



Greater SoMa Community Facilities Needs Assessment



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Assessing need for community facilities now and in the future.

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Introduction

About the Project

The Greater SoMa Community Facilities Needs Assessment is a project that aims to understand existing community facility needs and assess how the neighborhood's growing population in the next twenty years may impact the capacity and quality of these facilities.

The assessment analyzes ten community facility types: public schools, child care facilities, fire stations, police stations, recreation centers and parks, public and non-profit

health facilities, libraries, arts and culture facilities, social welfare facilities, and facilities serving the homeless. This assessment builds on the analysis of the Southeast Framework which looked at community facility needs for the entire Southeast part of the City, which includes the Greater SoMa area. The [report](#) was first published in December 2020, and has since been updated based on the feedback and input received during this project.

In addition to understanding what standards for facilities exist, and how those standards might indicate a need for new and/or improved facilities or programs, this project aims to better understand how the people that live and work in SoMa feel about the facilities in their neighborhood, what might be missing, and identify priorities for making improvements. The results of this project have been shared with relevant city agencies, and can help inform future capital planning efforts and prioritization of spending for the new community facilities fee implemented in the Central SoMa plan area and the Market & Octavia plan area. As the population of the SoMa area continues to grow, this assessment can be a resource to guide City agencies as they plan and allocate resources for new and/or improved facilities.

This project was conceived prior to the COVID-19 pandemic. Much of the world and the city have forever changed. This assessment was completed in light of these changes. We are still learning about the long-term effects of this pandemic and acknowledge that further community engagement and city agency coordination will be needed as projects move towards implementation.

About the Greater SoMa Neighborhoods

The Greater SoMa Community Facilities Needs Assessment includes several distinct neighborhoods within the broader SoMa area – SoMa, Tenderloin, Mission Bay,

Showplace Square, and the “Hub.” Together, these neighborhoods make up a diverse and rapidly changing area that will experience much of San Francisco’s forecasted population growth.



Aerial view of Mission Bay looking out over SoMa and Downtown. Image Credit: SF Planning Department

History of the Greater SoMa Area

Before the period of European invasion, the San Francisco area was home to the Ohlone people, a group of about 50 tribes with different languages and traditions settled throughout the Bay Area. After Spanish colonization, disease and war severely affected the Ohlone population, and survivors continue to fight to preserve and restore their culture to this day. Currently, the Greater SoMa area includes the American Indian Cultural District due to the number of historical sites that fall within the area and access to resources such as the Native American Health Center. In addition to the American Indian Cultural District, the Greater SoMa area also includes the Leather LGBTQ Cultural District, the Transgender Cultural District, and the SoMa Pilipinas Cultural District. This area's rich history and culture has shaped these neighborhoods in many ways.

In the beginning of the 20th century, especially in the period immediately following the 1906 earthquake and fire, the

Greater SoMa area experienced the consolidation of multiple parcels in SoMa and the Central Waterfront into larger tracts of land suitable for factories, along with periodic alleys to facilitate loading and deliveries, thus creating the land use patterns that still exist today. As the seasonal and wartime industries of shipping, fishing, and production gradually dissipated in the middle of the 20th century, the area became home to more permanent residents. Filipinos constituted the largest share of these new residents, and numerous businesses and community-based organizations still reflect their influence in, and contributions to, the neighborhood.

Given the dearth of high-value industries, low density, and limited housing stock, the neighborhood's population was comprised primarily of working class people of color. Greater SoMa therefore became a prime target for redevelopment. SoMa was one of several majority-minority neighborhoods designated as "blighted" by the San Francisco Redevelopment Agency in the mid-20th century, a designation that expedited the approvals process necessary to systematically raze entire communities. The George Moscone Convention Center and the Yerba Buena Gardens development, completed in 1981 and 2006, respectively, provided thousands of new square feet of commercial space, along with a significant financial boon for developers, while also displacing thousands of SoMa residents.

In recent history, much of Greater SoMa's large industrial buildings have been converted, demolished, or otherwise repurposed to create more housing units and office space. During the Dot Com Boom of the mid- to late-1990s, there was an influx of "live-work" lofts introducing residential uses in industrial areas. Many industrial buildings were converted to office uses as well. During this period of development, multiple major area plan efforts were completed in the Greater SoMa area, leading to significant shaping of the neighborhoods: the Mission Bay Redevelopment Plan (adopted

in 1998), Rincon Hill and Transbay Development Plans (adopted in 2005), the Eastern Neighborhoods Area Plans covering East SoMa and Showplace Square (adopted in 2008), the Market and Octavia Area Plan (adopted in 2008), and the Western Soma Area Plan (adopted in 2013). In 2018, the Central SoMa Area Plan was approved which allowed for more office capacity in SoMa. Today, the area is comprised of a mix of new multi-family housing projects and tech company headquarters, along with the residential hotels and several production-oriented businesses that characterized it for much of the 20th century.



View of the Asian Art Museum from the Main Library Branch.
Image credit: Allan Jacobs, SF Planning Department

Current Greater SoMa Area Characteristics

Today, Greater SoMa is balancing dueling identities as a working class community with many residents of color, and as a neighborhood that has experienced a tremendous increase in population and wealth. The area currently has a higher percentage of Black and Latinx residents than the rest of San Francisco, 26% compared to 20%, as well as a much lower rate of homeownership, at 17% compared to 38%. While many of

the neighborhood's historic characteristics are still intact today, the residential and daytime populations are rapidly growing. The population of Greater SoMa grew by more than 32% between 2000 and 2010, while the rest of San Francisco experienced population growth of less than 1%. In addition, 22% of the area's existing housing stock was built between 2000 and 2009.

Various Population Characteristics

Click on the census tracts to see population, age, and gender characteristics.

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Race and Ethnicity Characteristics

Click on the circles
to see racial
demographics by
census tract.

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Median Household Income

Click on the
census tracts to
see median
household income
by census tract.

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Housing Tenure

Click on the census tracts to see housing tenure (renter or owner) by census tract.

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Housing Ownership by Race

Click on the census tracts to see housing ownership by race.

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A Growing City

Projected Population Growth in 2040

The Greater SoMa area is expected to see 49 percent of the City's overall growth in the next twenty years. Currently, the Greater SoMa area contains approximately 14 percent of the City's population, and by 2040, the area will contain about 22 percent of the City's population. This additional population growth is estimated through various methods, including the number of permits or applications in the housing pipeline in the City and the population growth forecasts calculated at the regional level by MTC's Plan Bay Area.

The map below shows current population, and swiping the bar shows where this estimated population growth from MTC's Plan Bay Area goes in the city. Many of the areas within the Greater SoMa boundary are expected to see an increase in population.

Swipe the map to see a comparison between the existing population and the estimated population growth in 2040. Click on the neighborhoods to see population numbers.



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Data: MTC's Plan Bay Area 2040 Forecast

Where is this Projected Growth Coming From?

Area Plans and Development Agreements involve planning for future population growth by accommodating an increasing population through changes in land use, and advocating for community benefits to ensure complete neighborhoods. Although the Greater SoMa area includes many area plans and major development projects that are expected to contribute to population growth in the next 20 years, the broader Southeast part of the city is expected to see growth that includes, but isn't necessarily attributed to, either area plans or major projects.

Area Plans

Area Plans are comprehensive policy documents that guide the development of specific neighborhoods over time. The plan itself is adopted into the City's General Plan after a multi-year community planning effort. Area Plans cover a range of topics - including land use, building heights, transportation, open space, sustainability, public realm, and racial and social equity - and establish financial and implementation frameworks to guide how and when impact fees will fund improvements that have been identified by the community.

[Visit the General Plan](#)

Multi-Phase Developments or Large Sites

Planning also collaborates with other agencies, particularly the Office of Economic and Workforce Development (OEWD) to develop and review master plans for multi-phase developments on large sites under single ownership, both private and public. Larger than individual buildings or discrete developments, redevelopment of these sites may range from five to 200+ acres. Projects of this scale entail planning for multiple phases over several years and the creation of significant new infrastructure including blocks

and streets, parks, and community facilities. In addition to rezoning, these projects also result in the creation of Development Agreements between development sponsors and the City, which are contracts that lay out development rights, additional public benefits of the project, and phasing and implementation.

More about Major Projects

Impact Fees

Area Plans also often include fees, such as development impact fees, that help create more complete neighborhoods by directing funding towards facilities and infrastructure necessitated by the new development. The City of San Francisco collects development impact fees to mitigate the impact of increased demand for services related to new development. The Market & Octavia Area Plan and the Central SoMa Area Plan both include a community facilities fee that can be used to build community facilities in the respective plan areas. As development takes place, these fees will be collected, and relevant city agencies will work with the relevant community advisory committees (CACs) to further develop a list of projects to be funded with these fees.

Capital Plan

Other sources of funding that departments access in order to implement infrastructure projects in Plan Areas may include the San Francisco General Fund, bonds, grant monies from the federal government, the State of California, private philanthropy, other local funds such as Proposition K sales tax dollars and/or revenues from Community Facilities Districts. Updated every odd-numbered year, the City's Capital Plan provides an all sources view of the spending plan and sources

of funds for each Plan Area. The Capital Plan is a fiscally constrained expenditure road map that lays out anticipated infrastructure investments over the next decade. This document is the product of input from Citywide stakeholders, who have put forth their best ideas and most realistic estimates of San Francisco's future needs.

The FY2022-2031 Capital Plan identifies approximately \$2 billion to fund Area Plan projects, leaving \$400 million deferred. The City continues to seek sources in order to complete these projects. Follow [this link](#) to view the Capital Plan.

Click on each of the plan areas or development agreements in the map below to learn more about estimated population growth and projected number of dwelling units.

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Plan Areas

Process

Community Outreach: What We Did

Over a three-month period beginning in January 2021 and concluding in April 2021, Planning Department staff engaged in multiple efforts to connect with SoMa residents and organizations to understand their priorities and needs for community facilities. Planning Department staff spoke with residents, elected officials, business owners, volunteers, property managers, and non-profits. These connections included partnering with community-based organizations to distribute postcard surveys, participate in an online survey that was widely circulated to Greater SoMa residents and stakeholders, attend community meetings with community-based organizations, and provide other opportunities to share information online and on social media.

What We Heard

The qualitative feedback received through the community engagement process was an invaluable complement to the quantitative data we collected through our surveys. The insights and perspectives shared by community meeting participants illuminated the experience of living in Greater SoMa, as well as the needs, goals, and priorities of residents. Some of the key takeaways from our survey data, as well as the most salient insights shared by residents, employees, and visitors of the Greater SoMa area at our stakeholder meetings, are below:

- Shortage of child care facilities in the Greater SoMa Area.
- Shortage of senior care facilities in the Greater SoMa Area.
- Need for a large community center big enough to support the performance of traditional Filipino dances and celebrations. Ideally something that can be scaled up.
- Privately Operated Public Open Spaces (POPOS) are largely underutilized, and do not fill the community need for outdoor space.
- More co-location of resources at a single site, so that families do not need to navigate multiple facilities to meet

their needs, i.e a Barangay Center.

- Need for more art space, particularly facilities that would allow youth to drop in and utilize the resources without making an appointment or paying a fee.
- Some SoMa stakeholders feel that the City of San Francisco is not interested in properly serving the area and its residents.
- Increase available programming – such as classes, events, and workshops – is desired across facility types, and would generally increase utilization of those facilities.
- Additional public schools – high schools in particular – are needed in the Greater SoMa area.
- Recreation centers are very highly valued by all types of stakeholders we engaged with, although residents do not necessarily use the recreation center in their home neighborhood.
- Respondents generally use the libraries located closest to their home, and are primarily interested in borrowing books, as opposed to utilizing the computers and other technologies available
- Based on those who took the survey, the majority of those with young children noted that they send them to privately-operated childcare facilities
- Based on those who took the survey, those who utilize social welfare facilities and health clinics generally found them to meet their needs
- Need for a physical location to store a SoMa archive – a center that holds the deep history of Filipino culture (identified through stakeholders of the SoMa Pilipino Cultural District)
- Community Center to support local businesses and prevent further displacement (identified through stakeholders of the Leather/LGBTQ Cultural District)

For more information on the meetings attended, questions received during outreach, and other details about the outreach process, please visit this [link](https://storymaps.arcgis.com/stories/8fc7a9e52f254976b8710390b8092967/print).

Planned Facilities

Planned Facilities in the Greater Soma Neighborhood

Below is a map of planned facilities and sites for community facilities as of June 2021



Library Services

Planned site for library services in Central Waterfront.



Renovation of Gene Friend Recreation Center



Planned Community Recreation Facility at Potrero Power Station



Mission Bay Elementary School



UCSF Urgent Care Clinic



2021 Urgent Care Clinic

Expected to be completed in 2024. Site TBD.



2 Child Care Facilities

2 new childcare facilities at 88 Bluxome St.



1 Child Care Facility

1 new child care facility at 598 Brannan St.



1 Child Care Facility

45 childcare spaces at Transbay Block 2.



1 Child Care Facility

1 new child care facility at 610-690 Brannan St.



2 Child Care Facilities

2 new childcare facilities, each with a minimum capacity of 50 children at Pier 70.



2 Child Care Facilities

2 new child care facilities at Potrero Power Station.



1 Child Care Facility

Part of the One Vassar development.



Community Facility Space TBD



1 Child Care Facility

50 child care spaces at Potrero HOPE SF.

**1 Child Care Facility**

Planned facility at 1455 3rd St (Uber building).

**1 Child Care Facility**

Planned child care facility at 110 Channel St (Montessori Preschool location).

**1 Child Care Facility**

Planned child care facility at Mission Bay Block 12W.

**1 Child Care Facility**

Planned child care facility at Mission Bay Block 4E.

**Blue Bear School of Music (Location TBD)**

Planned arts and culture nonprofit facility to open in Fall 2021.

**1 Child Care Facility**

Non-profit child care facility in 5M building

**Community Facility Space TBD**

Community facility space at Mission Rock development

**Library Services**

On-site or off-site library services to be determined

**West Bay Pilipino Multi-Service Corporation**

Youth, family, and senior services

**Bay Area Video Coalition**

Relocating to 9th Street Media Center to continue offering media education, production, and broadcasting, as well as events in the shared theater



and broadcasting, as well as events in the shared theater



Intersection for the Arts

Relocating to a more accessible space at 1446 Mission to continue providing training, as well as meeting and events space for artists and art entrepreneurs



Kultivate Labs

non-profit providing technical assistance, consulting, and training to low- and moderate-income artists and entrepreneurs



Women's Audio Mission

Expansion of non-profit arts and culture organization



City Ballet School

Newly-constructed space including a theater and rehearsal studios



Cultural Center

Disability Community Cultural Center on ground floor of affordable housing development at 240 Van Ness



1 Child Care Facility

Planned child care facility with 43 spaces at Mission Bay Block 6



Swimming Pool and Community Center at 88 Bluxome

How to Navigate

The assessment includes an analysis of ten community facility types. It considers population in 2019 and projected

population in 2040. A page has been created for each facility type and includes: a brief description of the facility, the standards used to determine the level of service, analysis of existing facilities and how many more facilities would be needed to maintain the existing level of service, and a summary and key findings from this analysis. You can navigate to each different facility type by using the navigation pane above.

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Assessment

The map on the left displays the ten community facility types analyzed in this report: public schools, child care facilities, fire stations, police stations, recreation centers and parks, public and non-profit health facilities, libraries, arts and culture facilities, social welfare facilities, and facilities serving the homeless.

Click on the buttons below to see a specific facility type on the map.

Public Libraries

[Fire Stations](#)[Child Care Facilities](#)[Recreation Centers](#)[Public Schools](#)[Public and Non-Profit Health Facilities](#)[Arts and Culture Facilities](#)[Social Welfare Facilities](#)[Facilities Serving the Homeless](#)[Back to All Facilities](#)

The process begins with identifying existing facilities, applying the existing standard (if available) to the number of existing facilities to determine current need, and then applying the same standard to anticipated population growth to determine the need for additional facilities in the future. Some facilities, such as recreation centers and police stations, do not have standards and so relevant standards were found in adopted nexus studies or through research for comparable cities.

Since the Greater SoMa area is a small boundary made up of, and surrounded by, rich and diverse neighborhoods, the analysis of community facilities was expanded to include counting any facilities within a 1/4 mile radius of the Greater SoMa boundary. For example, for the analysis

determining if the number of fire stations within Greater SoMa meets the standard identified in the Citywide Nexus Study, any fire stations within 1/4 mile of the boundary were counted as facilities that served the Greater SoMa area. The 1/4 mile radius was chosen since it signifies that a site is within walking distance, but there may be facilities beyond that radius that serve the population within Greater SoMa as well. Since geographic proximity does not always equate to better access, qualitative information gathered from community engagement will also help inform the priorities and specific needs of Greater SoMa residents.



SFPL Bookmobile parked outside City Hall, Photo Credit: SFPL

Public Libraries

Libraries are an important community, cultural, social, and educational resource. They provide citizens with the opportunity to borrow books and e-books, use computers, access a range of educational opportunities and other resources. The city is home to 28 branch libraries and several mobile “bookmobiles” that serve different neighborhoods, all managed by the San Francisco Public Library department. Libraries provide a multitude of services that vary across all these city locations, ranging from the traditional – book-lending, reading rooms, and technology access – to the innovative – workshops, lectures, and social gatherings – that cultivate community cohesion and capacity-building. There are two libraries within the Greater SoMa area, the Main branch located at 100 Larkin Street in Civic Center and the Mission Branch Library located at 960 4th Street. In addition to these two existing facilities, additional library services are planned in the Central waterfront neighborhood.

Existing Standards Summary

EXISTING STANDARDS SUMMARY

General Plan

- **Service range not more than 1-mile radius**
- **Large branch: 25-50,000 people**
- **Small branch: 10-15,000 people**

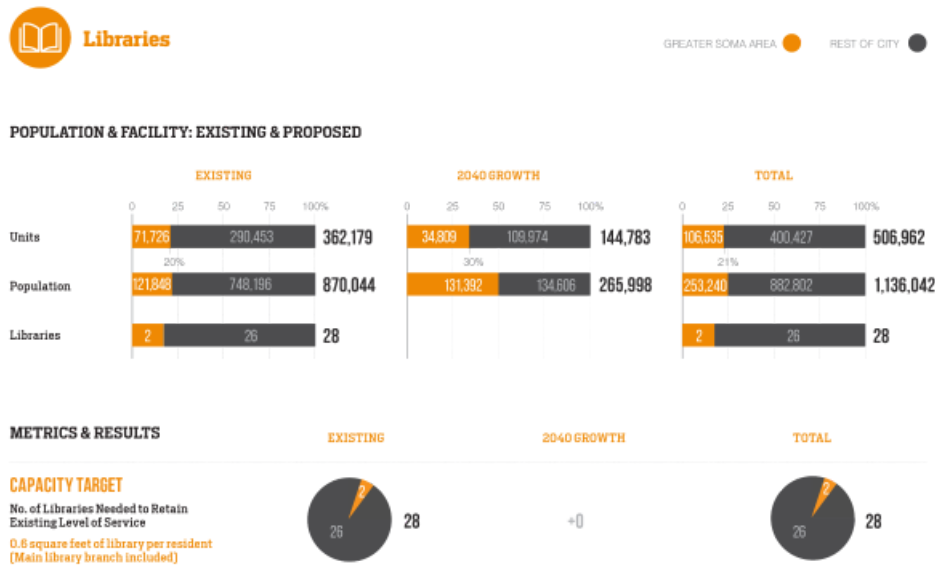
Citywide Nexus Study

- **0.6 square feet of library per resident**

The Citywide Nexus Study was last published in 2014 and is updated every five years. The recent update currently underway is the first to include analysis for library facilities. The study identifies that the City should maintain 0.6 square feet of library per resident. This metric is designed to measure San Francisco's provision of library infrastructure relative to the population it primarily serves: San Francisco residents. The study also indicates that San Francisco Public Libraries will adapt to meeting the changing needs of San Francisco communities by providing important community gathering sites, free meeting spaces, and access to digital resources for people who need it. The most important long term goal identified by the study is to meet City residents' changing library needs, and includes building a second major library facility like the main library in Civic Center.

The Citywide Nexus Study standard of 0.6 square feet of library per resident is used for the analysis of determining whether the City needs additional facility space by 2040.

However, it is important to note that this analysis does not include accessibility from a geographic perspective, or the equitable distribution of library facilities across the city. One reason that this additional analysis is not included in this report is because individual libraries offer different services, programs, or spaces, and geographic proximity may not be the primary reason why a resident visits a particular facility.



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's libraries. For the purpose of this analysis, the Citywide Nexus Study standard of 0.6 square feet of library per resident was used to determine how many new library facilities or how much expansion of existing facilities is needed to maintain this level of service.

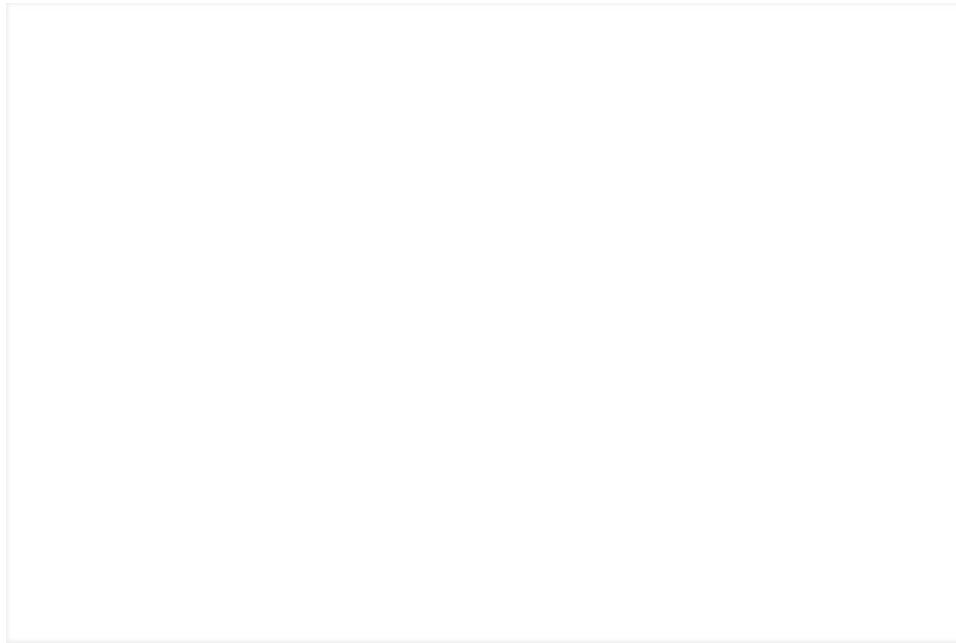
The population and facility section shows existing population, units, and libraries, how much more growth is expected by 2040, and the total in 2040. The metrics and results section shows the number of existing libraries, how many more facilities are needed to address growth, and the total number of facilities needed in 2040 to maintain the level of service.

Key Findings

According to the standard identified in the Citywide Nexus Study, no additional library facilities would be necessary to accommodate future growth in the Greater SoMa area.

While no new facilities may be needed to accommodate future growth based on the citywide nexus standard, as mentioned above, there are plans for library services in the Central Waterfront. These services will be an amenity to the Central Waterfront neighborhood and the Greater SoMa area.

Due to the COVID-19 pandemic, many libraries shut down in early 2020 and have moved most of their services online. As such, the physical benefits of library facilities were not fully accessible for people during this time. At the time of this report's publication, the libraries have limited library services available to the general public, but some have transformed into remote learning hubs for students. The use of library spaces prompts a closer look at how to make these important services and amenities available for everyone during a global pandemic.



SF Fire Station 16. Photo Credit: Alejandro Velarde, SF Public Works.

Fire Stations

The San Francisco Fire Department (SFFD) provides fire suppression and emergency medical services to residents, visitors and workers in the city. In addition to providing these services, fire stations often also provide safety information and other community-serving programs. There are currently 46 fire stations in San Francisco. The San Francisco Fire Department also has three fireboats docked at Pier 22 1/2 and three stations at San Francisco International Airport. There are many variations on the size and type of station depending on the truck or engine.

There are five fire stations in the Greater SoMa area:

Fire Station #1 – 935 Folsom Street

Fire Station #3 – 1067 Post Street

Fire Station #4 – 449 Mission Rock Street

Fire Station #8 – 36 Bluxome Street

Fire Station #29 – 299 Vermont Street

Existing Standards Summary

EXISTING STANDARDS SUMMARY

Citywide Nexus Study

- **0.04 fire stations per 1,000 service population units**
- **Citywide Nexus Study goal is to maintain the existing level of service of 0.034 fire stations per 1,000 SPU.**

The Citywide Nexus Study identifies standards for Fire Stations as 0.04 fire stations per 1,000 service population units (SPU). Service population units, as defined by the Citywide Nexus Study, includes 100 percent of the resident population and 50 percent of the worker population. The study finds that San Francisco currently has a level of service of 0.034 fire stations per 1,000 SPU. San Francisco has a high level of service by these measures relative to other cities.

While the Citywide Nexus Study identifies the number of fire stations needed to serve future population, the geographic distribution of these fire stations is not identified. For fire stations, access is particularly important, especially since response time can determine whether a level of service is equitable across the city.

The Fire Department also places Emergency Medical Services (EMS) posting locations around the city to respond to medical calls within a certain amount of time as defined by the National Fire Protection Association (NFPA). These EMS standards are used by the Fire Department to determine minimum staffing needs and are not evaluated in this report.



Fire Stations

GREATER SOMA AREA ● REST OF CITY ●

POPULATION & FACILITY: EXISTING & PROPOSED



METRICS & RESULTS

This analysis does not include the proposed fire stations at the Hunters Point Shipyard and Candlestick Point.

CAPACITY TARGET

No. of Fire Stations Needed to Achieve Level of Service
0.04 station/1,000 SPU



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's fire stations. For the purpose of this analysis, the Citywide Nexus Study standard of 0.04 fire stations per SPU was used to determine how many new fire station facilities, or how much expansion of existing facilities, is needed to maintain this level of service.

The population and facility section shows existing residential units, service unit population, fire stations, how much more growth is expected by 2040, and the total in 2040. The metrics and results section shows the number of existing fire stations, how many more facilities are needed to address growth, and the total number of facilities needed in 2040 to maintain the level of service.

Key Findings

According to the standard identified by the Citywide Nexus Study, the city would need 17 additional fire station facilities citywide by 2040 to meet level of service. More than half of the anticipated facilities may need to be located within or close to the Greater SoMa area to meet the level of service standards.

While no new fire station facilities are currently planned in the Greater SoMa area. The calculation of response times and other indicators of demand may be necessary to further study in order to identify the need for new facilities.

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Child Care Development Center, Crestwood High School

Child Care Facilities

Child care facilities are operated both publicly, by the City of San Francisco, and privately, by non-profits, faith-based

organizations, and other educational institutions. Generally speaking, there are three types child care facilities in San Francisco: Licensed Child Care Centers, Licensed Family Care Homes, and license-exempt child care, such as formal programs run by agencies like the San Francisco Recreation and Parks or informal care like nannies or care provided by family or friends. Cumulatively, there are a little over 22,000 registered infant, toddler, or preschool child care slots in San Francisco. Child care facilities vary in their programmatic offerings and their educational pedagogy, making the selection of a child care facility unique to each family's needs. The project team received substantial feedback from attendees at the community meetings that there is a shortage of childcare facilities in the Greater SoMa area.

The map on the left illustrates the geographic location of sites that provide child care slots.

Existing Standards Summary

EXISTING STANDARDS SUMMARY

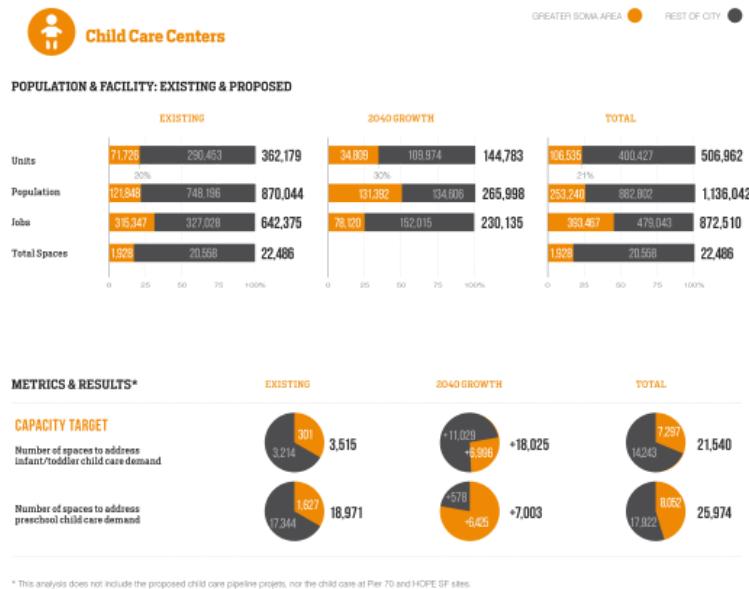
Citywide Nexus Study

- **Need based on available spaces**
- **Need based on demand calculated from employment, age, and commuting trends**

The Citywide Nexus Study proposes that the level of service for child care account for 100% of the demand by two age groups: Infant/toddler (0-2) and preschool (3 and older).^{*} This demand is calculated through a formula based on household employment trends, percentage of households with children of different ages, and other commuting trends as collected by the Census. The outcome of this formula is the anticipated

number of child care spaces needed for infant/toddler and preschool age groups.

**Child care demand analysis for this report includes ages 0-4*



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's child care facilities. For the purpose of this analysis, the Citywide Nexus Study standard of meeting 100% of the demand for child care spaces was used to determine how many new child care spaces are needed to meet this demand.

The population and facility section shows existing residential units, population, jobs, and child care spaces, how much more growth is expected by 2040, and the total in 2040. The metrics and results section shows the number of existing infant/toddler or preschool child care spaces, how many more spaces are needed to address growth, and the total number of spaces needed in 2040 to meet demand.

The numbers included in this report represent pre-pandemic trends; the impact of the COVID-19 pandemic on child care

providers and needs for child care in the near term should be further assessed.

Key Findings

According to the Citywide Nexus Study goal of addressing 100% of all child care need by 2040, about 7,000 more infant/toddler spaces and 6,500 more preschool spaces would need to be planned for in the Greater SoMa area by 2040.

The Citywide Nexus Study finds that neighborhoods experiencing the highest level of service for preschool care tend to be concentrated on the west side of the city, while a projected growth in demand for preschool care is concentrated in the eastern neighborhoods. As shown in the middle column of pie charts on the left, the Greater SoMa area may experience a larger growth in demand for preschool child care than the rest of the city.

In terms of planned facilities, there are 17 new child care facilities planned in the Greater Soma area. This includes new facilities in DA projects such as Mission Rock and Pier 70, as well as new facilities at the ground floor of new mixed use buildings such as 598 Brannan and 88 Bluxome.

The COVID-19 pandemic may have affected demand on child care facilities, and severely impacted small child care providers. In addition to changes in demand, child care facilities experience siting challenges and issues recruiting staff willing to work at relatively low wages.



Recreation Center, Photo Credit: Cannon Design, Riverside California

Recreation Centers

The San Francisco Recreation and Park Department operates 220 parks, 19 recreation centers and 6 additional specialized recreational facilities throughout the city. Recreation centers include a wide range of amenities, including gymnasiums, pools, exercise equipment, and community rooms. Recreation centers in the city vary by the types of amenities provided, the hours of operation, and the services provided. In addition to their physical infrastructure, recreation centers offer substantial programmatic resources, such as classes, organized sports leagues, and community events. While the focus of this assessment is on recreation centers, there are many other facilities that provide recreation opportunities, such as parks, playgrounds, soccer fields, baseball diamonds, tennis courts, and swimming pools.

There are two recreation centers currently serving residents in the Greater SoMa Area. They are the Tenderloin Recreation Center in the Tenderloin and the Gene Friend Recreation Center in SoMa. There are also plans for two new recreation centers in the Greater SoMa area. The first is a new community center at Potrero Power Station in the Central Waterfront. The second is a new pool and community space at 88 Bluxome in SoMa. In addition, Gene Friend Recreation Center is set to undergo a complete remodel that will more than double its size, adding a second story and providing additional gymnasium and community space and expanding its capacity. Jackson Playground is also planned to undergo a major renovation to add recreational amenities in the park and expand the historic clubhouse building to add capacity. The renovated building will be moved and relocated to allow a future expansion of the existing clubhouse into a recreation center, if funding becomes available.

Existing Standards Summary

EXISTING STANDARDS SUMMARY

Existing Level of Service

- 45,800 residents per recreation center

National Recreation and Parks Association

- 53,025 residents per recreation center

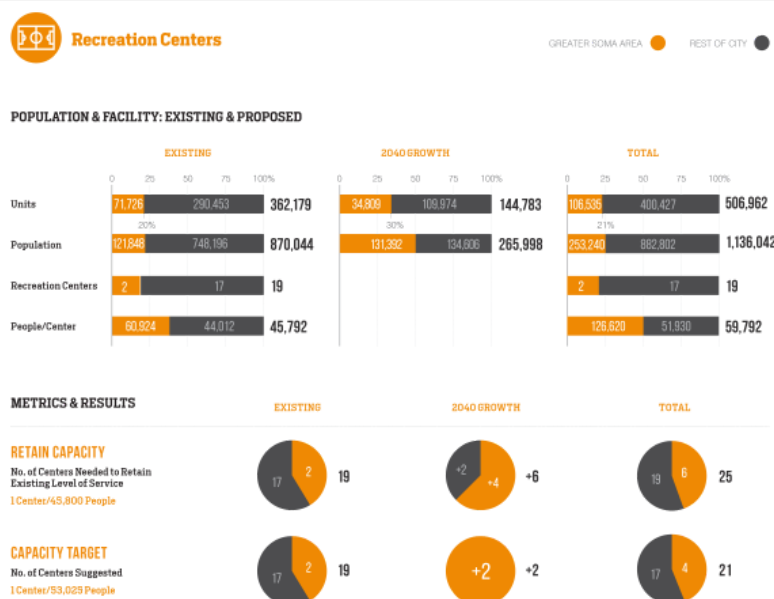
There are no existing standards for the number or size of

recreation centers needed to serve a neighborhood.

Recreation centers are counted as part of the recreation and open space system identified in the Recreation and Open Space Element (ROSE) of the General Plan. According to the San Francisco Sustainability Plan, which examines accessibility and connectivity of open spaces, the need for open space is 4.0 acres per 1,000 residents.

According to the adopted 2014 Citywide Nexus Study, the need for open space is 4 acres per 1,000 Service Population Units (SPU), with SPU including all residents and 50 percent of city workers. Recreation centers are included as part of the open space calculated in these standards, but there are no standards specifically for recreation centers alone.

Currently, each recreation center in San Francisco serves 45,800 residents (not taking geographic distribution into account). The National Recreation and Parks Association's (NRPA) 2017 report recommends an average of 53,025 residents per recreation/community center for jurisdictions with a population over 250,000 people. For the purpose of this analysis, these two standards for number of residents per recreation center will be used to analyze level of service.



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's recreation centers. For the purpose of this analysis, the existing level of service (one recreation center for every 45,800 residents) was used to determine how many new recreation centers or how much expansion of existing centers is needed to maintain this level of service. In addition, the National Recreation and Parks Association's (NRPA) standard of one center for every 53,025 residents was also used to help provide a comparison to national service standards.

Key Findings

In order to maintain the existing level of service, there will be a need for additional recreation facilities in the Greater SoMa area and in the rest of the city.

In order to maintain the existing level of service, there will be a need of three recreation centers in the Greater SoMa area by 2040. According to the National Recreation and Parks Association's standards, there will be a need for two additional recreation centers in the Greater SoMa area by 2040. Based on these standards, the need is largely being met given the planned and improved recreation centers (described above).

When making decisions about locations for recreation centers, the San Francisco Recreation and Park Department (RPD) uses Cal EPA's Enviroscreen to identify disadvantaged communities living in "Equity Zones" and prioritizes resources in these areas. RPD also takes into account population growth projections, as well as access to open space, and demographics when planning for improvements and new centers.

New recreation centers are a significant capital investment and are often funded by General Obligation Bonds and supplemented by other revenue sources such as impact fees,

state and/or federal grants, and private philanthropy. These funding sources cover capital expenditures, but not operations or maintenance. One of the greatest barriers to creating additional recreation centers is having adequate funding for staffing and maintenance.

At the time of publication of this report, recreation centers have limited hours, limited access, or have closed entirely to the public due to the COVID-19 pandemic. The Recreation and Parks Department is monitoring updated health orders to reopen facilities in a safe manner.



Children lined up outside a school, Photo Credit: SFUSD.

Public Schools

Public schools are operated by the San Francisco Unified School District (SFUSD) and provide free education for all San Francisco youth. SFUSD operates elementary-, middle-, and high schools, many of which have specific specialties or distinguished programs in science, art, or foreign languages. The school district is currently reassessing their student assignment policy, but the current regulations do not tie families exclusively to schools in their neighborhood of residence and allow them to request enrollment in schools anywhere in San Francisco. As of 2018, there were 74 elementary schools, 22 middle schools, and 17 high schools in the San Francisco Unified Schools District system.

There are currently four public schools in the Greater SoMa area and are listed below. Throughout both the project's survey data collection and community engagement efforts, stakeholders expressed the need for more public schools – particularly high schools – in the neighborhood.

Harvey Milk Children's Center (Pre-K), 841 Ellis Street
Tenderloin Community School (Elementary), 627 Turk Street

Bessie Carmichael (Elementary), 375 7th Street

Bessie Carmichael (Middle), 824 Harrison Street

In 2016, voters passed a facilities bond which allocated funding to two new schools in San Francisco, one in Mission Bay and another in Bayview-Hunters Point. In addition, a new school site has been identified at Candlestick Point.

Please note, in addition to schools, the map includes other properties owned by SFUSD.

Existing Standards Summary

EXISTING STANDARDS SUMMARY	
SFUSD Level of Service	Elementary Schools <ul style="list-style-type: none"> • 400 students/school • 1 school per 6,541 housing units
	Middle Schools <ul style="list-style-type: none"> • 800 students/school • 1 school per 20,000 housing units
	High Schools <ul style="list-style-type: none"> • 1,150 students/school • 1 school per 32,000 housing units

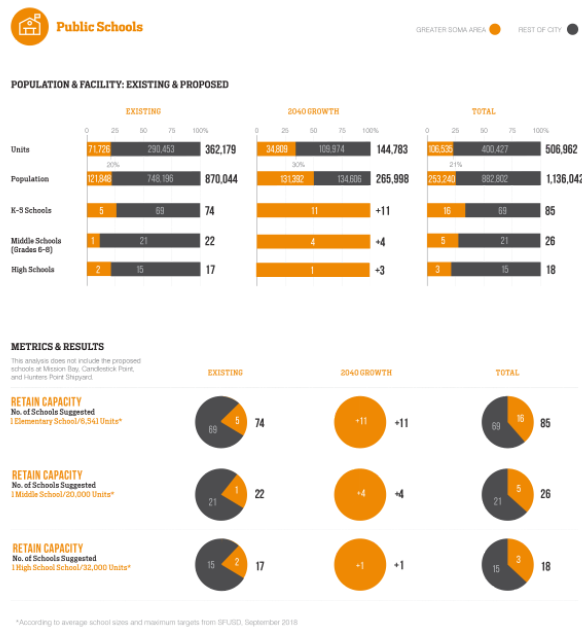
The San Francisco Unified School District (SFUSD) works closely with the Planning Department to update enrollment

projections each year. Enrollment projections are informed by the latest housing numbers, this includes housing units that have been approved as well as units in the pipeline and under construction. Projections provide different yields of the number of students per housing unit depending on unit type. As the number of SFUSD students increase due to new housing, ensuring SFUSD can meet enrollment growth will depend on a dual strategy of developing new school sites and increasing student capacity at existing school sites based on an updated vision of the types and size of learning spaces needed to educate students. The table above describes these SFUSD maximum targets per school.

For the purpose of this report, the standard of number of schools per housing units is used to analyze public school facilities needs by 2040. The metrics used for this report are different from the methodology that SFUSD uses to plan for new school facilities.



Children playing in a school playground, Photo Credit: SFUSD



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's public schools. For the purpose of this analysis, the number of schools per residential units was used to determine how many new public schools or how much expansion of existing facilities is needed to meet this demand.

The population and facility section shows existing residential units, population, elementary, middle, and high schools, how much more growth is expected by 2040, and the total in 2040. The metrics and results section shows the number of existing elementary, middle, and high schools, how many more of each category are needed to address growth, and the total number of public schools needed in 2040 to meet demand.

Key Findings

Prior to the COVID-19 pandemic, SFUSD projected that enrollment will continue to grow, and by 2030 there will be a need for more space for elementary students than middle or high school students, as is reflected in the charts to the left.

In 2016, voters passed a facilities bond which allocated

funding to two new schools in San Francisco, one in Mission Bay and another in Bayview-Hunters Point. In addition, a new school site has been identified at Candlestick Point.

Given the current public health and financial crisis caused by the ongoing COVID-19 pandemic, forecasting population growth and student enrollment is challenging – many of these estimates could prove wildly inaccurate in the coming years. As remote learning is being implemented to limit the spread of the virus, and many families are relocating to suburban areas – at least temporarily – any estimate as to the needs of school facilities should be considered provisional, and subject to future changes. In addition, future changes to SFUSD's student assignment policy should be considered as part of any further analysis.



Homeless Prenatal Program, Photo Credit: MOHCD.

Health Clinics

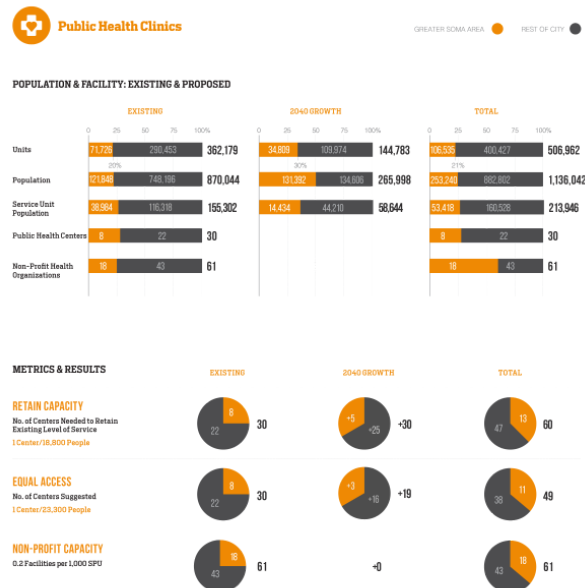
Health clinics, which provide medical care and equipment, are operated by both public and private entities. The San Francisco Department of Public Health, which specifically serves Medi-Cal and uninsured patients, operates district centers, free clinics, hospitals, long-term care, and primary care. Privately funded facilities include those managed by non-profits, faith-based organizations, and those owned by private corporations. According to the San Francisco Department of Public Health's 2019 *Health Care Services Master Plan*, as of 2018, there were 2,226 medical establishments in San Francisco. In addition to the types of care listed above, these clinics also provide large-scale testing and screening, classes and workshops, and free medical kits for at-home use. There are 13 health clinics in the Greater SoMa area, including such mainstay public community institutions such as GLIDE Memorial Church, Larkin Street Clinic, and Family House. These facilities are heavily concentrated in the Tenderloin and along Market Street, with Mission Bay and

Showplace Square having relatively few health clinics. To view the specific location of specific health clinics, please utilize the map below.

Existing Standards Summary

EXISTING STANDARDS SUMMARY
Central SoMa Nexus Study <ul style="list-style-type: none">• 0.2 non-profit health facilities per 1,000 SPU
Eastern Neighborhoods Nexus Study <ul style="list-style-type: none">• 0.057 public health centers/1,000 residents is the relevant standard with a 1.0 mile radius;• 1 public health center/18,800 people

Since the Department of Public Health responds to the needs of diverse populations, there is not a standardized approach to providing services and allocating resources. However, there are a couple of ways to determine need for new health facilities, both publicly and privately managed. The Eastern Neighborhood Nexus Study identifies a standard of one public health center per 18,800 residents. The Central SoMa Nonprofit Community Facilities Nexus Study identifies a standard of 0.2 non-profit health facilities per 1,000 service unit population (SPU). The SPU for community health facilities is defined as the citywide residential population of households earning at or below 55 percent of Area Median Income (AMI).



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's public or nonprofit community health facilities. For the purpose of this analysis, the Eastern Neighborhoods Nexus Study standard of one public health facility per 18,800 residents was used to determine how many new public health facilities are needed to address a growing population.

For nonprofit community health facilities, the Central SoMa Nonprofit Community Facilities Nexus Study standard of 0.2 facilities per 1,000 SPU was used.

The population and facility section shows existing residential units, population, service unit population, public health centers, and nonprofit health organizations; how much more growth is expected by 2040; and the total in 2040. The metrics and results section shows the number of existing public health centers or nonprofit health organizations, how many more of each facility are needed to address growth, and the total number of facilities needed in 2040 to maintain level of service.

Key Findings

The Eastern Neighborhoods Nexus Study identifies standards for public health care facilities, and according to these standards, the Greater SoMa area would need three additional public health centers to accommodate the growth expected to occur by 2040. For nonprofit community health facilities, the Greater SoMa area would not need any additional facilities to accommodate growth by 2040 according to nexus study standards. UCSF is expected to complete construction of an urgent care clinic in the Mission Bay area by 2024.

The HCSMP, which will be updated within the next couple of years, recognizes that geographic proximity does not equate to better access when it comes to health care facilities. Individual health facilities provide specific needs or services, and residents may go out of their way to visit a health care clinic for these certain needs. The geographic distribution of health care services should go hand in hand with the services and needs of the surrounding residents.

The disparate impact of the COVID-19 pandemic on low-income communities of color, and the concentration of COVID-19 cases in the eastern portion of the city, show that health clinics are needed. Testing sites and new health care services targeted towards providing specialized care for COVID patients have not been included in this analysis, but are recognized as necessary to address disparate impact of the pandemic on low-income residents of color in the Greater SoMa area.



Women's Building, San Francisco, Photo Credit: SF Planning

Social Welfare Facilities

Social welfare facilities provide invaluable support and resources to some of San Francisco's most vulnerable residents. These facilities provide hands-on services such as counseling, support for seniors, job placement, and training. Many social welfare facilities or organizations – such as Mission Economic Development Agency, Chinatown Community Development Center, and Hospitality House – are privately operated, but received funding and support from the City of San Francisco's Office of Economic and Workforce Development. As of 2020, there are approximately 970 social welfare facilities in San Francisco (based on NAICS data).

The Greater SoMa has a variety of social welfare facilities such as Filipino-American Development Foundation, Eviction Defense Collaborative, Immigrant Legal Resource

Center, TODCO, and many more. The map on the left includes social welfare facilities within the City, including those located in the Greater SoMa area.

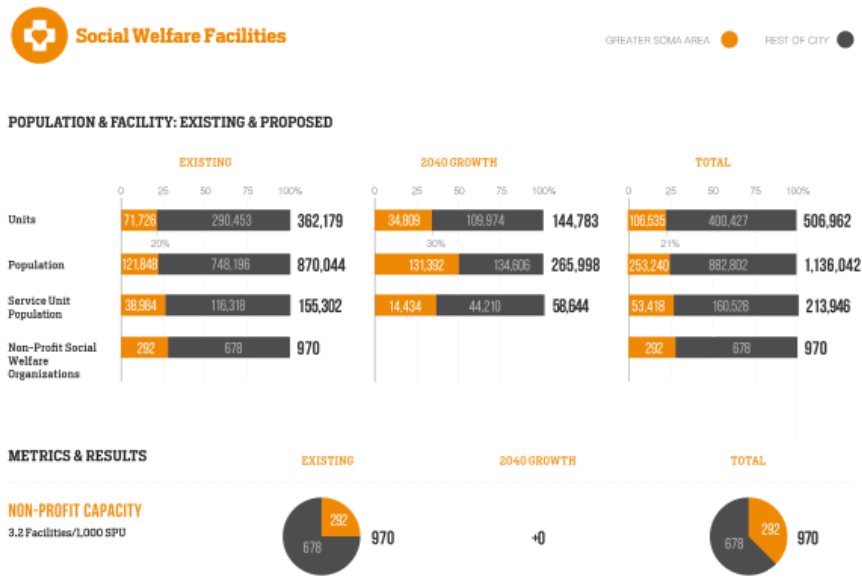
Existing Standards Summary

EXISTING STANDARDS SUMMARY

Central SoMa Nexus Study

- **3.2 non-profit social welfare facilities per 1,000 SPU**

The Central SoMa Nonprofit Community Facilities Nexus Study identifies a standard of 3.2 non-profit social welfare facilities per 1,000 service unit population (SPU). The SPU for community health facilities is defined as the citywide residential population of households earning at or below 55 percent of Area Median Income (AMI). However, it is important to note that similar to the distribution of health care facilities, geographic proximity does not equate to better access when it comes to social welfare facilities. Individual social welfare facilities provide specific needs or services, and residents may go out of their way to visit a specific facility for these certain needs.



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's nonprofit social welfare facilities. For the purpose of this analysis, the Central SoMa Nonprofit Community Facilities standard of 3.2 facilities per SPU was used to determine how many new nonprofit social welfare facilities are needed to maintain this level of service.

The population and facility section shows existing residential units, population, service unit population, and nonprofit social welfare facilities; how much more growth is expected by 2040; and the total in 2040. The metrics and results section shows the number of existing nonprofit social welfare facilities, how many more facilities are needed to address growth, and the total number of facilities needed in 2040 to maintain the level of service.

Key Findings

The Central SoMa Nonprofit Community Facilities Nexus Study identifies standards for nonprofit social welfare facilities, and according to these standards the Greater SoMa area would not need new social welfare

facilities to accommodate the growth expected to occur by 2040.

As stated previously, geographic proximity does not equate to better access when it comes to social welfare facilities. Individual social welfare facilities provide specific needs or services, and residents may go out of their way to visit a specific facility for these certain needs.

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Yerba Buena Center for the Arts, Photo Credit: SF Planning

Arts and Culture Facilities

Arts and cultural facilities include spaces for art production and/or exhibition, performance arts, or cultural resources. These facilities allow visitors to utilize art supplies and equipment to create their own art or cultural products, and receive some level of instruction or support. The City of San Francisco operates several public arts and cultural facilities, such as the Harvey Milk Photo Center, and there are many that are privately operated, such as the Mission Cultural Center and Yerba Buena Center for the Arts. As of 2016, there were 654 arts and cultural facilities in San Francisco.

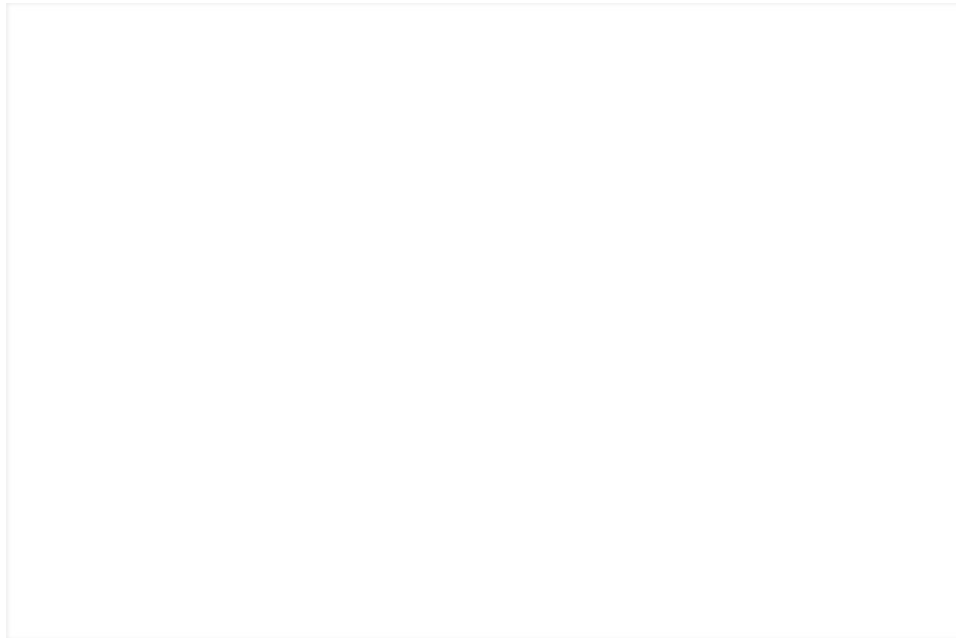
There are currently 74 arts and culture facilities in the Greater SoMa area, many of which are concentrated along the Market Street corridor; Mission Bay and Showplace Square have comparatively fewer arts and culture facilities. These facilities include museums, performance spaces, galleries, and cultural centers. Multidisciplinary facilities such as SOMArts and Kultivate Labs are dedicated to supporting artists in the area with space, mentorship, and workshops.

There are plans for a number of new and/or improved arts and cultural facilities in the Greater SoMa area. This includes facilities such as Kultivate Labs, Women's Audio Mission (expanding), Bay Area Video Coalition (relocated) and Intersection for Arts (relocating).

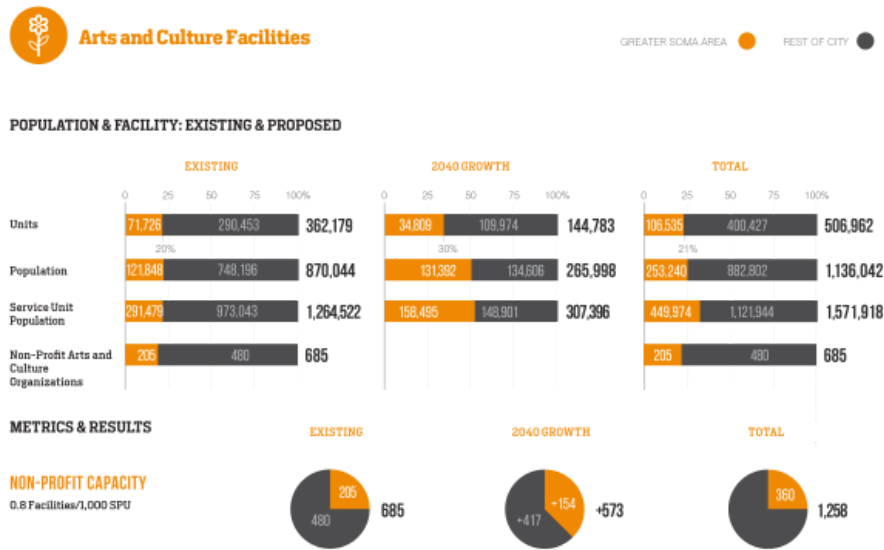
Existing Standards Summary



The Central SoMa Nonprofit Community Facilities Nexus Study identifies a standard of 0.8 non-profit arts and culture facilities per 1,000 service unit population (SPU). The SPU for arts and culture facilities is defined as the citywide residential population and 50% of the employee population regardless of income. However, it is important to note that, similar to the distribution of health care and social welfare facilities, geographic proximity does not equate to better access when it comes to arts and culture facilities. Individual arts and culture facilities provide specific needs or services, and residents may go out of their way to visit a specific facility for these certain needs.



Better Market Street Prototyping Festival Art Installation, Photo Credit: SF Planning



Existing Facilities Analysis and Future Needs

This analysis shows the existing population and how growth will impact the city's nonprofit arts and culture facilities. For the purpose of this analysis, the Central Soma Nonprofit Community Facilities Nexus Study standard of 0.8 facilities per SPU was used to determine how many new arts and culture facilities or how much expansion of existing facilities is needed to maintain this level of service.

The population and facility section shows existing residential units, population, service unit population, and nonprofit arts and culture facilities; how much more growth is expected by 2040; and the total in 2040. The metrics and results section shows the number of existing nonprofit arts and culture facilities, how many more facilities are needed to address growth, and the total number of facilities needed in 2040 to maintain the level of service.

Key Findings

The Central SoMa Nonprofit Community Facilities Nexus Study identifies standards for nonprofit arts and culture facilities, and according to these standards, the Greater SoMa area would need an additional 154 new arts and

culture nonprofit facilities to accommodate the growth expected to occur by 2040.

Similar to the analysis for nonprofit social welfare and health facilities, geographic proximity does not equate to better access when it comes to arts and culture facilities. Individual arts and culture facilities provide specific needs or services, and residents may go out of their way to visit a specific facility for these certain needs.

Community engagement revealed the need for larger performance spaces that can accommodate traditional Filipino dances, as well as drop-in maker spaces that allow people to utilize art supplies and resources without needing to make a reservation or pay a fee. SOMArts, a SoMa community asset owned by the Arts Commission, was identified as an important arts and culture facility that is need of funding for major rehabilitation.



Navigation Center, Photo Credit: HSH

Facilities Serving People Experiencing Homelessness

Facilities serving people experiencing homelessness are operated by both public and private entities. The Department of Homelessness and Supportive Housing (HSH) provides a variety of resources to people experiencing homelessness through the Homelessness Response System to support making the experience of homelessness rare, brief and one-time. HSH serves people experiencing homelessness citywide; as of 2020, HSH provides temporary shelter and housing for over 14,000 individuals every night in San Francisco. The

majority of facilities serving people experiencing homelessness are operated by non-profit service providers contracted through HSH. There are additional facilities serving people experiencing homelessness that are run by other City departments, privately-funded community-based organizations, or other private entities.

According to the 2020 Housing Inventory Count (HIC), the most recent comprehensive inventory of facilities available for this report, the City has over 260 programs serving people experiencing homelessness. The majority of these programs are site-based facilities.* These site-based facilities include drop-in centers and Access Points, temporary shelters and Navigation Centers , transitional housing, and permanent supportive housing. Permanent supportive housing programs are not included on the map (left). Excluding supportive housing sites, HSH offers 29 total service sites in the Greater SoMa area. Some of the resources serving unsheltered individuals in the Greater SoMa area may be located outside the boundaries of region as defined.

The 2020 HIC Count provides information about the population served in the Greater SoMa area. This part of the city has eight supportive housing facilities, which provide permanent solutions to homelessness through long term subsidized housing with onsite support services as well as tenant-based subsidies for adults, families, veterans and Transitional Aged Youth (TAY). HSH's supportive housing portfolio includes permanent supportive housing (PSH), Flexible Housing Subsidy Pool (scattered site PSH), and Rapid Rehousing (RRH) time-limited rental assistance and services. As of the 2020 HIC count, San Francisco maintains approximately 10,000 households in HSH supportive housing programs citywide.

Additionally, the 2020 HIC reports five transitional housing facilities in Greater SoMa. This program is part of HSH's

temporary shelter program that provides a short-term place for people to stay while accessing other services.

There are also 12 emergency shelter facilities listed in Greater SoMa. HSH offers a variety of forms of emergency shelter, including congregate emergency shelters. This count of shelters includes two of HSH's Navigation Centers: the Civic Center Navigation Center and the Embarcadero SAFE Navigation Center. Navigation Centers are congregate shelters that allow partners, pets, and more possessions and focus on navigating guests from shelter to permanent exits. SAFE Navigation Centers offer a more scalable, cost-effective model with higher capacity. Citywide, HSH shelters have a pre-COVID capacity of 2,515 beds. The Greater SoMa count also does not include the Bryant Street Navigation Center, which is located in the Greater SoMa area but is temporarily closed due to COVID-19.

Three of HSH's Access Points are located in Greater SoMa: the Central City Family Access Point, the Episcopal Community Services Adult Access Point on 10th Street, and the Larkin Street Youth Services Access Point. At Access Points, people at-risk of or experiencing homelessness are assessed and matched to the best available housing option, including Problem Solving, Rapid Rehousing or supportive housing. For TAY and families, Access Points are also the centralized place to access temporary shelter. Citywide, HSH has 10 Access Points operational as of May 2021. In 2020, staff at these Access Points and other partners conducted 7,406 client assessments.

**The 2020 HIC does not include Temporary Shelter resources erected during the City's emergency response to the pandemic. Additional information about emergency temporary shelter resources including Safe Sleep and SIP Hotels can be found online at the [Alternative Housing Dashboard](#).*

How HSH Plans for Facilities

Guided by our housing-first strategy and the Mayor's Homelessness Recovery Plan, HSH's approach to new facilities prioritizes housing while still ensuring adequate facilities exist for shelter and other key programs. Unlike other community facilities, there is no simple standard to plan for facilities, though HSH does use the biennial Point-in-Time Count and other data to inform need. In addition, HSH works closely with other City departments, including the Department of Real Estate, the Mayor's Office of Housing and Community Development, the Department of Public Works, and others to identify potential sites that meet the criteria for facilities serving people experiencing homelessness.

When planning facilities to meet the needs of individuals experiencing homelessness in the City, HSH attempts to provide facilities to meet people where they are. HSH also apply a lens of geographic equity whenever possible. Additionally, the Department's approach to site selection factors in the challenges of real estate availability in San Francisco, acquiring the best properties available that will meet the highest need.

While HSH has focused on large buildings and permanent facilities in the past, the Department is exploring temporary and small-scale options to continue expanding the portfolio of offerings in the challenging context of San Francisco's housing market. For example, HSH stood up a site that supports 120 RVs in response to COVID-19. HSH plans to continue operating this site and finding other locations that may help temporarily support the City's homeless response. For example, HSH stood up the City's first Safe Parking pilot program, the Vehicle Triage Center in the Upper Yards, by utilizing a site that was pending affordable housing development. HSH has proposed two new Safe Parking programs based off the success of this pilot in the FY21-23 budget.

HSH works with elected officials, community partners and other City agencies to conduct a robust community engagement process for any proposed projects. Housing, shelter, and drop-in centers require very different physical spaces and play different roles in the community. Historically, it has been challenging both to identify sites that meet site criteria required, particularly for facilities with larger footprints such as Navigation Centers and housing, and to garner community support for facilities serving people experiencing homelessness.

Mayor London N. Breed's initiatives to increase shelter and housing also guide our planning. In 2018, Mayor Breed announced her plan to open 1,000 temporary shelter beds in two years, the largest expansion of temporary shelter in 30 years. HSH worked closely with city partners and elected officials to identify and utilize spaces that could be used to support this initiative. As there is a limitation on long-term permanent sites in the City that met the operational and fiscal criteria for this initiative, the City became creative in identifying and utilizing interim sites, such as sites in pre-development, or innovatively working with partners to utilize CalTrans property, sprung structures or modular trailers to adopt to short-term, interim use sites. Once a potential site was identified, HSH coordinated a community engagement process in partnership with the District Supervisor and neighborhood stakeholders that included at minimum: neighborhood notifications, two large community meetings, city participation at any other stakeholder meetings and if appropriate, accompanying legislation at the Board of Supervisors.

In July 2020, Mayor London N. Breed announced the Homelessness Recovery Plan, which leads the City from response to recovery from the COVID-19 pandemic upon the foundation that housing is the solution to homelessness. The Mayor's Homelessness Recovery Plan is built on three

premises: expanding housing options for people experiencing homelessness, adding capacity to the Temporary Shelter system, and using Prevention and Rapid Rehousing efforts, like Problem Solving, time-limited rental subsidies and connections to health care, employment assistance, and other resources to end homelessness for people with a variety of needs. The implementation of the Mayor's Homelessness Recovery Plan over the next two years will drive HSH's planning for new facilities and investments within the Homelessness Response System.

Current Real Estate Needs in SoMa

As part of the Mayor's Homelessness Recovery Plan, HSH is working in partnership with other City agencies to leverage unprecedented local, state, and federal resources to execute the largest expansion of permanent housing for people experiencing homelessness in San Francisco in the last 20 years. As such, acquiring or leasing sites appropriate for permanent supportive housing (PSH) is a real estate priority across all areas of the City, including the Greater SoMa area.

To meet the goals of the Mayor's Homelessness Recovery Plan, San Francisco aims to purchase or lease 1,500 units of permanent supportive housing by June 2022. As part this initiative, the City launched a Housing Acquisition Strike Team. HSH is a participant in this team and opened RFI-100A in 2020 as an active procurement opportunity to identify suitable properties for the possible acquisition or master leasing of permanent supportive housing sites to house people currently experiencing homelessness. These sites can include, but are not limited to, the acquisition of tourist hotels, residential Single-Room Occupancy (SRO) hotels, and other multi-unit housing sites.

[Learn more about the Mayor's Homelessness Recovery Plan](#)

Recommendations + Next Steps

The Planning Department undertook a multi-faceted outreach process aimed at connecting with a large and diverse group of stakeholders. Additional community engagement will be needed to further develop priorities, and to create a specific list of capital projects to be funded with impact fee revenue and other funding sources. Future outreach should target hard-to-reach-groups – people who may experience barriers to participation or who may not be included in conventional community engagement processes – such as English language learners, young people, people experiencing homelessness, and seniors. In addition, targeted efforts should be made to engage American Indian, Black, and Latinx, Asian, Pacific Islander, and other communities that have historically been excluded from the planning process. In order to better connect with these groups, the City should consider partnering with community-based organizations.

Part of this assessment included coordination with city agencies to understand how agencies undertake strategic planning for new and/or improved facilities. Future conversations are needed with city agencies around the process of identifying long term facility needs, adapting operations/programming to community needs, and potentially building new facilities to address population growth. This assessment also identified the need for continued coordination around the capital planning process. As it stands, the City relies on agencies to identify needs, but those needs are often constrained to immediate demands. In addition, agencies should continue developing a standardized approach to assessing facility needs with a racial and social equity lens.

This assessment also includes recommendations to help guide city agencies for future planning of community facilities. Because the Greater SoMa area falls within

the project area of the Southeast Framework, all of the recommendations in the Southeast Framework report are also applicable to this assessment, and are also included below.

Recommendations for all Community Facilities

1. Allow and incentivize community uses at the ground floor
2. Include new community space in master developments taking into account long term resiliency
3. Study co-location of community facilities
4. Maximize the use of existing City facilities
5. Increase budget for staffing, management, and maintenance costs
6. Ensure more robust data collection, data sharing and analytical capacity to better understand how facilities are used today and, in the future
7. Develop a citywide process to identify and prioritize new community facilities in development agreement (DA) projects.
8. Study the creation of a public lands policy for community facilities.
9. Engage in a community-led process in the planning for new and/or improved community facilities and programs.
10. Apply a racial and social equity lens in the planning and programming of existing and future community facilities
11. When considering how to address community facility needs, consider building new facilities, improving programming and/or improving access to existing facilities.
12. Ensure equitable transportation access to community facilities.

Recommendations for Specific Facilities

All

- Continue to hold conversations with MOCAC, Soma CAC,

and SoMa Community Stabilization Fund CAC to understand community facility priorities and identify specific projects to fund with the community facilities fee.

Libraries

- Integrate library services into HOPE SF projects, which provide a wide range of community serving uses
- Explore new service models such as the Library Hub or a bookmobile to bring library services to off-site locations.
- Consider co-locating a library with other community facilities that provide complimentary services, such as recreation centers, child care facilities and schools.
- Analyze not only the geographic location of libraries but also the different amenities and conditions of each library to determine whether there is equitable access for all residents.
- Explore opportunities in the South Downtown Area (SODA) in OCII properties where there is vacant retail at the ground floor
- Explore the feasibility of a new full service library in the Southeast

Police Stations

- On June 20, 2020, the Mayor announced a plan to fundamentally alter the nature of policing in San Francisco. The public safety funds previously allocated to expansion of facilities or size of police force will be redirected toward efforts that will counteract structural inequalities that have led to disproportionate harm to the African American community. Given these changes, there are no recommendations to expand or analyze the need of new stations in this report.

Fire Stations

- Encourage the search for a new training facility in the

southeast part of the City

- Explore the feasibility of a new Fire Station in Bayview to fill the gap between stations 9, 25, 17, and 42
- Closely monitor response times and other indicators of demand to further identify needs for new facilities

Public Health Centers

- Complete the renovation of the Southeast Health Center
- Geographic proximity of health care facilities should be combined with services or programs most needed by the immediate residents.
- Assess public health facility needs as new demographic data comes available to ensure needs are being met.
- Consider co-locating health centers with other community facilities such as libraries or child care facilities

Child Care Facilities

- Consider co-locating child care centers with other community facilities such as public health centers, recreation centers, libraries, schools, etc.
- Explore new child care facilities in city-owned and leased buildings.
- Consider child care facilities as a ground floor use in affordable housing developments.
- Work with private developers to encourage and incentivize the construction of new child care facilities.
- Create new child care spaces to meet anticipated growth.

Recreation Centers

- Complete the renovation of Gene Friend Recreation Center in SoMa
- Assess users of existing recreation centers to understand needs and gaps in service, and adjust services and programming based on these needs.

- Continue to work with CBOs to allow use of RPD facilities when RPD-led programs are not taking place.
- Increase budget for staffing to expand services and programs in existing facilities.
- Continue to coordinate with City agencies on the planning of future open and recreation spaces in the waterfront. Coordination is needed to ensure that recreation centers and amenities are complimentary to adjacent neighborhoods.
- Continue to improve the reservation systems to ensure the public has the ability to reserve bookable recreational amenities across the City despite agency ownership (ie Port, RPD, etc.)
- Continue to support the access and the use of facilities that do not require payment or reservations.

Public Schools

- Coordinate City services with SFUSD as they plan for a new school in Mission Bay and in Bayview-Hunters Point.
- Explore new models for school facilities and consider mixed uses.
- Develop a five-year and a ten-year plan for new school facilities.
- Identify opportunities to include SFUSD in early discussions around available spaces for community facilities.
- Adjust planning for school facilities to respond to any further changes to the student assignment policy.
- Closely monitor how housing growth might impact the need for additional schools and coordinate with the City as more information becomes available.

Arts and Cultural Facilities

- Explore the use of Community Facilities Fee and the Central SoMa Melo Roos Community Facilities District

(CFD) fee as one potential funding source for the rehabilitation purposes of the SOMArts Cultural Center.

- Continue to work with IPIC, Soma Community Stabilization Fund CAC, SoMa CAC and other community stakeholders to implement the Central SoMa Plan's community benefits package for cultural preservation and community services.
- Ensure that new arts and culture facilities support and complement existing cultural districts.
- Explore incorporating public performance space for new public open spaces.

In addition to the above recommendations we have identified additional recommendations for the Office of Resilience and Capital Planning and the Mayor's Office of Housing and Community Development because these agencies don't have jurisdiction over a single facility type as included in the analysis above.

Greater SoMa - Recommendations for City Agencies

The Office of Resilience and Capital Planning

- Provide resources and support to City departments to conduct strategic planning of their facility needs.
- Planning should continue to communicate and share projected growth with city agencies, such as Capital Planning.
- To maximize opportunities to build new community facilities, should consider a process to consolidate and track data about the space available for community facilities including city owned/leased property and private property in DAs.

Mayor's Office of Housing and Community Development

- Continue to understand the community facility needs of the

residents living in existing and future affordable housing.

- Continue to coordinate with SF Planning on the SoMa Pilipinas and Filipino Cultural Heritage District and Leather and LGBTQ+ Cultural District and their respective CHESS reports to understand community facility needs and priorities.
- Incorporate the findings of this assessment into the MOHCD strategic planning process.
- Share this assessment with affordable housing developers so they are aware of community facility needs and priorities and can incorporate these needs into housing developments.
- Encourage affordable housing developers to connect with nearby community facilities, coordinate programming efforts, and make residents aware of resources.

Glossary

The following list of terms are used in this report and are relevant to the process of creating new or expanding existing community facilities.

- **Area Plans:** Area Plans are comprehensive policy documents that guide the development of specific neighborhoods over time.
- **Capital Plan:** The City publishes a 10-year capital plan (the Plan) detailing an expenditure plan that lays out anticipated infrastructure investments in the next decade. While the Capital Plan includes input from stakeholders on the needs for new community facilities, it is a separate process than the Greater Soma Community Facilities Needs Assessment, which creates recommendations through analysis using established standards for each facility type.
- **Community Facility:** For the purpose of this report, community facilities are defined as publicly managed physical facilities that provide resources and programming for residents, employees, and visitors. In addition to

publicly-managed facilities, this report also analyzes three additional facility types that may be privately managed: non-profit social welfare organizations, non-profit arts and culture organizations, and facilities serving the homeless.

- **Development Agreements:** Contracts between development sponsors and the City that lay out development rights, additional public benefits (see definition below) of the project, and implementation. Generally for large, multi-phase projects that require rezoning of either private or public sites.
- **Environmental Impact Reports:** The California Environmental Quality Act requires disclosure of a project's significant effects on the environment. Environmental impact reports (EIRs) are required when a project would result in significant environmental impacts that cannot be mitigated to a less than significant level. While EIRs include standards for community facilities, the focus of the analysis regards the disclosure of physical impacts of new or expanded community facilities needed to support the future population of an area.
- **Impact Fees:** Usually a one-time fee paid when the project is ready for construction. Fees include citywide fees (i.e. Child Care Fee) and area plan fees (i.e. Market Octavia Community Infrastructure Fee).
- **Level of Service:** The standard calculation used to assess how well a community facility is serving the needs of the population its meant to serve. In this report, the level of service or standard used for each facility is identified in the recently updated Citywide Nexus Study. For facilities without an identified level of service or standard, research for comparable cities or relevant standards is used in its place.
- **Nexus Studies:** Analysis that demonstrates the construction of new residential developments resulting in additional population growth necessitates the need for additional community infrastructure. This analysis

includes the development of standards and a fee that new developments are subject to.

- **Development Pipeline:** The Planning Department publishes a quarterly residential pipeline report to assess how many projects are in different phases of development (planning application filed, entitled, building permit filed, building permit issued or approved, and under construction). The pipeline serves as a way to understand expected development and population growth throughout the city in the foreseeable future.
- **Public Benefits:** Goods and services expected to be generated by new development that typically: 1) support the broader community's wellbeing; 2) are not provided voluntarily by the private sector; and, 3) require some sort of subsidy or opportunity cost to create, operate, and maintain.

Participating Agencies

Planning Department staff collaborated with a number of City agencies on this assessment. Our partner agencies helped contextualize the information received through our community engagement process, and to develop clear recommendations that reflect both community priorities and agency goals. The agencies we partnered with are listed below.

Office of Community Investment and Infrastructure

Office of District 6 Supervisor Matt Haney

Office of District 10 Supervisor Shamman Walton

Office of Early Care and Education

Office of Economic and Workforce Development

Office of Resilience and Capital Planning

Mayor's Office of Housing and Community Development

Recreation and Parks Department

Real Estate Division – City and County of San Francisco

San Francisco Arts Commission

San Francisco Fire Department

San Francisco Public Library

San Francisco Unified School District

Contact Us

Jessica Look

Project Manager

Jessica.Look@sfgov.org

628.652.7455

Dylan Hamilton

Planner

Dylan.Hamilton@sfgov.org

628.652.7478

City and County of San Francisco Planning Department

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