

Table 1

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

BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
<b>Affordable Housing</b>	<b>\$940,000,000</b>	<b>44%</b>
To meet the target of 33% Below-Market Rate (BMR) units	\$940,000,000	44%
<b>Transit</b>	<b>\$495-500,000,000</b>	<b>23%</b>
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion*	\$155-160,000,000	7%
<b>Parks &amp; Recreation</b>	<b>\$185,000,000</b>	<b>9%</b>
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%)
<b>Production, Distribution, &amp; Repair</b>	<b>\$180,000,000</b>	<b>8%</b>
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
<b>Complete Streets</b>	<b>\$110,000,000</b>	<b>5%</b>
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%
<b>Cultural Preservation &amp; Community Services</b>	<b>\$114-119,000,000</b>	<b>5%</b>
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%
<b>Environmental Sustainability &amp; Resilience</b>	<b>\$65,000,000</b>	<b>3%</b>
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%
<b>Schools &amp; Childcare</b>	<b>\$64,000,000</b>	<b>3%</b>
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%
<b>TOTAL</b>	<b>\$2,160,000,000</b>	<b>100%</b>

\* 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.

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 (\$411A)	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%
<b>TOTAL (BY SOURCE)</b>	<b>\$836,000,000</b>	<b>\$354,000,000</b>	<b>\$240,000,000</b>	<b>\$220,000,000</b>	<b>\$210,000,000</b>	<b>\$180,000,000</b>	<b>\$40,000,000</b>	<b>\$26,000,000</b>	<b>\$32,000,000</b>	<b>\$20,000,000</b>	<b>\$2,160,000,000</b>	<b>100%</b>

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