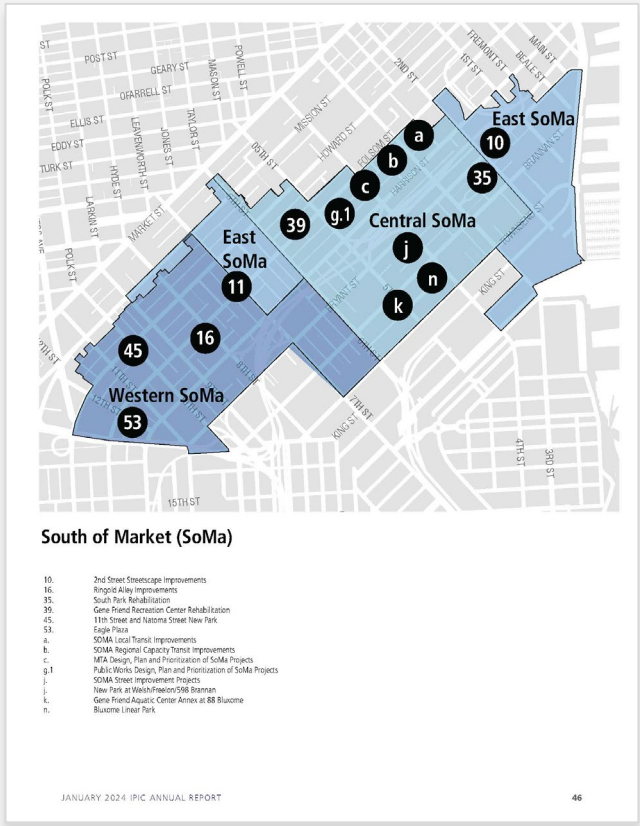
SOMA IPIC FEE PROJECTIONS AND POTENTIAL EXPENDITURES

- Trends from Past Year
  - Legislation enacted July 2026: reduced amounts of all impact fees to 67% relative to what is in the Planning Code
  - No revenue was received this part year
  - Little revenue is expected in the next three years
  - Development projects now pay most impact fees at the end of construction
  - Development pipeline (projects under review) in SoMa is robust



South of Market (SoMa)

10.	2nd Street Streetscape Improvements
16.	Ringold Alley Improvements
35.	South Park Rehabilitation
39.	Gene Friend Recreation Center Rehabilitation
45.	11th Street and Natoma Street New Park
53.	Eagle Plaza
a.	SOMA Local Transit Improvements
b.	SOMA Regional Capacity Transit Improvements
c.	MTA Design, Plan and Prioritization of SoMa Projects
g.1	Public Works Design, Plan and Prioritization of SoMa Projects
j.	SOMA Street Improvement Projects
j.	New Park at Welsh/Freelon/598 Brannan
k.	Gene Friend Aquatic Center Annex at 88 Bluxome
n.	Bluxome Linear Park

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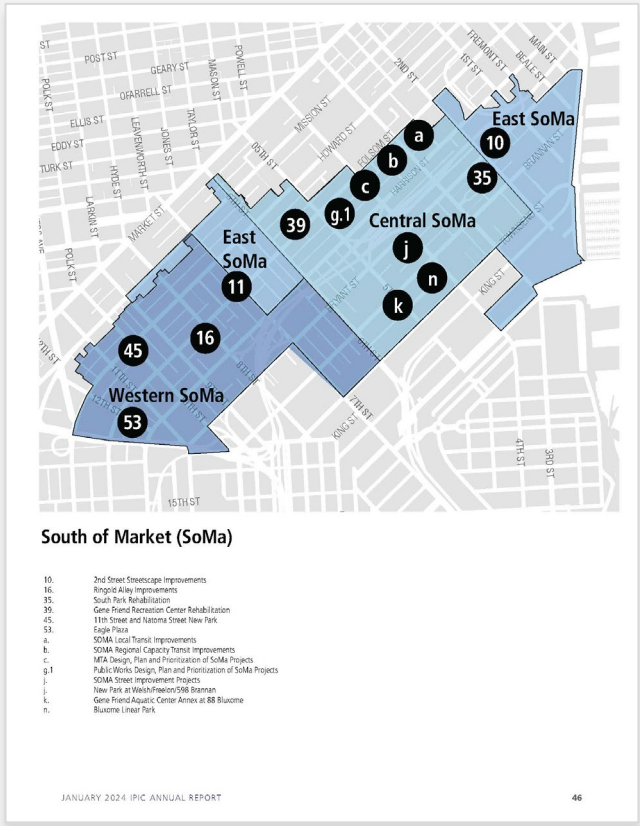
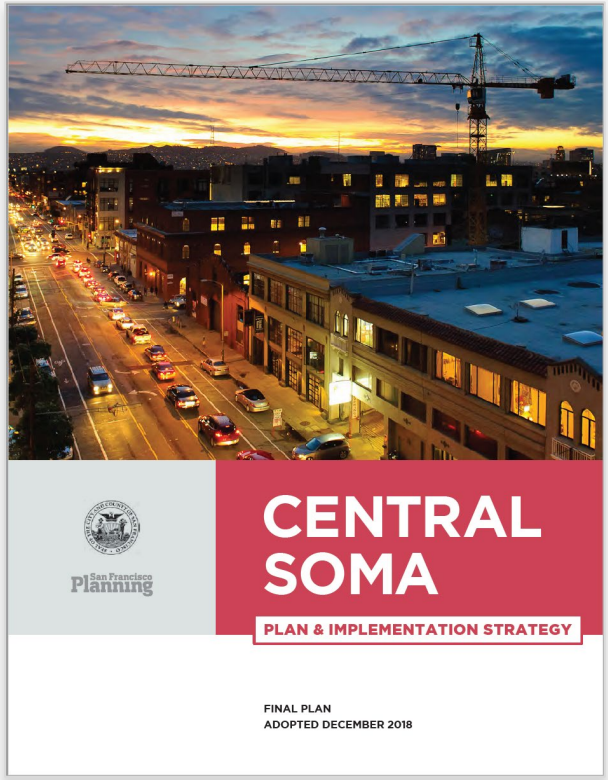
SOMA IPIC FEE PROJECTIONS AND POTENTIAL EXPENDITURES

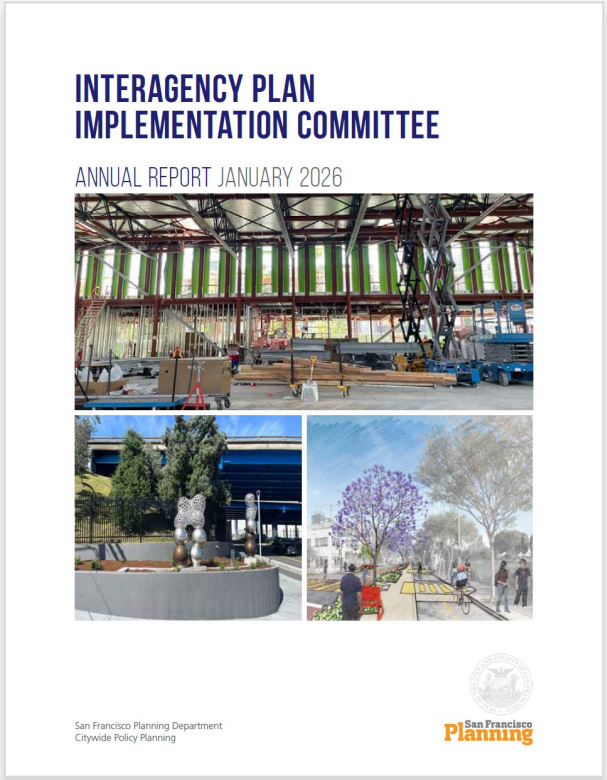
This year's approach to the IPIC Expenditure Plan

- **Focuses on total projected revenue**, based solely on the development pipeline
- **Does not provide year-by-year cash flow estimates**
  - Little to no revenue is expected in the next 1-3 years
  - New budget appropriations will be based on actual revenue received within previous year and not on projected revenue
- **Most revenue will be programmed to general purpose line items for now**



SOMA IPIC FEE PROJECTIONS AND POTENTIAL EXPENDITURES





COMPLETED SOMA PROJECTS FUNDED THROUGH IPIC

Major Projects Funded

Project	Agency	Amount Transferred
Housing	MOHCD	5,772,000
Transit / Transportation / Complete Streets		
2nd Street Improvements	DPW	5,562,000
Folsom Street / Howard Street Improvements	DPW/MTA	17,842,000
Ringold Alley Improvements (In-Kind)	In-Kind	1,800,000
Recreation and Open Space		
South Park	RPD	1,500,000
Gene Friend / Soma Recreation Center*	RPD	25,000,000
Eagle Plaza (In-Kind)	IN-KIND	1,500,000
Child Care	OECE	1,213,178
		60,189,178

SOMA IPIC REVENUE PROJECTIONS

Revenue Projections

Fee Category	Fee Projection - All Projects (approx 10 years)	Fee Projections - Projects Under Construction (1 - 3 years)
Transit	23,443,000	2,000
Complete Streets	29,491,000	6,000
Recreation and Open Space	29,910,000	10,000
Child Care	4,484,000	1,000
Admin	4,596,000	1,000
Total	**91,924,000**	**20,000**

CFD Projections (December 2026):	239,279,000
Total Projected Revenue (all years both sources)	**331,203,000**

Major bonding ($132M) not expected until FY33

POTENTIAL EXPENDITURES

Potential Expenditures

Category	Project Title	Agency	Impact Fees	CFD	**Total**
Transit / Transportation / Complete Streets					
	Local Transit Improvements	MTA	23,443,000		**23,443,000**
	Regional Capacity Improvements	tbd		100,000,000	**100,000,000**
	SoMa Street Improvement Projects	PW / MTA	29,491,000	6,819,000	**36,310,000**
Recreation and Open Space					
	Rachelle Sullivan Park	RPD	7,962,000		**7,962,000**
	Recreation and Open Space (unprogrammed)	RPD + tbd	21,948,000	29,950,000	**51,898,000**
Environmental and Sustainability					
	(unprogrammed)	tbd		38,643,000	**38,643,000**
Cultural Preservation and Community Facilities					
	Old Mint	OEWD		20,000,000	**20,000,000**
	(unprogrammed)	tbd		27,736,000	**27,736,000**
School and Child Care					
	Child Care and Other	DEC	4,484,000	4,546,301	**9,030,301**
Admin		CPC	4,596,000		**4,596,000**
Total			**91,924,000**	**227,694,301**	**319,618,301**