

EIFD Public Financing Authority No. 1

**Public Hearing and Presentation of
Modifications to the Draft Infrastructure
Financing Plan for San Francisco EIFD No. 2
(Stonestown)**

January 8, 2026



Goal of the Stonestown 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.



Stonestown EIFD PFA – Timeline

- July 16, 2024 – Resolution of Intention to Establish EIFD No. 2 (Stonestown) (“Stonestown EIFD”) approved by the Board of Supervisors
- July 23, 2024 – Development Agreement for the Stonestown Project approved by the Board of Supervisors
- July 17, 2025 – Public Financing Authority No. 1 (PFA No. 1) adopted Resolution Directing Preparation of Infrastructure Financing Plan (IFP)
- November 20, 2025 – Meeting of PFA No. 1 for the presentation of the Draft IFP
- January 8, 2026 – First Public Hearing by PFA No. 1 on the Draft IFP; Consideration of Resolution Modifying Draft IFP

Infrastructure Financing Plan (IFP) Overview

Key Elements of the IFP include:

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

Substantive Updates Made to the November 20, 2025 Draft IFP

- Edit made to Item 7 of Eligible Facilities to clarify limited scope of Facilities that can be financed by the EIFD and result in a credit against developers' obligation to pay impact fees:
 - To the extent they are used to pay Actual Costs of Facilities, and subject to the provisions of the EIFD Acquisition and Financing Agreement, (a) the RNP Cash Contribution; (b) the Emergency Firefighting In Lieu Payment, **and** (c) fees imposed by the City on the Stonestown Project **after EIFD formation and (d) and fees imposed by the City on the Stonestown Project prior to EIFD formation that are modified by the City** after EIFD formation.



Resources & Next Steps

Date	Milestones
January 8, 2026	First Public Hearing of PFA No. 1 Consideration of Resolution Modifying Draft IFP
January 14, 2026*	Public Hearing on IFP at Budget & Finance Committee of BOS
January 27, 2026*	BOS Consideration of Resolution Approving IFP and EIFD Acquisition and Reimbursement Agreement et al.
February 12, 2026	Second Public Hearing of PFA No. 1 Consideration of Resolution Adopting IFP, Establishing Stonestown EIFD, and Approving EIFD Acquisition and Reimbursement Agreement et al.

**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>

Appendix

Description of Stonestown EIFD Project Areas

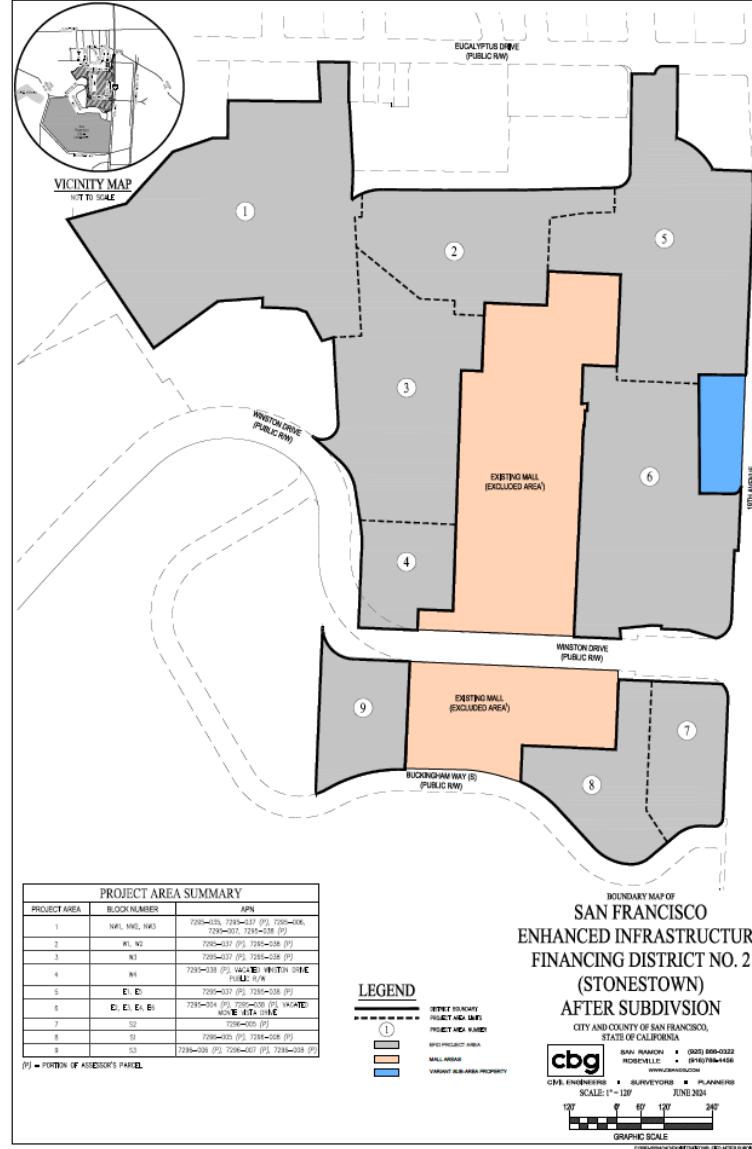
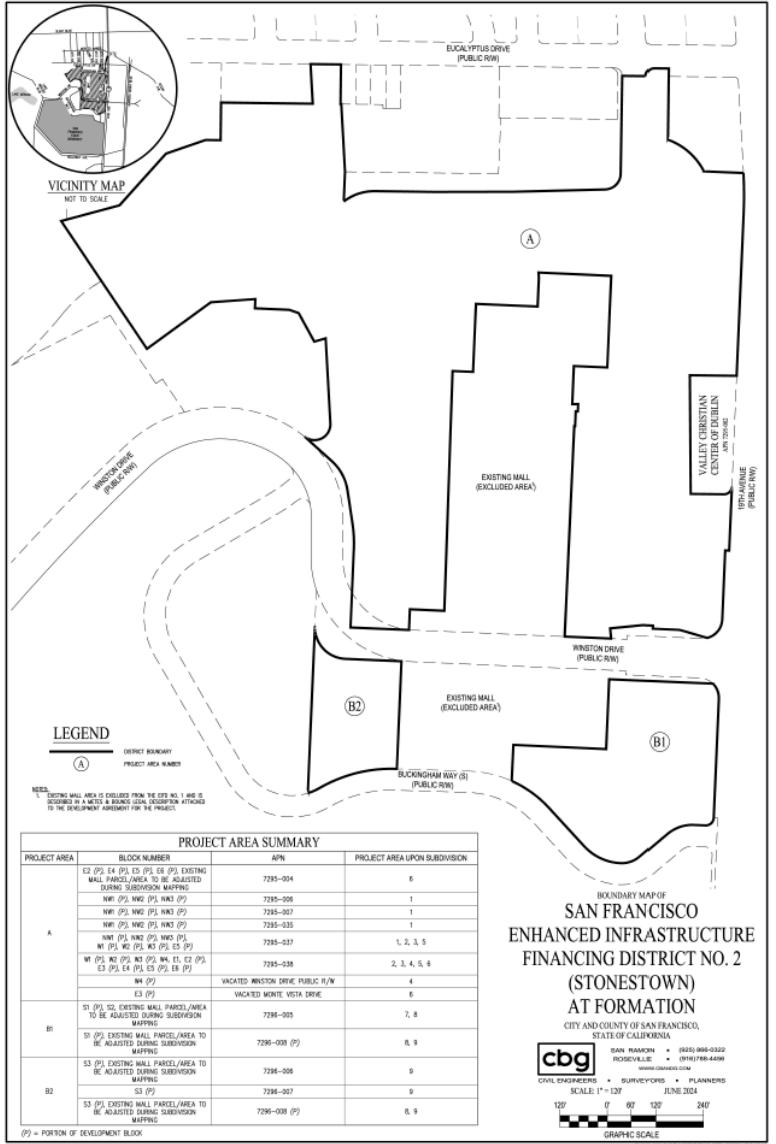
The Stonestown EIFD will consist of two project areas at formation. Upon further subdivision of certain properties, the Stonestown EIFD is expected to consist of nine project areas.

		Land Allocation ¹	Improvements Allocation ²		Land + Imp
Project Area at Formation of EIFD	Project Area After Subdivision	APN at Formation (Land Allocation)	APN at Formation (Improvement Allocation)	Unsecured AV	FY 2025/26 Land + Imp + Unsecured AV
Project Area A	Project Area 1	7295-006, 7295-007, 7295-035, 7295-037 (est 19.7%), 7295-038 (est 0.1%)	7295-035	\$0	\$37,556,758
	Project Area 2	7295-037 (est 37.5%), 7295-038 (est 10.6%)	7295-038 (est 0.4%)	\$27,041	\$10,271,467
	Project Area 3	7294-037 (est 21.9%), 7295-038 (est 16.7%)	7295-038 (est 0.4%)	\$0	\$15,819,986
	Project Area 4	7295-038 (est 5.8%), Vacated Winston Drive Public R/W	7295-038 (est 0.8%)	\$0	\$6,963,116
	Project Area 5	7295-038 (est 22.5%), 7295-037 (est 19.9%)	7295-038 (est 15.2%)	\$1,985,684	\$54,379,952
	Project Area 6	Vacated Monte Vista Drive, 7295-004 (est 0.4%), 7295-038 (est 23.0%)	Vacated Monte Vista Drive, 7295-038 (2.9%)	\$2,923,394	\$29,740,136
Total Project Area A		\$104,091,653	\$45,703,643	\$4,936,119	\$154,731,415
Project Area B	Project Area 7	7296-005 (est 36.1%)	N/A	\$0	\$8,466,750
	Project Area 8	7296-005 (est 34.2%), 7296-008 (est 63.0%)	N/A	\$0	\$8,462,170
	Project Area 9	7296-006 (est 4.3%), 7296-007 (est 84.8%), 7296-008 (est 25.6%)	7296-007 (100%)	\$0	\$19,423,331
Total Project Area B		\$24,527,755	\$11,824,496	\$0	\$36,352,251
Total EIFD		\$126,097,464	\$56,400,139	4,936,119	\$191,083,666

1. Land: The allocation of APN FY 2025/26 assessed land values among the future Project Areas is proportionate to the distribution of the land area of each APN among the Project Areas.

2. Improvements: the allocation of APN FY 2025/26 assessed improvement values among the future Project Areas is proportionate to the distribution of the square footage of improvements on each APN among the Project Areas.

Stonestown Map at Formation and After Subdivision



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 Stonestown Project, including public capital facilities, privately-owned community improvements, and privately-owned affordable housing costs

Facility	Estimated Improvement Costs (\$millions)	Estimated Timing	Location
Streets	\$103.83	2027-2051	Entire Project
Site Work	\$42.4	2027-2051	Entire Project
Utilities	\$124.53	2027-2051	Entire Project
Parks (RPD Parcel Improvements)	\$0.48	2027-2041	RPD Parcel
Affordable Housing	\$166.82	2027-2051	Entire Project
Total	\$438.06		

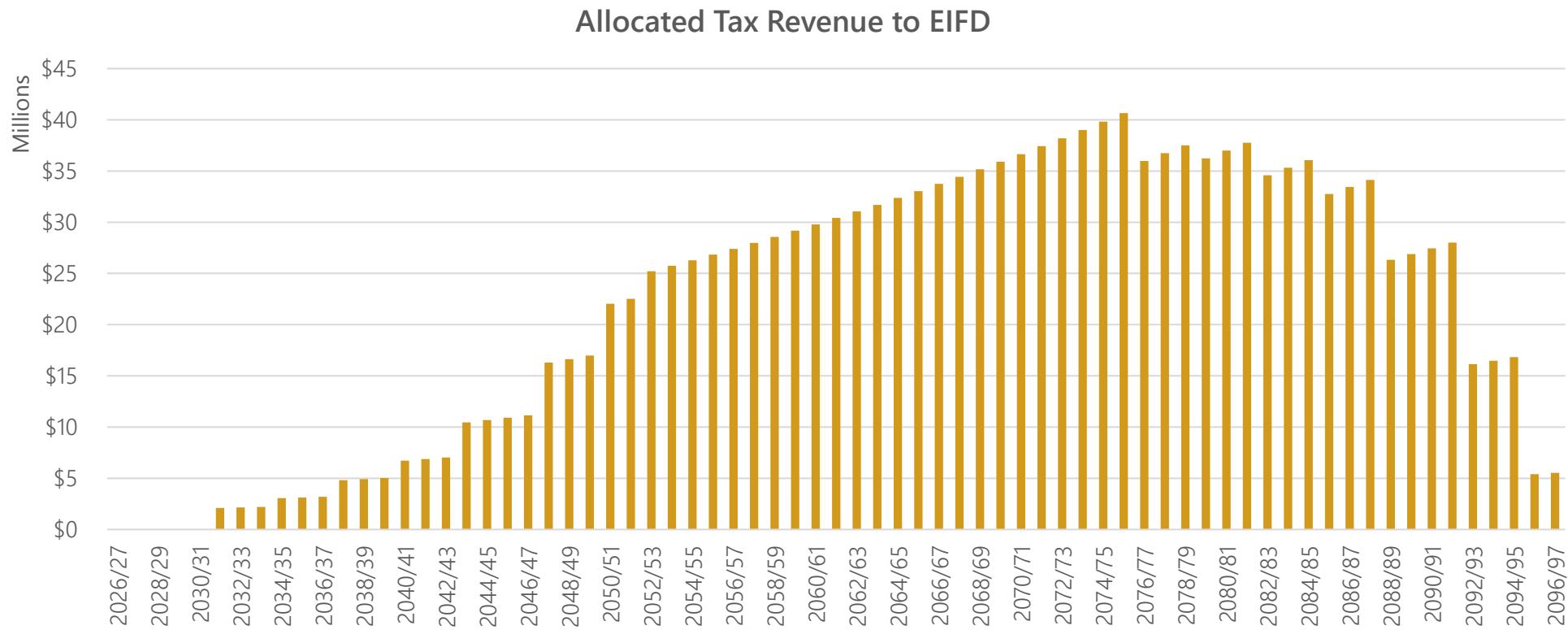
Finding of Communitywide Significance

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

- Finding that the formation of the Stonestown EIFD will enable the development of the Stonestown Project, which will provide clear benefits to the public and neighboring communities, including:
 - i. conversion of parking lots to housing, including affordable housing
 - ii. construction and maintenance of new pedestrian pathways, and landscape areas of approximately six acres of publicly accessible open areas
 - iii. transportation demand management measures that exceed the level otherwise required
 - iv. street and infrastructure improvements, including enhancement of existing public rights-of-way
 - v. workforce obligations
 - vi. on-site childcare facilities
 - vii. a replacement on-site senior center
 - viii. improvements to Ralph Nicol Jr. Playground
- Financed facilities that are not physically located in the boundaries of the Stonestown EIFD (including affordable housing) have a tangible connection to the work of the EIFD.

Financing Section

Projection of Allocated Tax Revenues



- Allocated Tax Revenue is projected to total \$1.562 billion and Conditional Tax Revenue is projected to total \$1.120 billion across all Project Areas
- For each project area, the 45-year clock commences once \$100k of increment in a given fiscal year is allocated

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 Stonestown EIFD is estimated to annually generate a \$774,000 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 an 8% decline in performance before it will generate a net negative fiscal impact to the City's General Fund.

Revenue/Expense Category	Fiscal Baseline	Project Buildout	Net Fiscal Impact at Project Buildout
General Fund			
Annual GF Revenues After Baseline Funding	\$1,777,000	\$19,935,000	\$18,517,000
<u>(Less) General Fund Expenditures</u>	<u>(\$141,000)</u>	<u>(\$17,524,000)</u>	<u>(\$17,383,000)</u>
Impact on General Fund	\$1,636,000	\$2,410,000	\$774,000
MTA Fund			
MTA General Fund Baseline Funding	\$238,589	\$2,675,830	\$2,437,241
<u>(Less) MTA General Fund Expenses</u>	<u>(\$38,524)</u>	<u>(\$2,518,491)</u>	<u>(\$2,479,967)</u>
Net Impact on the MTA Fund	\$200,065	\$157,339	(\$42,725)
Total Fiscal Benefit Estimate	\$1,836,065	\$2,567,339	\$731,275