-2031	3333 California Street Project
Site Work	\$60.0	2026-2031	3333 California Street Project
Utilities	\$26.0	2026-2031	3333 California Street Project
Affordable Housing	\$105.0	2027-2030	3333 California Street Project
Streets, Sidewalks, & Utilities	\$31.0	2027-2029	3700 California Street Project
Affordable Housing (off-site)	\$31.0	2027-2030	3700 California Street Project
Total	\$285.0		

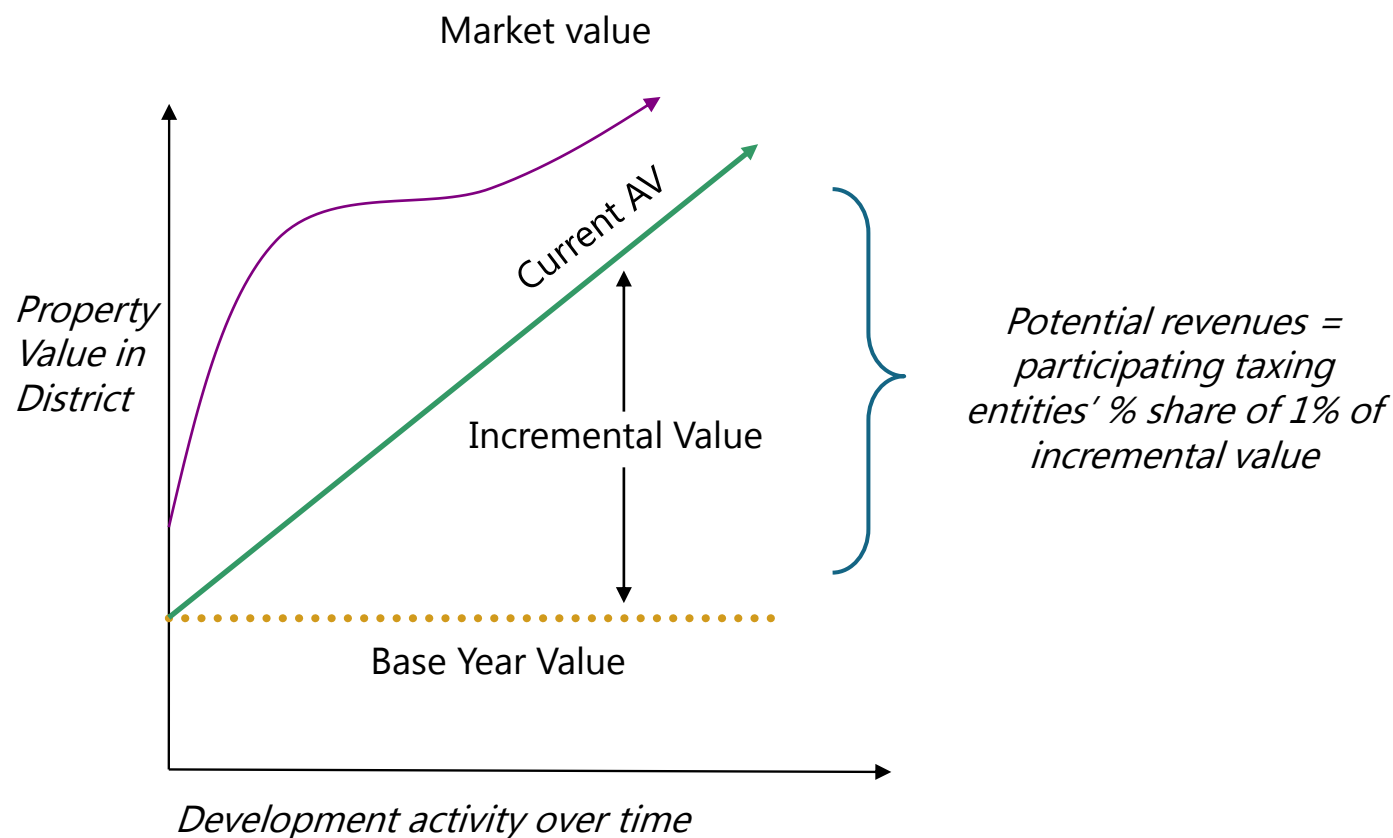
Finding of Communitywide Significance

Communitywide Significance Finding (See Section C of IFP for details)

- Finding assumes that the formation of the 3333/3700 California Street EID will enable the development of the 3333/3700 California Street Project, for which the City has determined will provide clear benefits to the public and neighboring communities, including:
 - i. affordable housing in excess of the number of units required pursuant to existing City ordinances, regulations, and policies
 - ii. workforce obligations, including significant training, employment, and economic development opportunities, related to the development and operation of the 3333/3700 California Street Project
 - iii. construction and maintenance of publicly accessible open space, totaling approximately 2.87 acres
 - iv. delivery of childcare spaces
 - v. measures to prioritize and promote travel by walking, biking, and transit and Streetscape Improvements

Tax Increment Overview

- The 3333/3700 California Street EIFD is projected to generate tax increment by capturing the growth in assessed value in the EIFD above the base year value—a portion of the increase in property tax revenues is allocated to fund infrastructure and other projects of communitywide significance



Financing Section

City IFD Guidelines

- The City's IFD Guidelines recommend a maximum allocation of 50% of the City's incremental property tax revenue and 50% of the City's VLF revenue
- In the formation of the 3333/3700 California Street EIFD, the City will not allocate actual VLF revenue and instead will allocate approximately 58% of it's share of Property tax equivalent—an amount equivalent to VLF revenue

Assuming Allocation of VLF

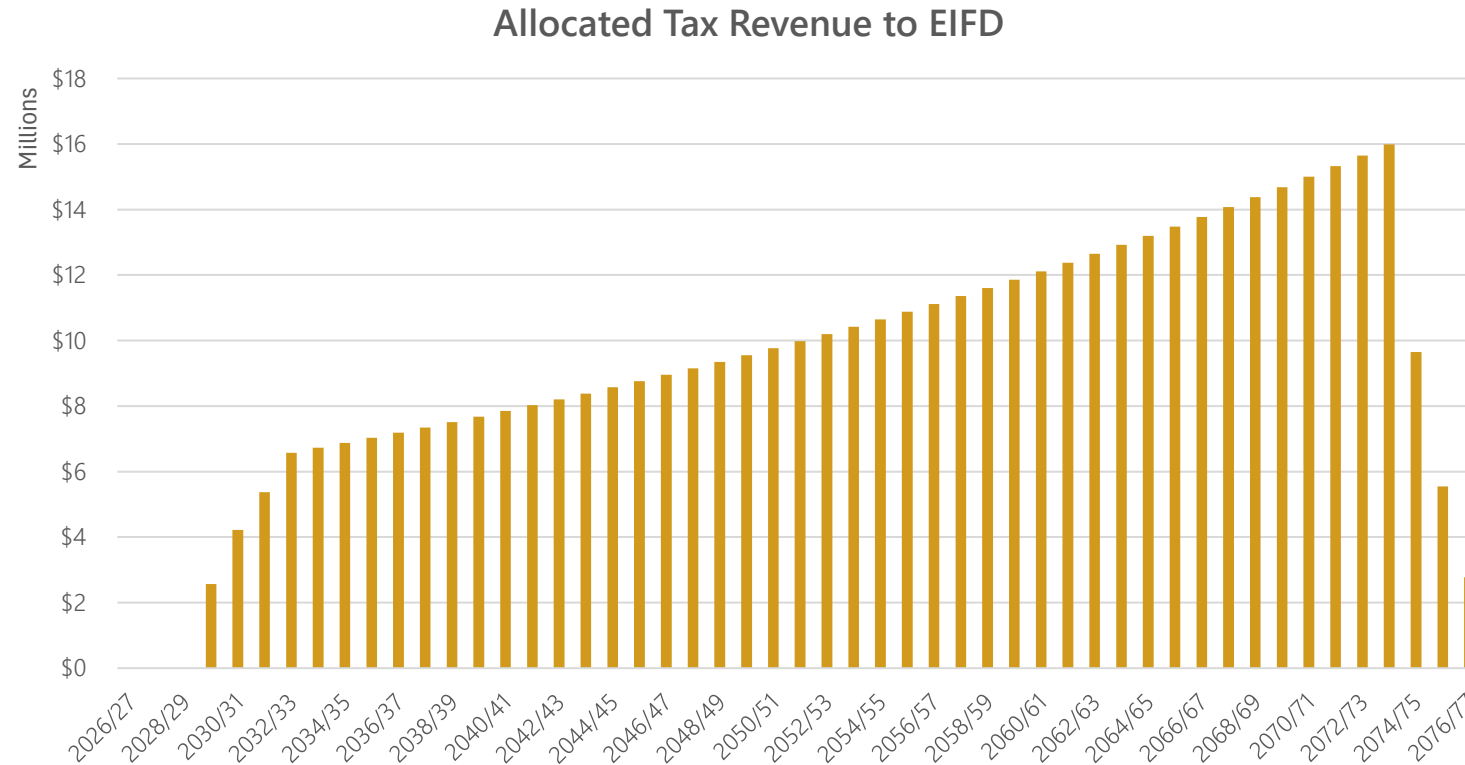
	City's Share of Property Tax	Allocated Revenue (50%)
Allocation to General Fund	55.588206%	27.794103%
<u>City Special Fund Portion</u>	<u>9.000000%</u>	<u>4.500000%</u>
Subtotal	64.588206%	32.294103%
VLF as % of Tax Rate	10.660179%	5.330090%
Total Percentage of Property Tax	75.248385%	37.624193%
Percentage of City's Share	100.00000%	50.00000%

Allocation of Additional Property Tax
in Lieu of VLF

	City's Share of Property Tax	Allocated Revenue (50%)
Allocation to General Fund	55.588206%	32.381475%
<u>City Special Fund Portion</u>	<u>9.000000%</u>	<u>5.242718%</u>
Subtotal	64.588206%	37.624193%
VLF as % of Tax Rate	0.000000%	0.000000%
Total Percentage of Property Tax	64.588206%	37.624193%
Percentage of City's Share	100.00000%	58.25242%

Financing Section

Projection of Allocated Tax Revenues



- Allocated Tax Revenue is projected to total \$477.3 million and Conditional Tax Revenue is projected to total \$342.1 million across all Project Areas
- For each project area, the 45-year clock commences once \$100k of increment in a given fiscal year is allocated

Financing Section

Plan for Financing Facilities

- Multiple capital sources are anticipated including -
 - developer capital, bond proceeds, paygo, and other capital sources, including commercial construction loans, grants, and loans from governmental agencies, among others
- It is anticipated that 3333/3700 California Street EIFD bonds will be issued upon written request of the Developer and subsequent approval from the Board of Supervisors and the PFA
 - It is anticipated that Bonds will be structured to maximize proceeds while also aligning with sound municipal financing practices and the limitations on the EIFD's receipt of Allocated Tax Revenue

Fiscal Impact Analysis (FIA)

The FIA was prepared by Economic & Planning Systems, Inc. (EPS) and peer reviewed by Keyser Marston Associates (KMA)

A FIA was prepared for the project sponsor, at the request of the City

- Assuming the project achieves the sponsor's performance projections, the 3333/3700 California Street EIFD is estimated to annually generate a \$1.7 million net fiscal benefit to the City's General Fund at project buildout, net of tax revenues to be allocated to the EIFD
- Given market dynamics, the City requested a sensitivity analysis; the analysis indicates that the Project can withstand a 23% decline in performance before it will generate a net negative fiscal impact to the City's General Fund.

Revenue/Expense Category	Phase 1	Phase 2	Buildout
General Fund			
Annual GF Revenues After Baseline Funding	\$4,282,000	\$2,475,000	\$6,757,000
<u>(Less) General Fund Expenditures</u>	<u>\$3,598,000</u>	<u>\$1,769,000</u>	<u>\$5,367,000</u>
Net Annual Impact on General Fund	\$683,000	\$707,000	\$1,390,000
MTA Fund			
MTA General Fund Baseline Funding	\$575,000	\$332,000	\$907,000
<u>(Less) MTA General Fund Expenses</u>	<u>\$462,000</u>	<u>\$140,000</u>	<u>\$602,000</u>
Net Impact on the MTA Fund	\$113,000	\$192,000	\$305,000
Total Fiscal Benefit Estimate	\$796,000	\$3,827,000	\$1,695,000

IFD Policy Compliance

1. The project requires significant rezoning, extensive need for infrastructure, and IFD funding necessary for feasibility; and is within a priority development area and includes a Development Agreement for 3333 California.
2. Based on the FIA, the project results in a net fiscal benefit to the General Fund after tax increment diversion.
3. 50% of the tax increment will be allocated to EIFD and 50% will continue to flow to City.
4. The project will address infrastructure deficiencies in the neighborhood by constructing significant streetscape and access improvements.
5. The project includes a long-term maintenance commitment.
6. All incremental property tax revenues will flow to General Fund until specifically appropriated into the EIFD.
7. EIFD debt payments for this project plus all other EIFDs will not exceed 5% of annual property tax revenue.
8. This EIFD will be subject to ten year “use it or lose it” requirement.



Resources & Next Steps

Date	Milestones
September 11, 2025	IFP Presentation
October 16, 2025	First Public Hearing of the PFA
October 29, 2025*	Public Hearing at Budget & Finance Committee
November 4, 2025*	BOS Vote to Adopt IFP
November 20, 2025	Second Public Hearing of the PFA
	Vote to Adopt IFP
	Vote to Establish 3333/3700 California Street EIFD

**Please note, dates are estimated unless otherwise noted*

For any inquiries, please contact EIFD@sfgov.org

*Additional information about the EIFD and PFA can be found
online by visiting [https://sf.gov/departments/eifd-public-
financing-authority-no-1](https://sf.gov/departments/eifd-public-financing-authority-no-1)*

Appendix

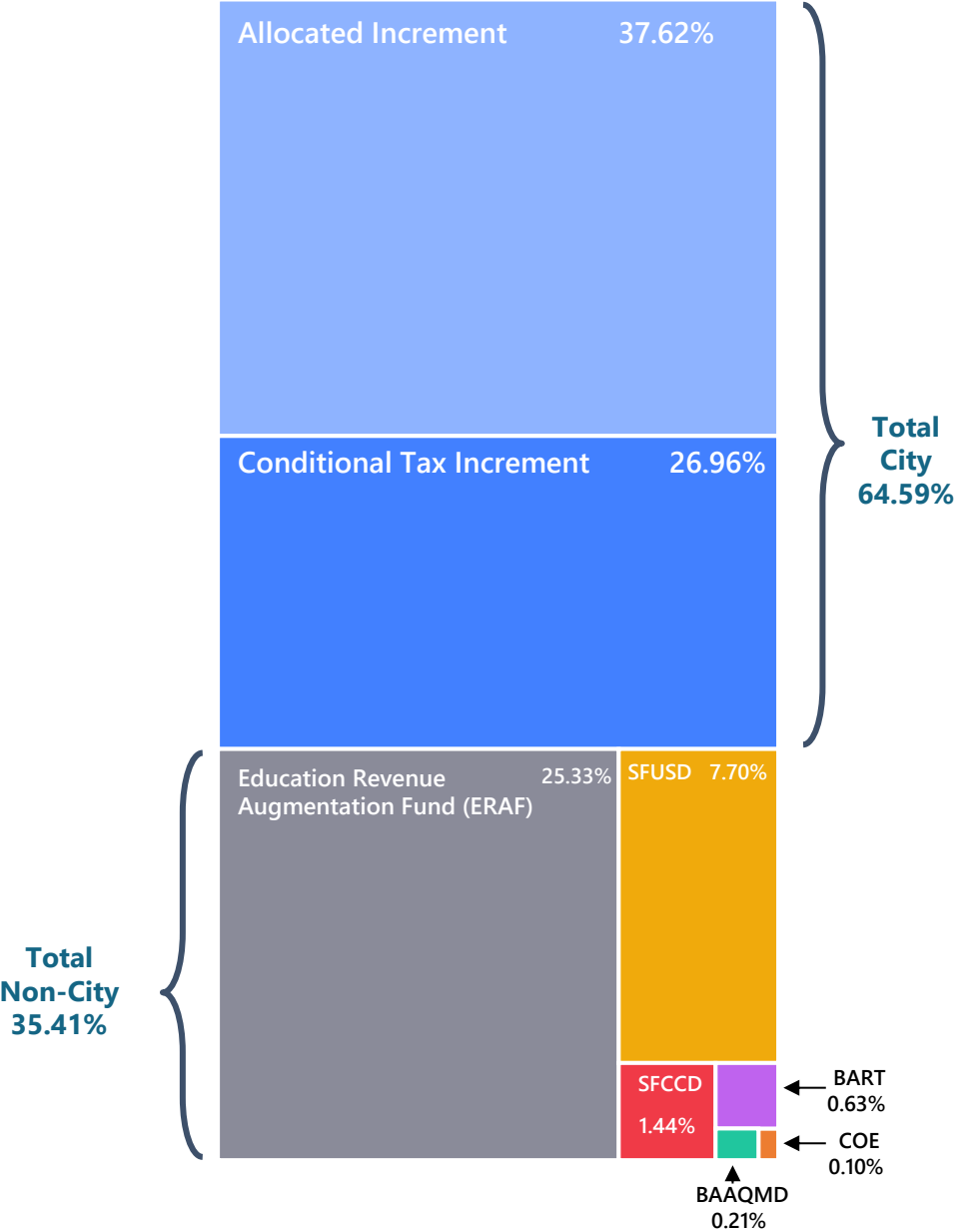


Financing Section

Tax Increment Allocation

- The City will allocate "Allocated Tax Revenue" (used to pay bond debt service and paygo costs) and "Conditional Tax Revenue" (only intended to provide debt service coverage for bonds; must be repaid to City if used)
- City Share of Increment is 64.588206% of incremental 1% ad valorem property tax revenues in Power Station EIFD
- Allocated Tax Revenue is 58.252419% of the City Share of Increment; Conditional Tax Revenue is 41.747581% of the City Share of Increment

Gross Tax Increment as a % of Incremental Assessed Property Value	1.0000%
Non-City Share of Gross Tax Increment	35.4118%
City Share of Gross Tax Increment	64.5882%
Allocated Tax Revenue = 58.252419% of the City Share of Increment	37.6242%
Conditional Tax Revenue = 41.747581% of the City Share of Increment	26.9640%



Projected Aggregate Annual Incremental Tax Revenue to be Allocated to 3333/3700 California Street EIFD

Aggregate for All Project Areas,
Post Subdivision

(Table 8 of IFP)

IFD Year	Fiscal Year	Estimated Incremental Assessed Value (\$000)	Gross Tax Increment (1% Incremental Assessed Value) (\$000)	City Share of Increment (64.588206%) ¹ (\$000)	Allocated Tax Revenue to EIFD (58.252419% of City Share of Increment), conditioned on Project Area allocation exceeding \$100,000 (\$000)	Admin Fee Estimate = \$150,000 per year, inflated (\$000)	Allocated Tax Revenue Minus Admin Fee(s) (\$000)	Conditional Tax Revenue Available for Bond Debt Service if Necessary (41.747581% of City Share of Increment) ²
	2026/27	\$3,112	\$31	\$20	\$0	\$0	\$0	\$0
	2027/28	\$5,890	\$59	\$38	\$0	\$0	\$0	\$0
	2028/29	\$9,120	\$91	\$59	\$0	\$0	\$0	\$0
1	2029/30	\$401,473	\$4,015	\$2,593	\$2,570	\$225	\$2,345	\$1,842
2	2030/31	\$1,047,091	\$10,471	\$6,763	\$4,221	\$232	\$3,990	\$3,025
3	2031/32	\$1,422,316	\$14,223	\$9,186	\$5,372	\$239	\$5,134	\$3,850
4	2032/33	\$1,740,013	\$17,400	\$11,238	\$6,578	\$246	\$6,332	\$4,714
5	2033/34	\$1,779,189	\$17,792	\$11,491	\$6,726	\$253	\$6,473	\$4,820
6	2034/35	\$1,819,176	\$18,192	\$11,750	\$6,877	\$261	\$6,616	\$4,929
7	2035/36	\$1,859,988	\$18,600	\$12,013	\$7,031	\$269	\$6,762	\$5,039
8	2036/37	\$1,901,644	\$19,016	\$12,282	\$7,189	\$277	\$6,912	\$5,152
9	2037/38	\$1,944,161	\$19,442	\$12,557	\$7,349	\$285	\$7,064	\$5,267
10	2038/39	\$1,987,556	\$19,876	\$12,837	\$7,513	\$294	\$7,220	\$5,385
11	2039/40	\$2,031,848	\$20,318	\$13,123	\$7,681	\$303	\$7,378	\$5,504
12	2040/41	\$2,077,056	\$20,771	\$13,415	\$7,852	\$312	\$7,540	\$5,627
13	2041/42	\$2,123,198	\$21,232	\$13,713	\$8,026	\$321	\$7,705	\$5,752
14	2042/43	\$2,170,294	\$21,703	\$14,018	\$8,204	\$331	\$7,873	\$5,879
15	2043/44	\$2,218,363	\$22,184	\$14,328	\$8,385	\$340	\$8,045	\$6,010
16	2044/45	\$2,267,425	\$22,674	\$14,645	\$8,571	\$351	\$8,220	\$6,142
17	2045/46	\$2,317,501	\$23,175	\$14,968	\$8,760	\$361	\$8,399	\$6,278
18	2046/47	\$2,368,612	\$23,686	\$15,298	\$8,953	\$372	\$8,581	\$6,417
19	2047/48	\$2,420,780	\$24,208	\$15,635	\$9,150	\$383	\$8,767	\$6,558
20	2048/49	\$2,474,025	\$24,740	\$15,979	\$9,352	\$395	\$8,957	\$6,702
21	2049/50	\$2,528,371	\$25,284	\$16,330	\$9,557	\$407	\$9,150	\$6,849
22	2050/51	\$2,583,840	\$25,838	\$16,689	\$9,767	\$419	\$9,348	\$6,999
23	2051/52	\$2,640,456	\$26,405	\$17,054	\$9,981	\$431	\$9,549	\$7,153
24	2052/53	\$2,698,242	\$26,982	\$17,427	\$10,199	\$444	\$9,755	\$7,309
25	2053/54	\$2,757,221	\$27,572	\$17,808	\$10,422	\$458	\$9,964	\$7,469
26	2054/55	\$2,817,420	\$28,174	\$18,197	\$10,649	\$471	\$10,178	\$7,632
27	2055/56	\$2,878,863	\$28,789	\$18,594	\$10,881	\$485	\$10,396	\$7,798
28	2056/57	\$2,941,576	\$29,416	\$18,999	\$11,118	\$500	\$10,618	\$7,968
29	2057/58	\$3,005,584	\$30,056	\$19,413	\$11,360	\$515	\$10,845	\$8,142
30	2058/59	\$3,070,916	\$30,709	\$19,834	\$11,607	\$530	\$11,077	\$8,318
31	2059/60	\$3,137,598	\$31,376	\$20,265	\$11,859	\$546	\$11,313	\$8,499
32	2060/61	\$3,205,657	\$32,057	\$20,705	\$12,116	\$563	\$11,554	\$8,683
33	2061/62	\$3,275,124	\$32,751	\$21,153	\$12,379	\$580	\$11,799	\$8,872
34	2062/63	\$3,346,026	\$33,460	\$21,611	\$12,647	\$597	\$12,050	\$9,064
35	2063/64	\$3,418,393	\$34,184	\$22,079	\$12,920	\$615	\$12,305	\$9,260
36	2064/65	\$3,492,256	\$34,923	\$22,556	\$13,199	\$633	\$12,566	\$9,460
37	2065/66	\$3,567,646	\$35,676	\$23,043	\$13,484	\$652	\$12,832	\$9,664
38	2066/67	\$3,644,593	\$36,446	\$23,540	\$13,775	\$672	\$13,103	\$9,872
39	2067/68	\$3,723,131	\$37,231	\$24,047	\$14,072	\$692	\$13,380	\$10,085
40	2068/69	\$3,803,292	\$38,033	\$24,565	\$14,375	\$713	\$13,662	\$10,302
41	2069/70	\$3,885,109	\$38,851	\$25,093	\$14,684	\$734	\$13,950	\$10,523
42	2070/71	\$3,968,617	\$39,686	\$25,633	\$15,000	\$756	\$14,243	\$10,750
43	2071/72	\$4,053,852	\$40,539	\$26,183	\$15,322	\$779	\$14,543	\$10,980
44	2072/73	\$4,140,847	\$41,408	\$26,745	\$15,650	\$802	\$14,848	\$11,216
45	2073/74	\$4,229,641	\$42,296	\$27,318	\$15,986	\$826	\$15,159	\$11,457
46	2074/75	\$3,292,539	\$32,925	\$21,266	\$9,650	\$851	\$8,798	\$6,916
47	2075/76	\$1,675,570	\$16,756	\$10,822	\$5,550	\$877	\$4,673	\$3,977
48	2076/77	\$737,945	\$7,379	\$4,766	\$2,776	\$903	\$1,873	\$1,990
Cumulative Total Over EIFD Term		\$126,910,156	\$1,269,102	\$819,690	\$477,347	\$23,503	\$453,844	\$342,099