

SOMA IPIC EXPENDITURE PLAN



INTERAGENCY PLAN IMPLEMENTATION COMMITTEE

ANNUAL REPORT JANUARY 2019



San Francisco Planning Department
Citywide Policy Planning

San Francisco
Planning

SOMA IPIC EXPENDITURE PLAN

Eastern Neighborhoods - IPIC Expenditure Plan - FY 20 - 24

Revenue : Actuals FY18 and Prior -- Projected FY19 and Forward		THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24									
Revenue : Actuals FY16 and Prior -- Projected FY17 and Forward																			
1	HOUSING	\$	6,905,000	\$	5,730,000	\$	5,760,000	\$	5,659,000	\$	-	\$	-	\$	-	\$	11,419,000	\$	24,054,000
	Mission	\$	1,377,000	\$	2,509,000	\$	851,000	\$	5,312,000	\$	-	\$	-	\$	-	\$	6,163,000	\$	10,049,000
	East Soma	\$	5,528,000	\$	3,221,000	\$	4,909,000	\$	347,000	\$	-	\$	-	\$	-	\$	5,256,000	\$	14,005,000
2	TRANSPORTATION / TRANSIT	\$	27,242,000	\$	5,325,000	\$	4,131,000	\$	1,105,000	\$	1,172,000	\$	810,000	\$	810,000	\$	8,028,000	\$	40,595,000
3	COMPLETE STREETS	\$	16,402,000	\$	6,292,000	\$	5,677,000	\$	1,533,000	\$	3,321,000	\$	2,510,000	\$	2,510,000	\$	15,551,000	\$	38,245,000
4	RECREATION AND OPEN SPACE	\$	30,350,000	\$	7,289,000	\$	7,146,000	\$	2,511,000	\$	5,152,000	\$	3,844,000	\$	3,844,000	\$	22,497,000	\$	60,136,000
5	CHILDCARE	\$	4,186,000	\$	962,000	\$	921,000	\$	245,000	\$	684,000	\$	526,000	\$	526,000	\$	2,902,000	\$	8,040,000
6	LIBRARY	\$	317,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	317,000
7	ADMIN	\$	4,053,000	\$	1,343,000	\$	1,244,000	\$	606,000	\$	606,000	\$	404,000	\$	404,000	\$	3,764,000	\$	8,660,000
8	TOTAL	\$	89,455,000	\$	26,931,000	\$	24,875,000	\$	11,659,000	\$	10,935,000	\$	8,094,000	\$	8,094,000	\$	63,661,000	\$	180,947,000
	In-Kind	\$	6,936,000	\$	-	\$	1,500,000	\$	-	\$	-	\$	-	\$	-	\$	1,500,000	\$	8,436,000
	Cash	\$	82,519,000	\$	26,931,000	\$	23,375,000	\$	11,659,000	\$	10,935,000	\$	8,094,000	\$	8,094,000	\$	62,161,000	\$	172,511,000

Expenditures: Appropriations FY19 and Prior - Planned FY20 and Forward		AGENCY	THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24									
Housing																				
1	Revenue Total		\$	6,905,000	\$	5,730,000	\$	5,760,000	\$	5,659,000	\$	-	\$	-	\$	-	\$	11,419,000	\$	24,054,000
Expenditure																				
3	Mission	MOHCD	\$	1,363,000	\$	2,610,000	\$	851,000	\$	5,312,000	\$	-	\$	-	\$	-	\$	6,163,000	\$	10,136,000
4	East Soma	MOHCD	\$	5,301,000	\$	3,323,000	\$	4,909,000	\$	347,000	\$	-	\$	-	\$	-	\$	5,256,000	\$	13,880,000
	Expenditure Category Total		\$	6,664,000	\$	5,933,000	\$	5,760,000	\$	5,659,000	\$	-	\$	-	\$	-	\$	11,419,000	\$	24,016,000
5	Category Balance Per Year - Total		\$	241,000	\$	(203,000)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	38,000
6	Category Cumulative Balance Per Year - Total		\$	241,000	\$	38,000	\$	38,000	\$	38,000	\$	38,000	\$	38,000	\$	38,000	\$	38,000	\$	38,000

Transportation / Transit

7	Revenue Total		\$	27,242,000	\$	5,325,000	\$	4,131,000	\$	1,105,000	\$	1,172,000	\$	810,000	\$	810,000	\$	8,028,000	\$	40,595,000
Expenditure																				
9	16th Street / 22-Fillmore Improvements	MTA	\$	15,620,000	\$	2,224,000	\$	2,575,000	\$	985,000	\$	-	\$	-	\$	-	\$	3,560,000	\$	21,404,000
10	2nd Street (OCT Removal)	MTA	\$	750,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	750,000
11	Folsom Street / Howard Street Improvements	MTA	\$	550,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	550,000
12	22nd Street Green Connections	DPW	\$	150,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	150,000
13	Potrero Avenue Streetscape	DPW	\$	1,418,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,418,000
14	Pedestrian, Bicycle, and Streetscape Enhancement Fund	DPW	\$	579,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	579,000

Methodology

- Projections
 - Assume All Pipeline Projects
 - Land Use
 - Location (Fee Tiers)
 - Calculate Fee
 - Estimate Date of Fee Payment

Methodology

- Expenditure
 - For New Plan Areas:
 - Look at Community Benefits Package
 - Compare Projected Revenue with Cost of Community Benefits Package
 - For Existing Plan Areas:
 - Adjust Expenditure Plan from Previous Year to New Revenue Projections
- Each Funding Category has its Own Budget
 - Can Over-Spend or Under-Spend on a Year-to-Year Bases
 - Over time, each Category is to be Kept Whole

Methodology

- Assumptions:
 - Assume all Active Applications in the Development Pipeline will Pay Fee;
 - Have not Made Assumptions about Potential Changing Dynamics of Office Development;
 - Reduced Projections FY 21 – FY 26 by 20%

Today's Overview of Projections and Expenditure Plan

1. Expenditure Actuals Through FY20
2. Central SoMa Community Benefits Package
3. Central SoMa Community Benefits Package Compared to Projected Revenue
4. Initial Potential Expenditures with Projected Revenue

SOMA IPIC EXPENDITURE PLAN

Expenditure Actuals Through FY20

Source: Eastern Neighborhoods Infrastructure Fee

SoMa Actuals	Through FY 20
Housing	\$ 7,733,000
Transportation / Transit	\$ 26,160,000
Folsom / Howard	
2nd Street	
Ringold Alley	
Recreation and Open Space	\$ 14,938,000
Gene Friend	
11th and Natoma Park	
South Park	
Eagle Plaza	
Child Care	\$ 1,144,000
OECE NOFA Program	
Admin	\$ 3,152,000
Total	\$ 53,127,000

Table 1

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: SUMMARY (IN 2017 DOLLARS)

BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
Affordable Housing	\$940,000,000	44%
To meet the target of 33% Below-Market Rate (BMR) units	\$940,000,000	44%
Transit	\$495-500,000,000	23%
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion*	\$155-160,000,000	7%
Parks & Recreation	\$185,000,000	9%
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000	1%
Victoria Manalo Draves Park Programming	\$5,000,000	0%
New 1-acre park in Southwest portion of Plan Area	\$35,000,000	2%
New public recreation center**	\$10,000,000	0%
Park and greenery maintenance and activation	\$15,000,000	1%
New large (2+ acre) SoMa park (initial site identification)**	\$5,000,000	0%
New Bluxome linear park**	\$5,000,000	0%
New under-freeway public recreation area	\$5,000,000	0%
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000	4%
(Alternative project: 7th & Mission Park)	(\$20,000,000)	(1%)
Production, Distribution, & Repair	\$180,000,000	8%
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
Complete Streets	\$110,000,000	5%
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$110,000,000	5%
Cultural Preservation & Community Services	\$114-119,000,000	5%
Restoration of the US Mint Building*	\$15-20,000,000	1%
Preservation and maintenance of historic buildings	\$20,000,000	1%
New community facilities (e.g. health care clinics and job training centers)	\$20,000,000	1%
Social and cultural programming	\$25,000,000	1%
Capital for cultural amenities (e.g. Yerba Buena Gardens)	\$15,000,000	1%
PDR Relocation Assistance Fund	\$10,000,000	0%
Neighborhood cleaning	\$9,000,000	0%
Environmental Sustainability & Resilience	\$65,000,000	3%
Enhanced stormwater management in complete street projects	\$28,000,000	1%
Freeway corridor air quality and greening improvements	\$22,000,000	1%
Living Roofs enhanced requirements	\$6,000,000	0%
Other energy and water efficiency projects	\$9,000,000	0%
Schools & Childcare	\$64,000,000	3%
New childcare centers	\$26,000,000	1%
Capital investments in schools serving K-12 population	\$32,000,000	1%
Bessie Carmichael supplemental services	\$6,000,000	0%
TOTAL	\$2,160,000,000	100%

* The funding for these projects shall be allocated pursuant to Planning Code Section 434(e).

** If funds for these Parks & Recreation projects are provided by other sources (such as contributions from new development) or if revenues exceed the projected amounts, funding could be allocated to the "Alternative" project listed here.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

PUBLIC BENEFITS PROGRAM

Table 2

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: DETAILED FUNDING SOURCES & USES (IN 2017 DOLLARS)

PUBLIC BENEFIT	DIRECT PROVISION BY NEW DEVELOPMENT	CENTRAL SOMA COMMUNITY FACILITIES DISTRICT (CFD; \$434)	EASTERN NEIGHBORHOODS INFRASTRUCTURE FEE (\$423)	TRANSPORTATION SUSTAINABILITY FEE (\$41A)	JOBS-HOUSING LINKAGE FEE (\$413)	AFFORDABLE HOUSING FEE (\$415)	CENTRAL SOMA INFRASTRUCTURE FEE (\$428.2)	SCHOOL IMPACT FEE (CA ED. CODE §17620)	CHILD CARE FEE (\$414 AND 414(A))	CENTRAL SOMA COMMUNITY FACILITIES FEE (\$428.1)	TOTAL (BY CATEGORY)	% SHARE
AFFORDABLE HOUSING	\$550,000,000				\$210,000,000	\$180,000,000					\$940,000,000	44%
TRANSIT		\$155- 160,000,000*	\$90,000,000	\$210,000,000			\$35,000,000				\$495- 500,000,000	23%
PARKS & RECREATION	\$80,000,000	\$45,000,000	\$60,000,000				\$5,000,000**				\$185,000,000	9%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	\$180,000,000										\$180,000,000	8%
COMPLETE STREETS		\$10,000,000	\$90,000,000	\$10,000,000							\$110,000,000	5%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$20,000,000	\$74- 79,000,000*								\$20,000,000	\$114- 119,000,000	5%
ENVIRONMENTAL SUSTAINABILITY	\$6,000,000	\$59,000,000									\$65,000,000	3%
SCHOOLS & CHILDCARE		\$6,000,000						\$26,000,000	\$32,000,000		\$64,000,000	3%
TOTAL (BY SOURCE)	\$836,000,000	\$354,000,000	\$240,000,000	\$220,000,000	\$210,000,000	\$180,000,000	\$40,000,000	\$26,000,000	\$32,000,000	\$20,000,000	\$2,160,000,000	100%

* The funding for these projects shall be allocated pursuant to Planning Code Section 434(e).

** Pending a trailing Planning Code amendment.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

SOMA IPIC EXPENDITURE PLAN

Central SoMa Community Benefits Package - 25 Year Program

Source: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Transit

Local Transit Improvements	\$	90,000,000
Regional Transit Capacity	\$	160,000,000
Total	\$	250,000,000

Complete Streets

Redesign of all Major Streets	\$	102,770,000
Public Works Design, Plan, and Prioritization of SoMa Projects	\$	100,000
SoMa Street Improvement Projects	\$	6,830,000
Filipino District Gateway Marker	\$	300,000
Total	\$	110,000,000

Recreation and Open Space

Gene Friend / Soma Recreation Center (programmed)	\$	25,000,000
Manalo Draves Park Programming	\$	5,000,000
New Soma Park (In-Kind)	\$	32,500,000
New Public Recreation Center	\$	10,000,000
Park and Greenery	\$	15,000,000
New large Park	\$	5,000,000
New Bluxome Park	\$	-
7th and Mission Park	\$	20,000,000
Under Freeway Recreation Area	\$	5,000,000
Total	\$	117,500,000

Environmental Sustainability & Resilience

Enhanced Stormwater Management in Complete Street Projects	\$	28,000,000
Freeway Corridor Air Quality and Greening Improvements	\$	22,000,000
Better Roofs Demonstration Projects	\$	2,000,000
Water Recycling and Stormwater Management in Public Spaces	\$	4,000,000
100% Energy Efficiency Street Lights	\$	1,000,000
Sustainability Studies & Guidelines Documents	\$	2,000,000
Other Energy and Water Efficiency Projects	\$	9,000,000
Total	\$	68,000,000

Cultural Preservation

Restoration of US Mint Building	\$	20,000,000
New Community Facilities	\$	20,000,000
Social and Cultural Programming	\$	25,000,000
Capital for Cultural Amenities (e.g. Yerba Buena Gardens)	\$	15,000,000
PDR Relocation Assistance Fund	\$	10,000,000
Neighborhood Cleaning	\$	9,000,000
Total	\$	99,000,000

Schools and Child Care

Child Care	\$	10,612,485
Bessie Carmichael Supplemental Services	\$	6,000,000
Total	\$	16,612,485

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Transit (Revenue)	\$	118,500,000
Transit (Expenditure)		
Transit Enhancement Fund (previously programmed)		
MTA Design, Plan and Prioritization (appropriated FY21)		
Local Transit Improvements	\$	90,000,000
Regional Transit Capacity	\$	160,000,000
Total	\$	250,000,000
Difference	\$	(131,500,000)

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Transit (Revenue)	\$ 118,500,000
Transit (Expenditure)	
Transit Enhancement Fund (previously programmed)	
MTA Design, Plan and Prioritization (appropriated FY21)	
Local Transit Improvements	\$ 90,000,000
Regional Transit Capacity	\$ 160,000,000
Total	\$ 250,000,000
Difference	\$ (131,500,000)
Complete Streets Revenue (Revenue)	\$ 57,996,000
Complete Streets (Expenditure)	
Folsom Street / Howard Street (previously programmed)	
Streetscape Enhancement Ffund	
Redesign of all Major Streets	\$ 102,770,000
Public Works Design, Plan, and	
Prioritization of SoMa Projects	\$ 100,000
SoMa Street Improvement Projects	\$ 6,830,000
Filipino District Gateway Marker	\$ 300,000
Total	\$ 110,000,000
Difference	\$ (44,774,000)

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Recreation and Open Space (Revenue)	\$	61,133,000
Recreation and Open Space (Expenditure)		
Bond Planning and Implementation (previously programmed)		
Community Challenge Grant (previously programmed)		
Gene Friend / Soma Recreation Center	\$	25,000,000
Manalo Draves Park Programming	\$	5,000,000
New Soma Park (In-Kind)	\$	32,500,000
New Public Recreation Center	\$	10,000,000
Park and Greenery	\$	15,000,000
New large Park	\$	5,000,000
New Bluxome Park	\$	-
7th and Mission Park	\$	20,000,000
Under Freeway Recreation Area	\$	5,000,000
Total	\$	117,500,000
Difference	\$	(56,367,000)

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Source: Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Environmental & Sustainability (Revenue)	\$	21,541,000
Environmental Sustainability & Resilience (Expenditure)		
Enhanced Stormwater Management in Complete Street Projects	\$	28,000,000
Freeway Corridor Air Quality and Greening Improvements	\$	22,000,000
Better Roofs Demonstration Projects	\$	2,000,000
Water Recycling and Stormwater Management in Public Spaces	\$	4,000,000
100% Energy Efficiency Street Lights	\$	1,000,000
Sustainability Studies & Guidelines Documents	\$	2,000,000
Other Energy and Water Efficiency Projects	\$	9,000,000
[placeholder]		
Total	\$	68,000,000
Difference	\$	(46,459,000)

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Source: Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Cultural Preservation (Revenue)	\$	37,787,000
Cultural Preservation (Expenditure)		
Restoration of US Mint Building	\$	20,000,000
New Community Facilities	\$	20,000,000
Social and Cultural Programming	\$	25,000,000
Capital for Cultural Amenities (e.g. Yerba Buena Gardens)	\$	15,000,000
PDR Relcation Assistance Fund	\$	10,000,000
Neighborhood Cleaning	\$	9,000,000
[placeholder]		
Total	\$	99,000,000
Difference	\$	(61,213,000)

SOMA IPIC EXPENDITURE PLAN

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Schools and Child Care (Revenue)	\$	9,836,000
Schools and Child Care (Expenditure)		
Child Care	\$	10,612,485
Bessie Carmichael Supplemental Services	\$	6,000,000
Total	\$	16,612,485
Difference	\$	(6,776,485)
Admin (Revenue)	\$	14,988,000
Admin (Expenditure)	\$	14,988,000
Difference	\$	-

Central SoMa Community Benefits Package Compared to Projected Revenue (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

Revenue (Total)	\$	321,781,000
Expenditure (Total)	\$	676,100,485
Difference (Surplus / Deficit)	\$	(347,089,485)
	\$	(354,319,485)

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

TRANSIT	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Transit (Revenue)	\$ 118,500,000	\$ 118,500,000
Transit (Expenditure)		
Transit Enhancement Fund (previously programmed)		\$ 2,539,000
MTA Design, Plan and Prioritization (appropriated FY21)		\$ 100,000
Local Transit Improvements	\$ 90,000,000	\$ 61,991,000
Regional Transit Capacity	\$ 160,000,000	\$ 55,755,000
Total	\$ 250,000,000	\$ 120,385,000
Difference	\$ (131,500,000)	\$ (1,885,000)

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Complete Streets Revenue (Revenue)	\$ 57,996,000	\$ 57,996,000
Complete Streets (Expenditure)		
Folsom Street / Howard Street (previously programmed)		\$ 2,390,000
Streetscape Enhancement Ffund		\$ 200,000
Redesign of all Major Streets	\$ 102,770,000	\$ 37,951,000
Public Works Design, Plan, and Prioritization of SoMa Projects	\$ 100,000	\$ 100,000
SoMa Street Improvement Projects	\$ 6,830,000	\$ 6,830,000
Filipino District Gateway Marker	\$ 300,000	\$ 300,000
Total	\$ 110,000,000	\$ 47,771,000
Difference	\$ (44,774,000)	\$ 10,225,000

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Recreation and Open Space (Revenue)	\$ 61,133,000	\$ 61,133,000
Recreation and Open Space (Expenditure)		
Bond Planning and Implementation (previously programmed)		\$ 9,233,000
Community Challenge Grant (previously programmed)		\$ 400,000
Gene Friend / Soma Recreation Center	\$ 25,000,000	\$ 25,000,000
Manalo Draves Park Programming	\$ 5,000,000	
New Soma Park (In-Kind)	\$ 32,500,000	\$ 32,500,000
New Public Recreation Center	\$ 10,000,000	\$ 10,000,000
Park and Greenery	\$ 15,000,000	
New large Park	\$ 5,000,000	
New Bluxome Park	\$ -	
7th and Mission Park	\$ 20,000,000	
Under Freeway Recreation Area	\$ 5,000,000	
Total	\$ 117,500,000	\$ 77,133,000
Difference	\$ (56,367,000)	\$ (16,000,000)

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Environmental & Sustainability (Revenue)	\$ 21,541,000	\$ 21,541,000
Environmental Sustainability & Resilience (Expenditure)		
Enhanced Stormwater Management in Complete Street Projects	\$ 28,000,000	
Freeway Corridor Air Quality and Greening Improvements	\$ 22,000,000	
Better Roofs Demonstration Projects	\$ 2,000,000	
Water Recycling and Stormwater Management in Public Spaces	\$ 4,000,000	
100% Energy Efficiency Street Lights	\$ 1,000,000	
Sustainability Studies & Guidelines Documents	\$ 2,000,000	
Other Energy and Water Efficiency Projects	\$ 9,000,000	
[placeholder]		\$ 21,541,000
Total	\$ 68,000,000	\$ 21,541,000
Difference	\$ (46,459,000)	\$ -
	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Cultural Preservation (Revenue)	\$ 37,787,000	\$ 37,787,000
Cultural Preservation (Expenditure)		
Restoration of US Mint Building	\$ 20,000,000	
New Community Facilities	\$ 20,000,000	
Social and Cultural Programming	\$ 25,000,000	
Capital for Cultural Amenities (e.g. Yerba Buena Gardens)	\$ 15,000,000	
PDR Relocation Assistance Fund	\$ 10,000,000	
Neighborhood Cleaning	\$ 9,000,000	
[placeholder]		\$ 37,787,000
Total	\$ 99,000,000	\$ 37,787,000
Difference	\$ (61,213,000)	\$ -

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

	Total in Public Benefits Plan	Potential Expenditure (FY21 - FY26)
Schools and Child Care (Revenue)	\$ 9,836,000	\$ 9,836,000
Schools and Child Care (Expenditure)		
Child Care	\$ 10,612,485	\$ 5,137,000
Bessie Carmichael Supplemental Services	\$ 6,000,000	\$ 4,699,000
Total	\$ 16,612,485	\$ 9,836,000
Difference	\$ (6,776,485)	\$ -
 Admin (Revenue)	 \$ 14,988,000	 \$ 14,988,000
Admin (Expenditure)	\$ 14,988,000	\$ 3,000,000
Difference	\$ -	\$ 11,988,000

SOMA IPIC EXPENDITURE PLAN

Potential SoMa IPIC Expenditures (FY21 – FY26)

Sources: Eastern Neighborhoods Infrastructure Fee, Central SoMa Infrastructure Fee (new), Central SoMa Community Facilities Fee (new), Central SoMa Community Facilities District Tax (aka Mello Roos) (new)

	Total in Public Benefits Plan		Potential Expenditure (FY21 - FY26)	
Revenue (Total)	\$	321,781,000	\$	321,781,000
Expenditure (Total)	\$	676,100,485	\$	317,453,000
Difference (Surplus / Deficit)	\$	(347,089,485)	\$	4,328,000
	\$	(354,319,485)	\$	4,328,000

Next Steps

- Initial Potential Expenditures Shared with Agencies;
- Agencies Recommend Modifications;
- Presented to SoMa CAC in October and November
- MTA and Public Works – Presentation in October
- SoMa CAC – Endorsement in November
- IPIC Report Publication / Presentation to Commission, BOS – January 2020

INTERAGENCY PLAN IMPLEMENTATION COMMITTEE (IPIC)

