



# IMPACT FEE PROJECTIONS AND EXPENDITURE PLANS

**SOMA CAC**



**San Francisco  
Planning**

**Mat Snyder, Planning Department**  
**June 10, 2025**

# Reminder about Recent Legislation Related to Impact Fees

- In 2023, the City passed legislation which did the following
  - Annual increase on January 1 by a flat 2%.
  - Locked-in” at the amounts assessed upon project approval rather than continuing to increase every January 1 until the issuance of a first construction document.
  - Impact fees are paid at first certificate of occupancy (previously at first construction document).
  - Impact fees are reduced by 33% reduction for projects approved on or before November 1, 2026
- December 2024, the State passed SB 937 requires project to impact fees at certificate of occupancy (i.e. when construction is complete).

# Proposed Changes to Impact Fee Projections

- Since the area plans have been adopted the City makes yearly projections about when to expect the revenue and how much. These projections are based on our best guess of when the development will occur.
- Because the City doesn't always know when development will occur, the projections are not precise, and this makes it challenging for capital agencies to rely on impact fees to fund projects.
- The Department is proposing to change the way we calculate impact fees to provide more certainty for the capital agencies.
- The Fee projections will include expected revenue
  - For all projects in the pipeline but not projected on a yearly basis.
  - For projects currently under construction.

# Impact Fee Projections

The Way it Was	The Way it Will Be
Projected year-by-year revenue based on specific attributes of each project application	Provide gross expected revenue based on all projects currently in the pipeline
Assumed payments (at least in part) would be made prior to construction	Assume revenue will be at the end of construction; payment projection based on when projects begin construction (i.e. application status prior to construction is irrelevant)
Matched expenditure to year-by-year revenue projection	Provide two buckets of expenditures: <ol style="list-style-type: none"> <li>1. Previous obligations per previous budget appropriations</li> <li>2. Other expenditures in previous IPIC spreadsheet in future years</li> </ol>
Included projections for project applications that were expected in the future	No longer include assumptions for future project applications
Less certainty for when to expect fee revenue.	Provide more certainty for when to expect fee revenue because projections will be directly tied to the pipeline.
Implementation Team kept separate dataset of development applications subject to IPIC fees	Rely on DataSF's Pipeline dataset*

# Impact Fee Projections

## The Way it Was

Revenue And Expenditure	AGENCY	THROUGH FY24	FY 25 (CURRENT YEAR)	FY 26 (BUDGET YEAR 1)	FY 27 (BUDGET YEAR 2)	FY 28	FY 29	FY 30	FY26-FY30	THROUGH FY30	FY 31-FY35	THROUGH FY35
Revenue Summary: Actuals Through FY24; Projected FY 25 and forward												
HOUSING		\$ 5,772,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,772,000	\$ -	5,772,000
TRANSPORTATION / TRANSIT		\$ 11,543,000	\$ -	\$ 34,000	\$ 631,000	\$ 369,000	\$ 285,000	\$ 12,015,000	\$ 13,334,000	\$ 24,877,000	\$ 41,965,000	\$ 66,842,000
COMPLETE STREETS		\$ 22,836,000	\$ -	\$ 38,000	\$ 1,230,000	\$ 978,000	\$ 416,000	\$ 10,795,000	\$ 13,457,000	\$ 36,295,000	\$ 35,716,000	\$ 72,011,000
RECREATION AND OPEN SPACE		\$ 21,684,000	\$ -	\$ 35,000	\$ 1,626,000	\$ 1,441,000	\$ 473,000	\$ 7,182,000	\$ 10,757,000	\$ 32,441,000	\$ 21,337,000	\$ 53,778,000
CHILDCARE		\$ 3,036,000	\$ -	\$ 6,000	\$ 229,000	\$ 198,000	\$ 69,000	\$ 1,222,000	\$ 1,724,000	\$ 4,760,000	\$ 3,772,000	\$ 8,532,000
LIBRARY		\$ 149,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,000	\$ -	\$ 149,000
ADMIN		\$ 3,219,000	\$ -	\$ 6,000	\$ 195,000	\$ 158,000	\$ 66,000	\$ 1,643,000	\$ 2,068,000	\$ 5,287,000	\$ 5,409,000	\$ 10,696,000
TOTAL		\$ 68,092,000	\$ -	\$ 119,000	\$ 3,911,000	\$ 3,144,000	\$ 1,309,000	\$ 32,857,000	\$ 41,340,000	\$ 109,432,000	\$ 108,199,000	\$ 217,631,000

Central SoMa Fees	AGENCY	FY 25 (BUDGET YEAR 1)	FY 26 (BUDGET YEAR 2)	FY 27	FY 28	FY 29	FY 30	FY26-FY30	THROUGH FY30	FY 31-FY35	THROUGH FY35
Central Soma Community Facilities Fee		\$ 655,000	\$ -	\$ 131,000	\$ 252,000	\$ -	\$ 2,305,000	\$ 2,689,000	\$ 3,344,000	\$ 7,904,000	\$ 11,246,000
Central Soma Infrastructure Fee		\$ 554,000	\$ -	\$ 321,000	\$ 13,000	\$ -	\$ 1,752,000	\$ 2,086,000	\$ 2,640,000	\$ -	\$ 2,640,000
Infra to Transit		\$ 484,750	\$ -	\$ 280,875	\$ 11,375	\$ -	\$ 1,533,000	\$ 1,825,250	\$ 2,310,000	\$ -	\$ 2,310,000
Infra to Rec and Open Space		\$ 69,250	\$ -	\$ 40,125	\$ 1,625	\$ -	\$ 219,000	\$ 260,750	\$ 330,000	\$ -	\$ 330,000

MELLO ROOS	AGENCY	THROUGH FY24	FY 25 (CURRENT YEAR)	FY 26 (BUDGET YEAR 1)	FY 27 (BUDGET YEAR 2)	FY 28	FY 29	FY 30	FY26-FY30	THROUGH FY30	FY 31-FY35	THROUGH FY35
HOUSING		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSPORTATION / TRANSIT		\$ -	\$ -	\$ -	\$ 13,414	\$ 12,278	\$ 11,181	\$ 10,123	\$ 46,996	\$ 46,996	\$ 120,501,962	\$ 120,546,959
COMPLETE STREETS		\$ -	\$ -	\$ -	\$ 915	\$ 837	\$ 762	\$ 690	\$ 3,204	\$ 3,204	\$ 8,216,043	\$ 8,219,247
RECREATION AND OPEN SPACE		\$ -	\$ -	\$ -	\$ 3,963	\$ 3,628	\$ 3,303	\$ 2,991	\$ 13,885	\$ 13,885	\$ 35,602,852	\$ 35,616,738
ENVIRONMENTAL AND SUSTAINABILITY		\$ -	\$ -	\$ -	\$ 5,183	\$ 4,744	\$ 4,320	\$ 3,911	\$ 18,158	\$ 18,158	\$ 46,557,576	\$ 46,575,734
CULTURAL PRESERVATION AND COMMUNITY FACILITIES		\$ -	\$ -	\$ -	\$ 6,402	\$ 5,860	\$ 5,336	\$ 4,832	\$ 22,430	\$ 22,430	\$ 57,512,300	\$ 57,534,730
CHILDCARE		\$ -	\$ -	\$ -	\$ 610	\$ 558	\$ 508	\$ 460	\$ 2,136	\$ 2,136	\$ 5,477,362	\$ 5,479,498
ADMINISTRATION		\$ -	\$ -	\$ -	\$ 1,805	\$ 1,409	\$ 1,337	\$ 1,211	\$ 5,622	\$ 5,622	\$ 14,414,110	\$ 14,419,732
Total Pay Go		\$ -	\$ -	\$ -	\$ 32,090	\$ 29,374	\$ 26,749	\$ 24,219	\$ 112,432	\$ 112,432	\$ 5,062,206	\$ 5,174,638
Total Bond		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,220,000	\$ 283,220,000
TOTAL		\$ -	\$ -	\$ -	\$ 32,090	\$ 29,374	\$ 26,749	\$ 24,219	\$ -	\$ -	\$ 288,282,206	\$ 288,394,638

(1) Does not include projected special tax revenues from (i) Residential developments, (ii) Non-Residential developments subject to Prop M allocation that has not yet been approved, and (iii) Tier A development.

(2) First estimated bond issuance in FY 2030-31 is secured by special tax revenues from developments estimated to begin collecting special taxes in FYE 2027 and 2031.

Second estimated bond issuance in FY 2033-34 is secured by special tax revenues from developments estimated to begin collecting special taxes in FYE 2034.

# The Way it Was

Revenue And Expenditure			AGENCY	THROUGH FY24	FY 25 (CURRENT YEAR)	FY 26 (BUDGET YEAR 1)	FY 27 (BUDGET YEAR 2)	FY 28	FY 29	FY 30	FY26-FY30	THROUGH FY30	FY 31-FY35	THROUGH FY35
Recreation and Open Space														
		Revenue EN Impact Fee (Soma Only)		\$ 21,684,000	\$ -	\$ 35,000	\$ 1,626,000	\$ 1,441,000	\$ 473,000	\$ 7,182,000	\$ 10,757,000	\$ 32,441,000	\$ 21,337,000	\$ 53,778,000
		Revenue Soma Infra Fee		\$ 69,250	\$ -	\$ -	\$ 40,125	\$ 1,625	\$ -	\$ 219,000	\$ 260,750	\$ 330,000	\$ -	\$ 330,000
		Revenue: Mello Roos		\$ -	\$ -	\$ -	\$ 3,963	\$ 3,628	\$ 3,303	\$ 2,991	\$ 13,885	\$ 13,885	\$ 35,602,852	\$ 35,616,738
		Mello Roos		\$ -	\$ 19,760	\$ 5,146,863	\$ 6,810,408	\$ 4,075,500	\$ 4,075,500		\$ 20,108,270	\$ 20,128,030	\$ -	\$ 20,128,030
		Difference between previous projections and revised projections		\$ -	\$ (19,760)	\$ (5,146,863)	\$ (6,806,444)	\$ (4,071,872)	\$ (4,072,197)		\$ (20,997,376)	\$ (20,117,136)	\$ -	\$ (20,117,136)
		Revenue: Flower Mart POPOS In-Lieu or In-Kind		\$ -							\$ -	\$ -	\$ -	\$ -
		TSF Fee Credit Swap for In-Kind		\$ -					\$ -		\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
		REC AND OPEN SPACE REVENUE TOTAL		\$ 21,753,250	\$ -	\$ 35,000	\$ 1,670,088	\$ 1,446,253	\$ 476,303	\$ 7,403,991	\$ 11,031,635	\$ 32,784,885	\$ 56,939,852	\$ 89,724,738
35	South Park	RPD	Transferred	\$ 1,500,000							\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
37	Cost Estimating	PRD	Transferred	\$ 128,000							\$ -	\$ 128,000	\$ -	\$ 128,000
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 128,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,000	\$ -	\$ 128,000
h	Gene Friend / Soma Recreation Center*	PRD	Transferred	\$ 25,000,000							\$ -	\$ 25,000,000	\$ -	\$ 25,000,000
			Appropriated not Transferred	\$ 2,800,000							\$ -	\$ 2,800,000	\$ -	\$ 2,800,000
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 27,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,800,000	\$ -	\$ 27,800,000
45	Rachele Sullivan Park (formally "11th and Natoma Park")	RPD	Transferred	\$ 548,000					\$ -	\$ -	\$ -	\$ 548,000	\$ -	\$ 548,000
			Appropriated not Transferred	\$ 7,962,000							\$ -	\$ 7,962,000	\$ -	\$ 7,962,000
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 8,510,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,510,000	\$ -	\$ 8,510,000
45	New Park in SoMa	DCP	Transferred	\$ 300,000					\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000
53	Eagle Plaza (In-Kind)	IN-KIND	Transferred	\$ 1,500,000							\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
i	Manato Draves Park Programming	RPD	Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -							\$ -	\$ -	\$ -	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
j	Park at Welsh/Freelon/598 Brannan	IN-KIND	Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Programmed	\$ -			\$ -	\$ -	\$ -		\$ -	\$ -	\$ 38,500,000	\$ 38,500,000
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,500,000	\$ 38,500,000
k	88 Bluxome (Recreation Center above Aquatic Center)	RPD	Transferred	\$ -							\$ -	\$ -	\$ -	\$ -
			Appropriated not Transferred	\$ -							\$ -	\$ -	\$ -	\$ -

# Impact Fee Projections

## The Way it Will Be

### IPIC Revenue Projections and Planned Expenditures:

Revenue from EN Infrastructure Fee	\$145,096,486
Revenue from Soma Infrastructure Fee	\$3,516,879
Total Pipeline Fee Revenue	\$148,613,366
CFD Revenue	tbd
Total Revenue from Projects Under Construction (revenue within next 3 years)	\$0

### Ongoing Commitments:

Category	Line Item No.	Project Title	Agency	Appropriated Not Transferred	Total Programmed	Total
Transit	15.1	Transit Enhancement Fund - Soma	MTA	\$156,000	\$0	\$156,000
Transit	a	Local Transit Improvements	MTA	\$9,069,000	\$55,905,189	\$64,974,189
Transit		Regional Capacity Improvements	[tbd]		\$120,548,959	\$120,548,959
Complete Streets	21	Folsom Street / Howard Street Improvements	MTA	\$2,390,000	\$0	\$2,390,000
Complete Streets	g.2	SoMa Street Improvement Projects	MTA	\$8,889,750	\$0	\$8,889,750
Complete Streets	g.2.2	SoMa Street Improvement Projects	DPW / MTA	\$300,000	\$44,361,498	\$44,661,498
Complete Streets	g.3	Filipino District Gateway Marker	In-Kind		\$300,000	\$300,000
Recreation and Open Space	h	Gene Friend / Soma Recreation Center*	RPD	\$5,800,000	\$0	\$5,800,000
Recreation and Open Space	j	Park at Welsh / Freelon / 598 Brannan	In-Kind		\$38,500,000	\$38,500,000
Recreation and Open Space	k	88 Bluxome (Rec Center above Aquatic Center)	RPD		\$10,000,000	\$10,000,000
Recreation and Open Space	45	11ths Street Park	RPD	\$4,962,000		\$4,962,000
Environment/ Sustainability	w.2	[placeholder]	tbd		\$46,649,632	\$46,649,632
Preservation / Community	ad	[placeholder]	tbd		\$68,204,016	\$68,204,016
School and Child Care	58.2	Child Care	DEC	\$965,000	\$4,987,000	\$5,952,000
School and Child Care	ad	Bessie Carmichael Supplemental Services	tbd		\$5,488,192	\$5,488,192
Admin - SoMa		Admin	DCP		\$606,000	\$606,000
<b>Total</b>				<b>\$32,531,750</b>	<b>\$347,050,486</b>	<b>\$379,582,236</b>



# Record of SoMa Projects Funded by IPIC

## ■ 2025 IPIC Report:

[https://files.sfplanning.org/documents/publications/ipic/IPIC\\_Annual\\_Report-2025.pdf](https://files.sfplanning.org/documents/publications/ipic/IPIC_Annual_Report-2025.pdf)

### INTERAGENCY PLAN IMPLEMENTATION COMMITTEE

ANNUAL REPORT JANUARY 2025



San Francisco Planning Department  
Citywide Policy Planning

San Francisco  
Planning



#### 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
- k. New Park at Webster/Frederick/508 Brannan
- n. Gene Friend Aquatic Center Annex at 88 Blucome
- n. Blucome Linear Park

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#### SOUTH OF MARKET

1. Gene Friend Recreation Center Rendering
2. Gene Friend Recreation Construction
3. Rachel Sullivan Park Rendering
4. SF Railways Project Map

Photo credits: (1-3) SF Rec Park; (4) SF Planning

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# Impact Fee Projections

- Ramification:
  - Projecting less revenue
  - Revenue pushed out (because revenue is now collected at the end of construction)
  - Revenue projections likely to be more reliable because projections will be directly tied to the pipeline
  - Capital agencies will still have advance notice to plan for projects
  - CFD Projections not yet prepared