



1 [Administrative Code - San Francisco Special Tax Financing Law - Central SoMa]

2  
3 **Ordinance amending the Administrative Code Special Tax Financing Law, constituting**  
4 **Article 43.10, to authorize special tax financing of certain facilities and services related**  
5 **to the Central SoMa Plan Area and to make other necessary amendments.**

6  
7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
10 **Board amendment additions** are in double-underlined Arial font.  
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
12 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. FINDINGS.

16 The Board of Supervisors of the City and County of San Francisco hereby finds,  
17 determines and declares:

18 A. The Central SoMa planning area (the "Central SoMa Plan Area") runs  
19 from 2nd Street to 6th Street, Market Street to Townsend Street, exclusive of those areas that  
20 are part of the Downtown Plan or in the C-3 zoning districts.

21 B. In 2008, the City adopted the Eastern Neighborhoods Plan, including new  
22 land use controls and proposed community improvements for the eastern part of the South of  
23 Market neighborhood ("SoMa"), as well as the Central Waterfront, Mission, and Showplace  
24 Square/Potrero Hill neighborhoods. At that time, the City determined that the development  
25 potential of the industrially-zoned part of East SoMa, coupled with the improved transit to be  
provided by the Central Subway, necessitated a subsequent, focused planning process that

1 took into account the city's growth needs and City and regional environmental goals. The  
2 Central SoMa Plan is the result of that subsequent process.

3 C. Since that time, the Planning Department released a draft Plan and  
4 commenced environmental review as required by the California Environmental Quality Act  
5 ("CEQA") in April 2013, released an Initial Study in February of 2014, released a revised Draft  
6 Plan and Implementation Strategy in August 2016, released the Draft Environmental Impact  
7 Report in December 2016, and released Responses to Comments on the Draft Environmental  
8 Impact Report in March 2018.

9 D. The vision of the Central SoMa Plan is to create a sustainable neighborhood  
10 by 2040, where the needs of the present are met without compromising the ability of future  
11 generations to meet their own needs, and the Central SoMa Plan seeks to achieve  
12 sustainability in each of its aspects – social, economic, and environmental – which will require  
13 implementing the following three strategies: 1) Accommodate growth, 2) Provide public  
14 benefits; and 3) Respect and enhance neighborhood character.

15 E. The Central SoMa Plan will accommodate development capacity for up to  
16 33,000 jobs and 8,300 housing units by removing much of the Plan Area's industrially  
17 protective zoning and increasing height limits on many of the Plan Area's parcels.

18 F. The Planning Commission conducted a duly noticed public hearing on May  
19 10, 2018 in accordance with Planning Code Section 340(c), to consider the General Plan  
20 Amendment, Planning Code and Administrative Code Amendment, Zoning Map Amendment,  
21 and Implementation Program related to the Central SoMa Plan Area. At the hearing, the  
22 Commission voted to recommend approval with modifications to the various ordinances, in  
23 Planning Commission Resolutions No. 20183, 20184, 20185, 20186, and 20187.

24 G. The Planning Commission conducted a duly noticed public hearing on May  
25 10, 2018 to review and consider the Final Environmental Impact Report for the Central SoMa

1 Plan ("Final EIR") and found the Final EIR to be adequate, accurate and objective, thus  
2 reflecting the independent analysis and judgment of the Planning Department and the  
3 Commission, and that the summary of comments and responses contained no significant  
4 revisions to the Draft EIR, and by Motion No. 20182 certified the Final EIR for the Central  
5 SoMa Plan as accurate, complete, and in compliance with CEQA, the CEQA Guidelines, and  
6 Chapter 31 of the San Francisco Administrative Code. By Resolution No. 20183, the Planning  
7 Commission approved CEQA Findings, including a statement of overriding considerations,  
8 and adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No.  
9 2011. 1356E, for approval of the Central SoMa Plan.

10 H. The Central SoMa Plan and accompanying Public Benefits Program  
11 describe special tax financing for certain facilities and services.

12 I. In order to establish the legal authority for special tax financing of the  
13 facilities and services described in the Central SoMa Plan, the Board of Supervisors must  
14 make certain amendments to Article X of Chapter 43 of the Administrative Code.

15 J. The Board of Supervisors wishes to further amend Article X of Chapter 43  
16 of the Administrative Code as it determines to be in the public interest.

17 Section 2. Article X of Chapter 43 of the San Francisco Administrative Code is  
18 hereby amended as follows:

19 A. Section 43.10.15 is hereby amended as follows:

20 SEC. 43.10.15. AUTHORIZED FACILITIES.

21 In addition to the facilities that may be financed under the Act, special taxes may be  
22 levied and bonds may be issued to finance or refinance the following on any land in San  
23 Francisco:

24 (a) The acquisition, installation and improvement of energy efficiency, water  
25 conservation, water pollution control, and renewable equipment with an estimated useful life

1 of five years or longer and/or energy efficiency, water conservation, water pollution control,  
2 and renewable energy improvements that are attached to or on real property and in buildings,  
3 whether such real property or buildings are privately or publicly owned. Energy efficiency,  
4 water conservation, water pollution control and renewable energy improvements may only be  
5 installed on a privately owned building and on privately owned real property with the prior  
6 written consent of the owner or owners of the building or real property.

7 ~~—In addition to the Facilities that may be financed under the Act, special taxes may be levied~~  
8 ~~and bonds may be issued to finance (b)~~ The work deemed necessary to bring buildings or  
9 real property, including privately owned buildings or real property, into compliance with  
10 seismic safety standards or regulations. Only work certified as necessary to comply with  
11 seismic safety standards or regulations by local building officials may be financed. No project  
12 involving the dismantling of an existing building and its replacement by a new building, nor the  
13 construction of a new or substantially new building may be financed pursuant to this  
14 subparagraph. Work on qualified historical buildings or structures shall be done in accordance  
15 with the State Historical Building Code (Part 2.7 (commencing with Section 18950) of Division  
16 13 of the Health and Safety Code). Work on privately owned property may only be financed  
17 with the prior written consent of the owner or owners of the privately owned property.

18 (c) Sustainability studies and guideline documents related to development in the planning  
19 area governed by the Central SoMa Plan & Implementation Strategy.

20 (d) The purchase, construction, expansion, improvement, or rehabilitation of real or other  
21 tangible property with an estimated useful life of three years or longer, whether such property is  
22 privately or publicly owned, if the Board of Supervisors has provided for the financing of such property  
23 in the resolution of formation for the special tax district and the ordinance levying the special taxes in  
24 the special tax district.

25 B. Section 43.10.16 is hereby amended as follows:

1 SEC. 43.10.16. AUTHORIZED SERVICES.

2 (a) In addition to the services that may be financed under the Act, special taxes may be  
3 levied to finance the following within San Francisco:

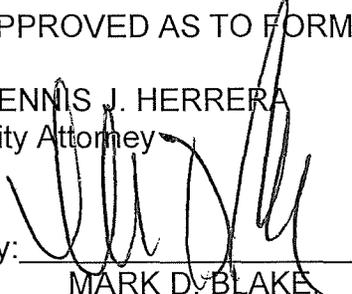
4 (i) Recreation program services, library services, maintenance services for  
5 elementary and secondary schoolsites and structures, and the operation and maintenance of museums  
6 and cultural facilities if they have been approved by the qualified electors, regardless of whether the  
7 qualified electors are landowners or registered voters.

8 (ii) Any other services that the Board of Supervisors has authorized in the resolution  
9 of formation for the special tax district and the ordinance levying the special taxes in the special tax  
10 district.

11 (b) It is hereby specifically provided that in proceedings under this Article to finance  
12 Services, the limitations set forth in the penultimate paragraph of Section 53313 shall not  
13 apply.

14 APPROVED AS TO FORM:

15  
16 DENNIS J. HERRERA  
City Attorney

17  
18 By:   
19 MARK D. BLAKE  
Deputy City Attorney

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**LEGISLATIVE DIGEST**

[Administrative Code - San Francisco Special Tax Financing Law - Central SoMa]

**Ordinance amending the Administrative Code Special Tax Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and services related to the Central SoMa Plan Area and to make other necessary amendments.**

Existing Law

The Board of Supervisors has previously established various community facilities districts in the City under the Mello-Roos Act, and under the City's Special Tax Financing Law, constituting Article 43.10 of the Administrative Code ("Code"). Community facilities districts or special tax districts are formed for the purpose of financing and refinancing the acquisition, installation and improvement of certain capital improvements or to real property and in buildings, whether such real property or buildings are privately or publicly owned.

This Board of Supervisors is currently considering the establishment of City and County of San Francisco Special Tax District No. 2018-1 (Central SoMa) ("Special Tax District") pursuant to Chapter 43, Article X of the San Francisco Administrative Code (the "Code"), which Code incorporates the Mello-Roos Community Facilities Act of 1982, as amended ("Act"). The Special Tax District is being formed for the purpose of financing costs of public infrastructure and other authorized facilities and services necessary or incident to development of the Central SoMa Plan Area.

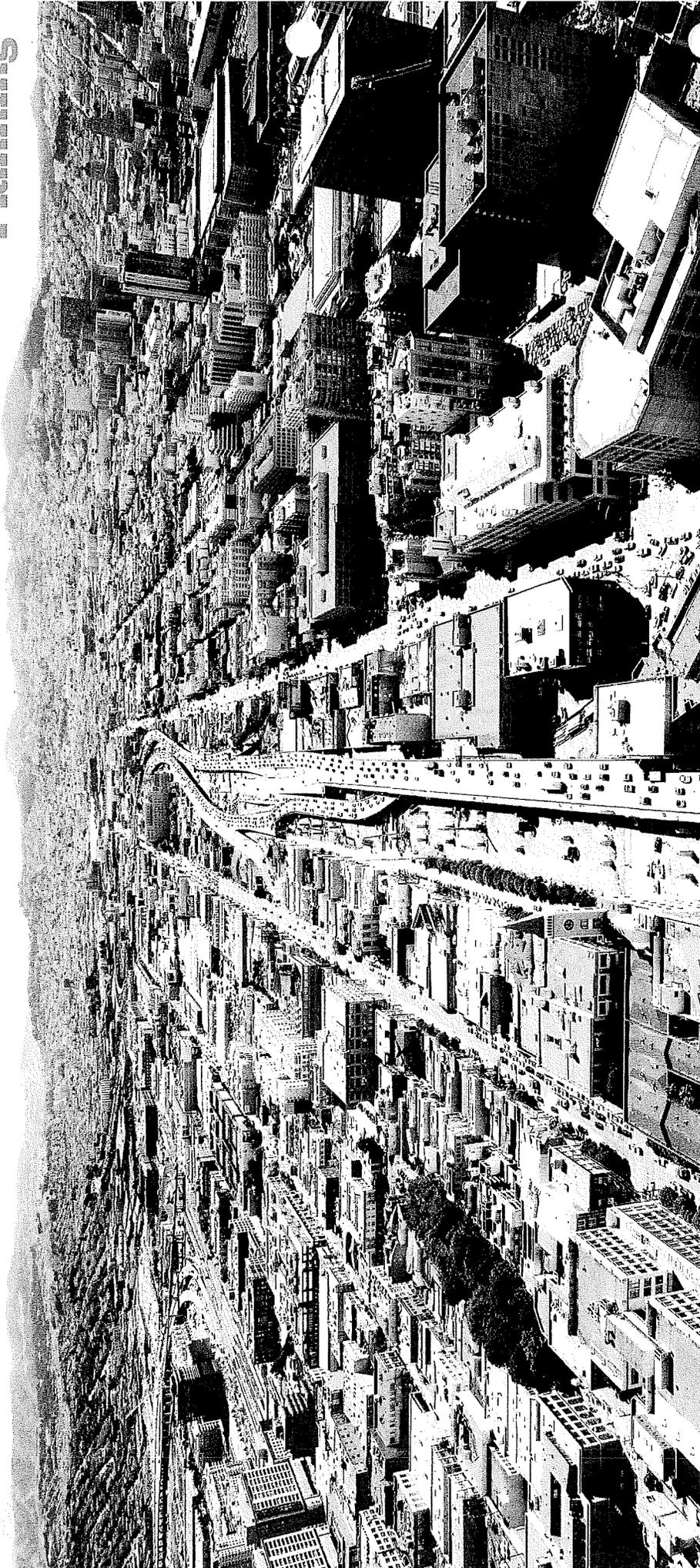
The Special Tax District will be located in the Central SoMa planning area. The Central SoMa Plan is to create a sustainable neighborhood by 2040. The Central SoMa Plan will accommodate development capacity for up to 33,000 jobs and 8,300 housing units by removing much of the Plan Area's industrially protective zoning and increasing height limits on many of the Plan Area's parcels.

The Central SoMa Plan and accompanying Public Benefits Program describe special tax financing for certain facilities and services. In order to establish the legal authority for special tax financing of the facilities and services described in the Central SoMa Plan, the Board of Supervisors must make certain amendments to the Code.

Background Information

The proposed Ordinance would amend Article 43.10 of the Administrative Code to allow financing by the Central SoMa Special Tax District of facilities and services supporting the Public Benefits Program.

As well, the amendments to the Code would permit the Board of Supervisors to approve other facilities and services identified in formation proceedings of other special tax districts to be established and located in the City from time to time.



# CENTRAL SOMA

## PLAN & IMPLEMENTATION STRATEGY

Board of Supervisors - Rules Committee Hearing  
July 9, 2018

# TODAY'S ACTIONS

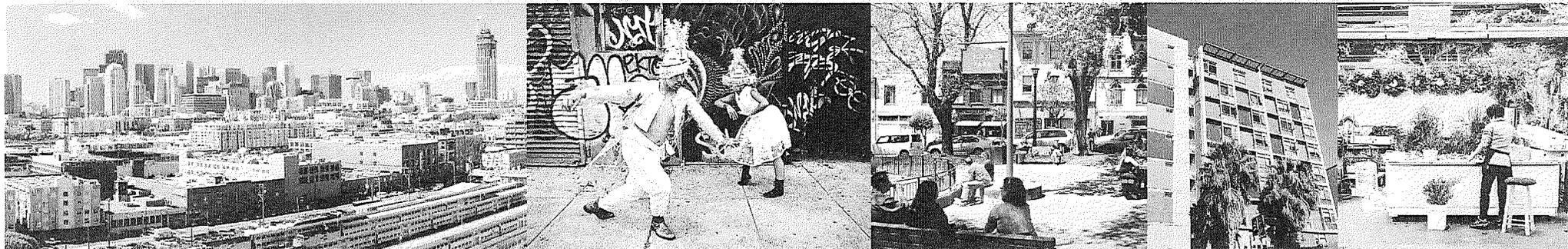
## Hearing to consider:

### 1. Amendments to Administrative Code

- **Section 35:** PDR and Residential / Hotel Compatibility
- **Chapter 43, Section 10:** Special Tax Financing Law

### 2. Amendments to Planning Code

- **Note:** this item is intended to be heard at Land Use & Transportation Committee



# TODAY'S PRESENTATION

- 1 **Overview of the Central SoMa Plan**
  - » Plan vision & goals
  - » Public Benefits package
- 2 **Central SoMa Plan: Administrative Code Amendments**
- 3 **Central SoMa Special Tax District**
  - » Special Tax District Overview
  - » Special Tax Financing Law Amendments

# CENTRAL SOMA PLAN - CONTENTS

<p><b>General Plan</b></p>	<ul style="list-style-type: none"> <li>• Creation of the Central SoMa Plan</li> <li>• Amendments to East SoMa &amp; Western SoMa Plans</li> </ul>
<p><b>Planning Code &amp; Administrative Code</b></p>	<ul style="list-style-type: none"> <li>• <b>Planning Code: creation of the Central SoMa Special Use District (SUD)</b></li> <li>• <b>Admin Code: PDR protection and Special Tax Financing Law</b></li> </ul>
<p><b>Zoning Map</b></p>	<ul style="list-style-type: none"> <li>• Amendments to Height and Bulk District Maps</li> <li>• Amendments to Zoning Use District Maps</li> </ul>
<p><b>Implementation Program</b></p>	<ul style="list-style-type: none"> <li>• Implementation Matrix</li> <li>• Public Benefits Program</li> <li>• Guide to Urban Design</li> <li>• Key Development Sites Guidelines</li> <li>• Key Streets Guidelines</li> </ul>

**Bold text = items considered at Rules Committee on 7/9**

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# CENTRAL SOMA PLAN - CONTENTS

## **Special Tax District**

- Resolutions of Intention (ROIs) and Ordinances to establish the Central SoMa Special Tax District

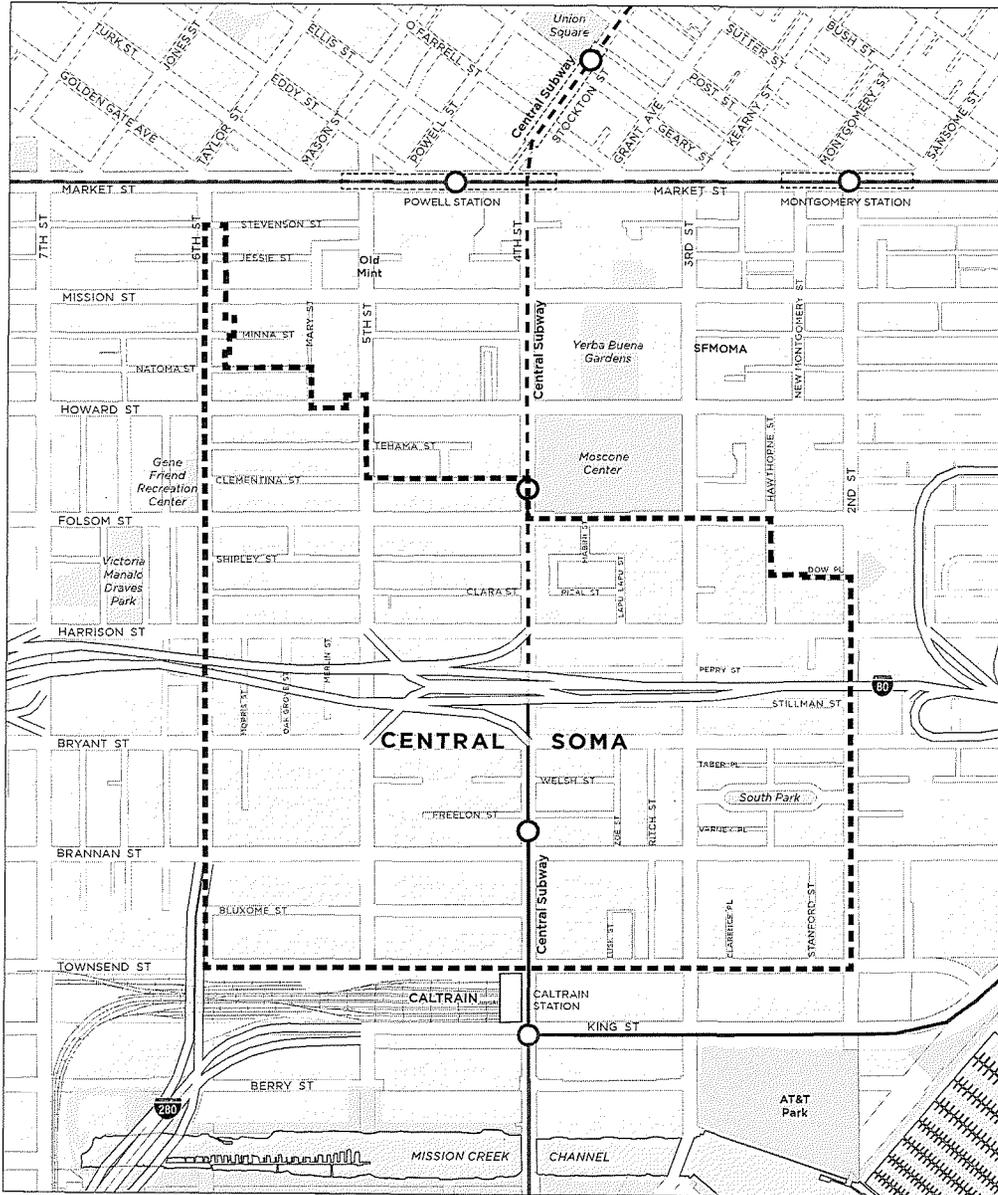
## **Housing Sustainability District**

- Amendments to Business & Tax Regulations and Planning Codes to create a Central SoMa Housing Sustainability District (HSD), pursuant to California AB73

**Bold text = items considered at Rules Committee on 7/9**

# PLAN OVERVIEW

**PLAN AREA**



**PLAN VISION**  
**A sustainable neighborhood:**  
**socially, economically,**  
**environmentally**

-  Central Subway under construction, expected to open in 2019
-  BART/Muni Metro Subway
-  Muni Metro (Surface)

PLAN STRATEGY

Accommodate  
Demand



Provide  
Public Benefits



Respect and  
Enhance  
Neighborhood  
Character

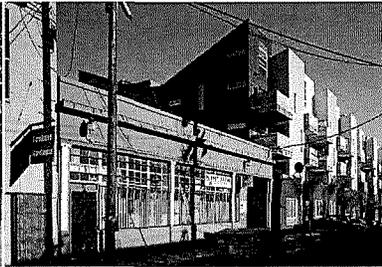


## PLAN PHILOSOPHY

keep what's great



**Diversity of Residents and Jobs**



**Diversity of Buildings and Architecture**



**Abundant Local and Regional Transit**



**Renowned Culture and Nightlife**

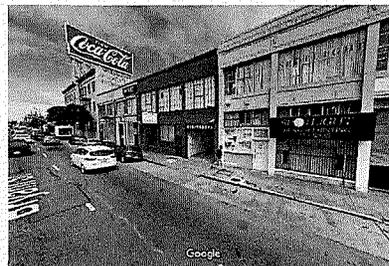
address what's not



**Unaffordable Rents**



**Unsafe and Unpleasant Streets**



**Lack of Public Parks and Greenery**



**Inefficient Zoning and Insufficient Funding**

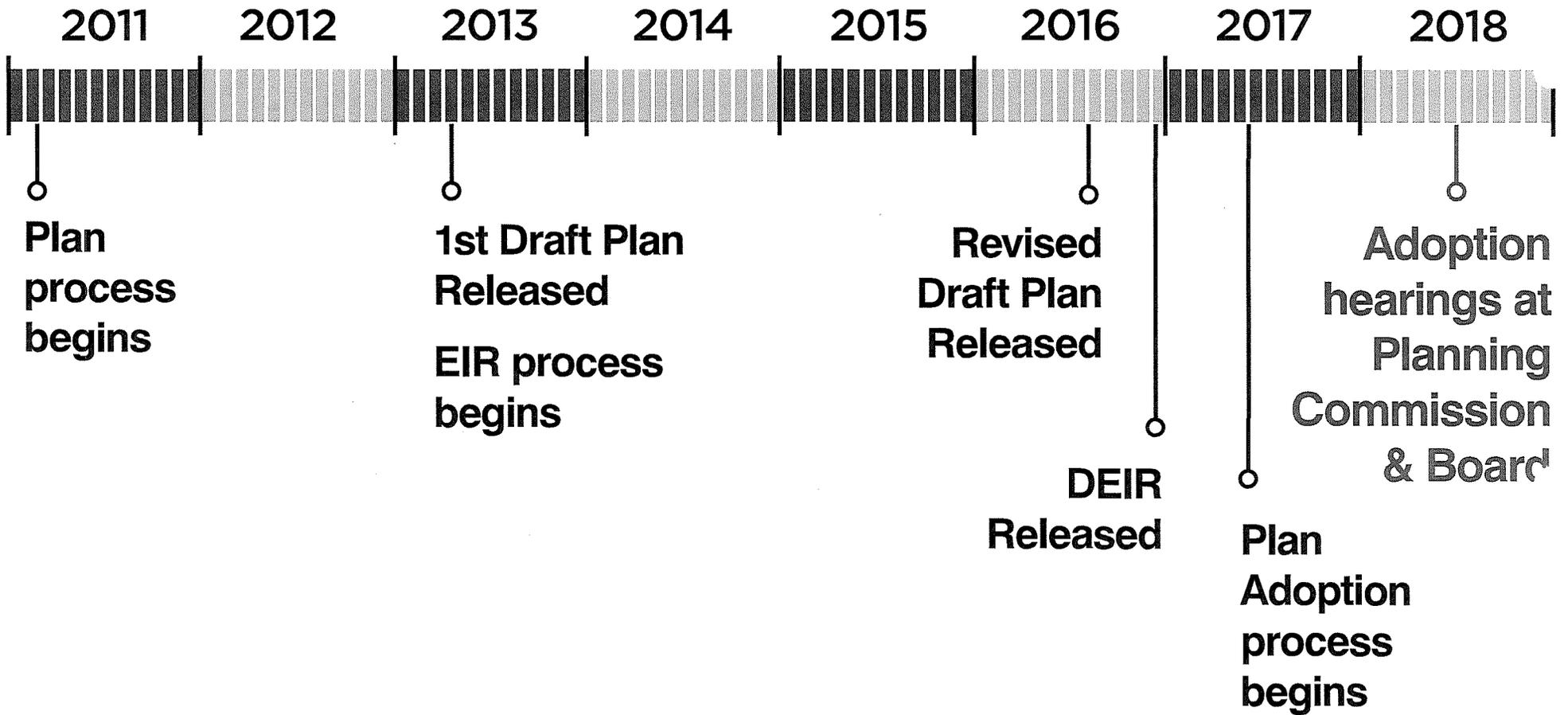
**PLAN GOALS**

- Goal 1 **Accommodate a Substantial Amount of Jobs and Housing**
- Goal 2 **Maintain the Diversity of Residents**
- Goal 3 **Facilitate an Economically Diversified and Lively Jobs Center**
- Goal 4 **Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit**

**PLAN GOALS**

- Goal 5 **Offer an Abundance of Parks and Recreational Opportunities**
- Goal 6 **Create an Environmentally Sustainable and Resilient Neighborhood**
- Goal 7 **Preserve and Celebrate the Neighborhood's Cultural Heritage**
- Goal 8 **Ensure that New Buildings Enhance the Character of the Neighborhood and the City**

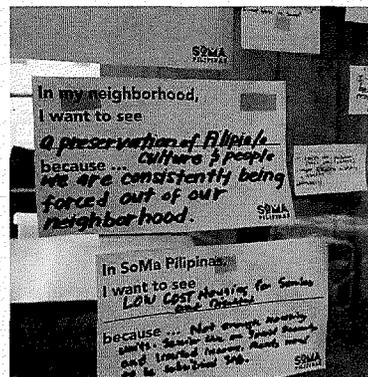
**PLAN TIMELINE**



**OUTREACH PROCESS: 2011 - 2018**



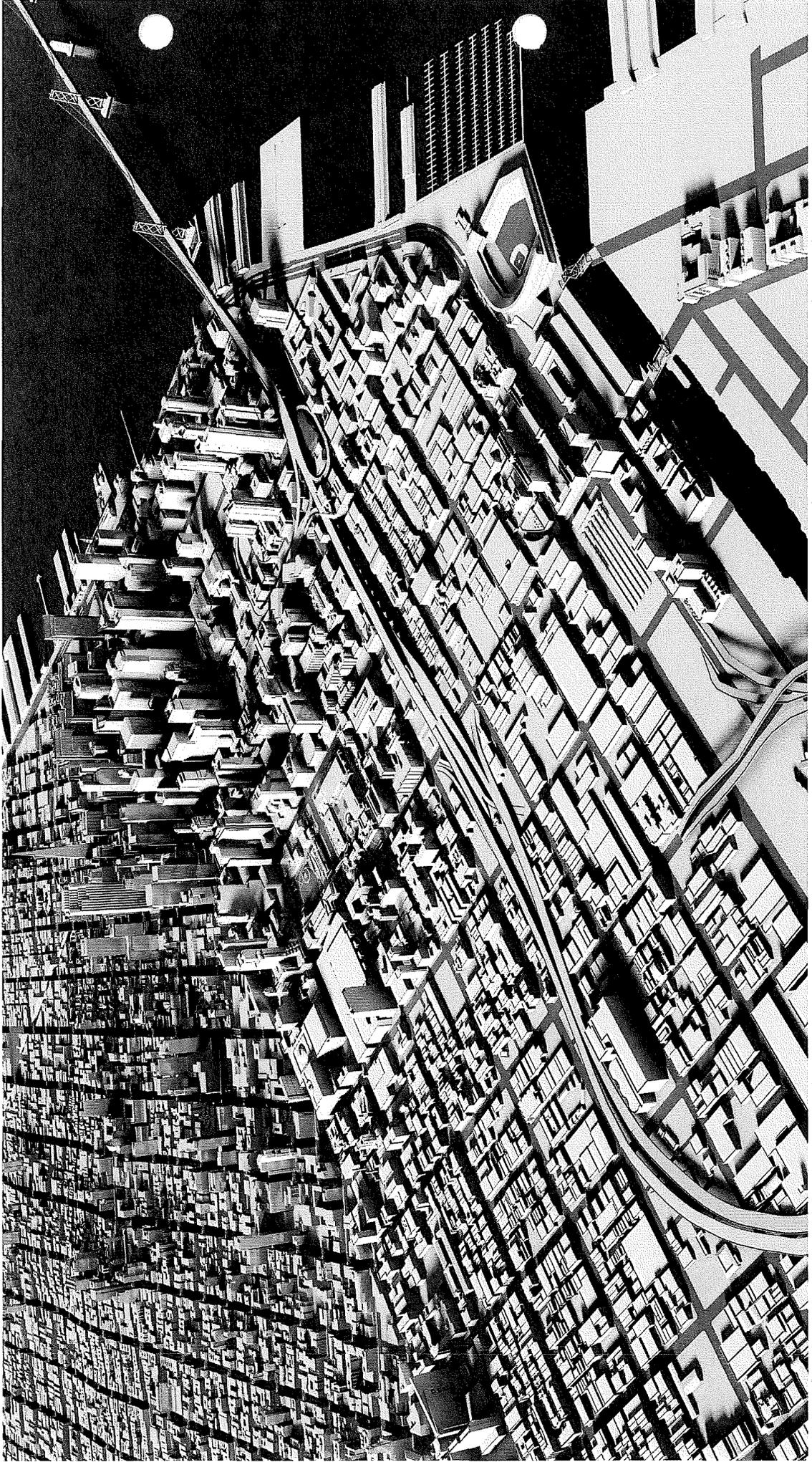
- 15 public workshops, public surveys, office hours, charrettes, walking tours
- 17 hearings at Planning Commission & Historic Preservation Commission
- 2 informational hearings at Board of Supervisors (Land Use Committee)



**OUTREACH: ADVOCACY GROUPS (PARTIAL LIST)**

- |  |  |
|--|--|
| <b>77 Dow Place HOA</b>  | <b>SF BLU HOA</b>  |
| <b>Alliance for Better District 6</b>                                | <b>SoMa Community Coalition</b>                                      |
| <b>Arden HOA</b>   | <b>SoMa Community Collaborative</b>                                  |
| <b>Asian Neighborhood Design</b>                                     | <b>SoMa Community Stabilization Fund Citizens Advisory Committee</b> |
| <b>California Culture and Music Association</b>                      | <b>SoMa Pilipinas</b>  |
| <b>Central City SRO Collaborative</b>                                | <b>South Beach/Mission Bay Merchants Association</b>                 |
| <b>Central Subway Outreach Committee</b>                             | <b>South of Market Action Network (SOMCAN)</b>                       |
| <b>Clementina Cares</b>  | <b>South of Market Business Association (SOMBA)</b>                  |
| <b>Eastern Neighborhoods Citizens Advisory Committee</b>             | <b>South of Market Leadership Council</b>                            |
| <b>Filipino-American Development Foundation</b>                      | <b>South of Market Project Area Committee (SOMPAC)</b>               |
| <b>Good Jobs for All</b>   | <b>TODCO</b>   |
| <b>Housing Action Coalition (HAC)</b>                                | <b>Walk SF</b>   |
| <b>One Bluxome HOA</b>   | <b>We Are SoMa</b>   |
| <b>Rincon Hill /South Beach/Mission Bay Neighborhood Association</b> | <b>Western Soma Taskforce</b>  |
| <b>San Francisco Bicycle Coalition</b>                               | <b>Yerba Buena Alliance</b>  |
| <b>San Francisco Planning and Urban Research (SPUR)</b>              | <b>Yerba Buena Community Benefit District</b>                        |
| <b>San Francisco Senior and Disability Action</b>                    | <b>YIMBY Action</b>  |
| <b>San Francisco Youth Commission</b>                                |  |

**VISUALIZATION - EXISTING DEVELOPMENT**



**3-D Model of Existing Buildings (2016)**

Digital Model by Skidmore, Owings, & Merrill

**VISUALIZATION - POTENTIAL DEVELOPMENT**

Central SoMa Development Potential  
Anticipated Projects Outside of Central SoMa

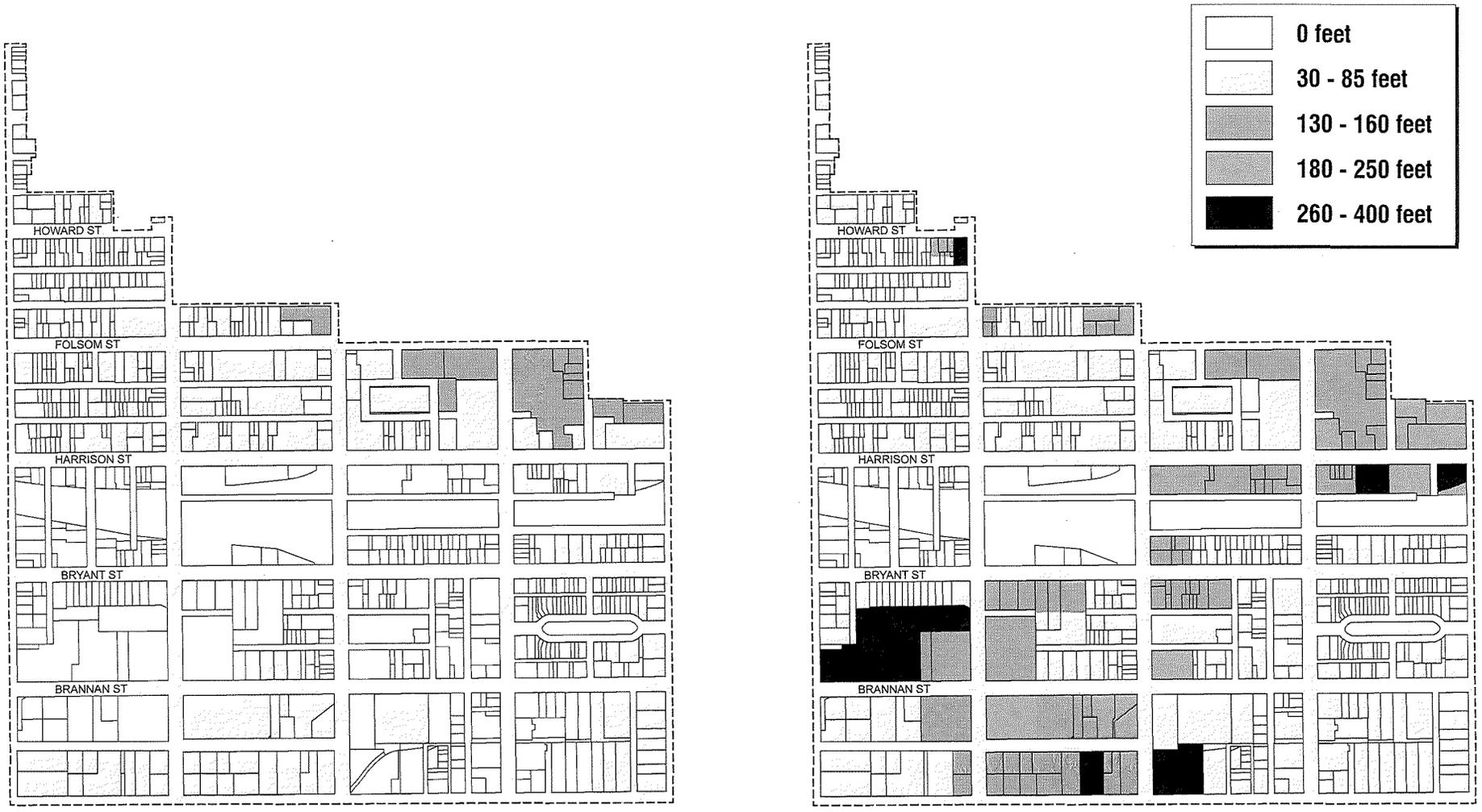
- 33,000 jobs  
- 8,300 housing units



**3-D Model of Potential Development**

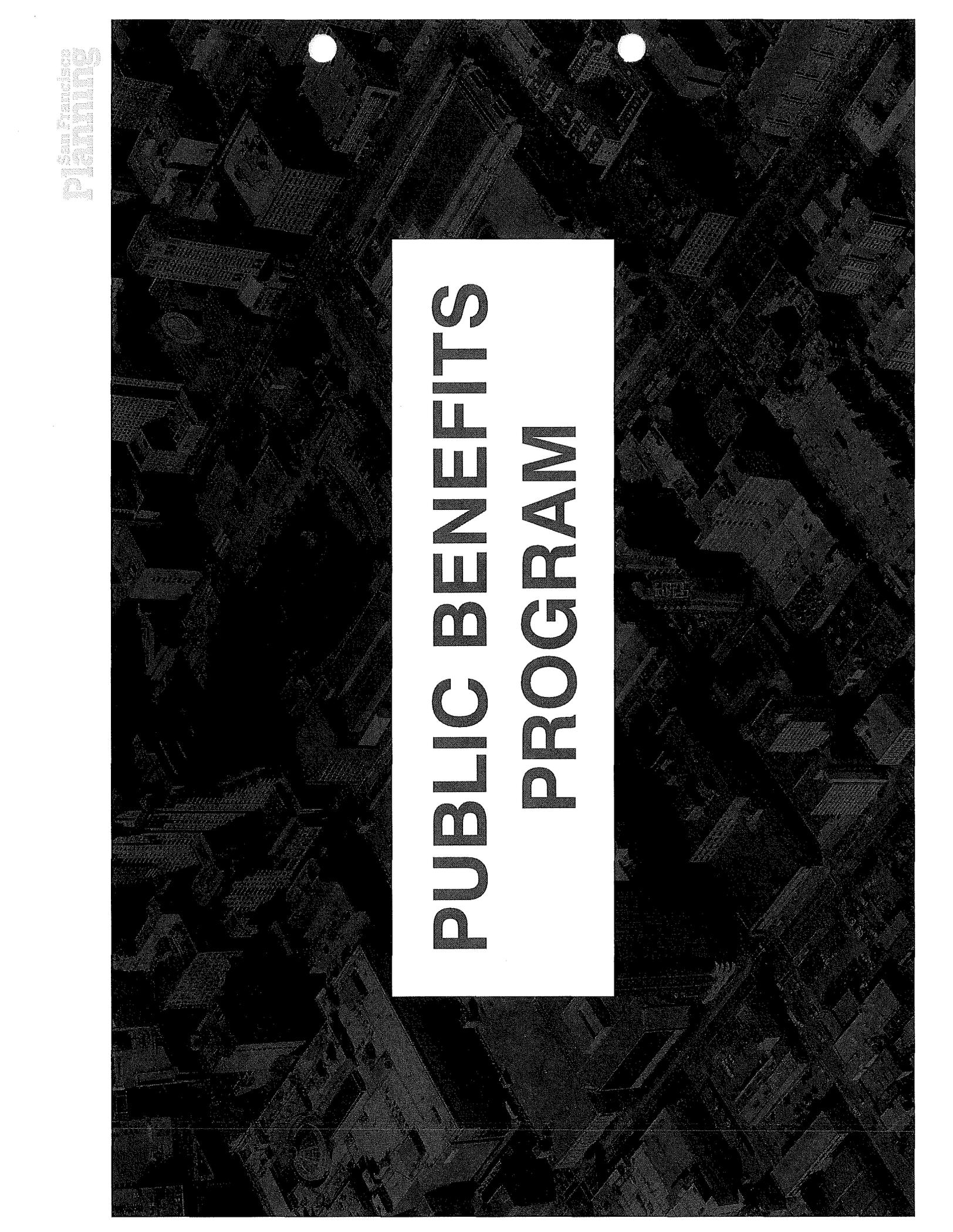
Digital Model by Skidmore, Owings, & Merrill

**EXISTING AND PROPOSED DEVELOPMENT CAPACITY**



Existing Development Capacity

Proposed Development Capacity

An aerial, black and white photograph of a city grid, likely San Francisco, showing a dense pattern of buildings and streets. The image is oriented vertically on the page. A white rectangular box is centered horizontally, containing the title text.

# **PUBLIC BENEFITS PROGRAM**

**PUBLIC BENEFITS: TOTAL (25 YEARS; 2017 DOLLARS)**

**No Plan = \$500 million in Public Benefits**

**Central SoMa Plan = \$2.16 Billion in Public Benefits**

**400% increase due  
to the Plan**

**Plus ~\$1 billion in  
increased General  
Fund tax revenues**

**NOTE:** Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

**PUBLIC BENEFITS PACKAGE**

	<p><b>Affordable Housing</b> 33 percent of total units</p>	<p><b>\$940 million</b></p>
	<p><b>Transit</b> investment in both local and regional service</p>	<p><b>\$500 million</b></p>
	<p><b>Parks and Recreation</b> transformative improvements such as parks, plazas, and recreation centers</p>	<p><b>\$185 million</b></p>
	<p><b>Production, Distribution, &amp; Repair</b> (including Arts) no net loss of PDR space due to the Plan</p>	<p><b>\$180 million</b></p>
	<p><b>Complete Streets</b> safe and comfortable streets for people walking and biking</p>	<p><b>\$110 million</b></p>

(continued on next page)

**NOTE:** Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

**PUBLIC BENEFITS PACKAGE (CONTINUED)**

	<p><b>Community Services &amp; Cultural Preservation</b> funding towards community facilities and programs (e.g. health clinics, job training) and preservation of the Old Mint and other historic buildings</p>	<p><b>\$110 million</b></p>
	<p><b>Environmental Sustainability</b> a healthy, resilient, green, and resource-efficient neighborhood</p>	<p><b>\$70 million</b></p>
	<p><b>Schools and Childcare</b> funding to support growing population</p>	<p><b>\$65 million</b></p>
	<p><b>TOTAL</b></p>	<p><b>\$2.16 billion</b></p>

**NOTE:** Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

**PUBLIC BENEFITS: FUNDING SOURCES (25 YEARS; 2018 DOLLARS)**

<b>FUNDING SOURCE</b>	<b>AMOUNT</b>
<b>Direct provision of benefits (e.g. on-site BMR units)</b>	<b>\$836 million</b>
<b>Central SoMa Special Tax District (NEW)</b>	<b>\$354 million</b>
<b>Eastern Neighborhoods Infrastructure Fee</b>	<b>\$240 million</b>
<b>Transportation Sustainability Fee</b>	<b>\$220 million</b>
<b>Jobs-Housing Linkage Fee</b>	<b>\$210 million</b>
<b>Affordable Housing Fee</b>	<b>\$180 million</b>
<b>Central SoMa Infrastructure Fee (NEW)</b>	<b>\$40 million</b>
<b>School Impact Fee</b>	<b>\$26 million</b>
<b>Child Care Fee</b>	<b>\$32 million</b>
<b>Central SoMa Community Facilities Fee (NEW)</b>	<b>\$20 million</b>
<b>TOTAL</b>	<b>\$2.16 billion</b>

**NOTE:** Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

**NEW FUNDING SOURCES: RESIDENTIAL (2018 RATES)**

<b>NEW REQUIREMENT</b>	<b>TIER A (15'-45' height increase)</b>	<b>TIER B (50'-85' height increase)</b>	<b>TIER C (90'+ height increase)</b>
<b>Central SoMa Community Infrastructure Fee (\$/GSF)</b>	\$0	\$10	\$0
<b>Mello-Roos Special Tax District (CFD; \$/GSF/yr)</b>	\$0	<b>CONDO:</b> \$3.30 (2% escalation)	<b>CONDO:</b> \$5.50 (2% escalation)
		<b>RENTAL:</b> \$0	<b>RENTAL:</b> \$0
<b>Community Facilities Fee (\$/GSF)</b>		\$1.30	

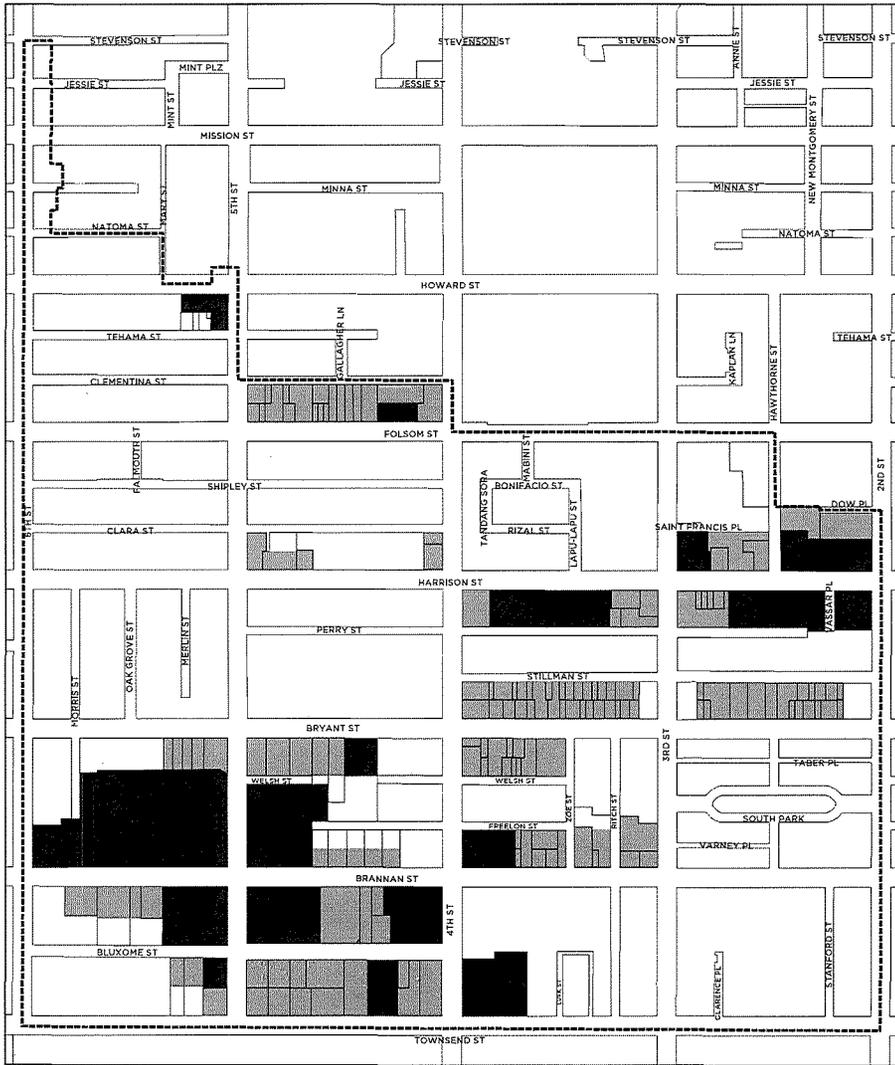
**NOTE:** Projects must meet all existing requirements (e.g. affordable housing, Eastern Nbhds Fee, etc.)

**NEW FUNDING SOURCES: NON-RESIDENTIAL (2018 RATES)**

NEW REQUIREMENT	TIER A & B (15'-85' height increase)	TIER C (90'+ height increase)
Central SoMa Community Infrastructure Fee (\$/GSF)	Office >50k sq ft: \$21.50 All other projects: \$41.50	Office >50k sq ft: \$0 All other projects: \$20
Mello-Roos Special Tax District (CFD; \$/GSF/yr)	\$0	\$2.75 (4% escalation annually for 25 years, 2% thereafter)
Transferable Development Rights (Floor Area Ratios)	0	1.25 FAR
Community Facilities Fee (\$/GSF)	\$1.75	
POPOS	1 sq ft for every 50 GSF of development	
Production, Distribution, and Repair (PDR)	Office >50k: greater of 0.4 FAR or Sec. 202.8 (Prop X)	

**NOTE:** Projects must meet all existing requirements (e.g. affordable housing, Eastern Nbhds Fee, etc.)

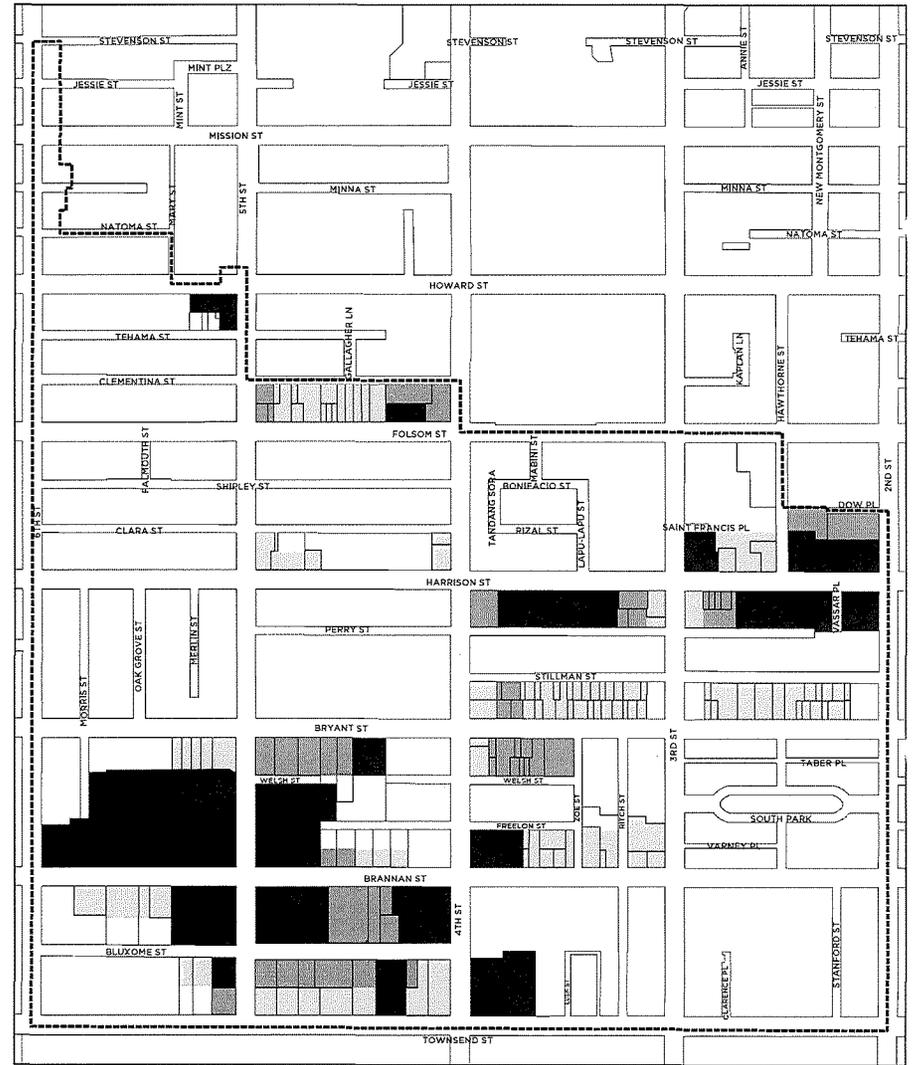
# CENTRAL SOMA FEE TIERS



**NON-RESIDENTIAL DEVELOPMENT TIERS**  
 CENTRAL SOMA

- Tier A & B (15'-85' increased development capacity)
- Tier C (Over 90' increased development capacity)

1,000 Feet



**RESIDENTIAL DEVELOPMENT TIERS**  
 CENTRAL SOMA

- Tier A (15'-45' increased development capacity)
- Tier B (50'-85' increased development capacity)
- Tier C (90' or more increased development capacity)

1,000 Feet



# **ADMIN CODE CHAPTER 35: PDR PROTECTION**

**ADMINISTRATIVE CODE AMENDMENTS****Administrative Code Section 35:  
Residential and PDR Compatibility and Protection****THE WAY IT IS**

- Residents cannot complain about noise and other nuisance issues (odors, loading, etc.) from a neighboring PDR use if it complies with all applicable regulations & permit conditions (“no kvetching”)
- Sellers must disclose this rule to potential homebuyers

**THE WAY IT WOULD BE**

- Hotels would be added to the list of uses that cannot lodge groundless complaints
- Improvements to notification process would be added

## ADMINISTRATIVE CODE AMENDMENTS

### RATIONALE

- As Central SoMa evolves, PDR uses should be protected from complaints from lawfully emitted noise and other impacts
- Based on best practices:
  - » PDR and other 24-hour uses (e.g. entertainment) are part of a complete and mixed-use neighborhood
  - » Similar to the current process for entertainment uses (Admin Code Section 116)

**ADMIN CODE CHAPTER 43:  
SPECIAL TAX FINANCING  
LAW**

**SPECIAL TAX DISTRICT - LEGISLATIVE ACTIONS****Administrative Code Chapter 43, Section 10:  
Special Tax Financing Law**

Proposed amendments would enable the City to spend Central SoMa Special Tax revenues on eligible Facilities and Services\*, which may include, but are not limited to:

- Grants to nonprofit/public social service organizations
- Environmental sustainability, including air quality mitigation and technical studies/guidelines
- Park programming and activation

**\*NOTE:** As identified in the forthcoming Resolutions of Intention, or ROIs

## SPECIAL TAX OVERVIEW

- **Applicability: large Condo and Non-Residential projects**
  - **Exemptions:** 100% Affordable Housing Projects; BMR units; Rental Housing; Production, Distribution & Repair (PDR) uses; Community Facilities
  - Annexation required before 1st Certificate of Occupancy (COO); Tax levy commences at 1st COO
- **Revenues can be used to issue bonds**
  - Accelerates the provision of public benefits
  - Taxable properties in the Special Tax District are subject to foreclosure/sale in the event of non-payment of special taxes\*

\* Special taxes are secured by priority liens (ahead of private liens)

**SPECIAL TAX RATES (\$/SF, FY18-19 RATES)**

**Years 1-99: Facilities Tax\***

Land Use	TIER A (15'-45' height increase)	TIER B (50'-85' height increase)	TIER C (90'+ height increase)
<b>NON-RESIDENTIAL</b>	\$0	\$0	\$2.75
<b>CONDO</b>	\$0	\$3.30	\$5.50

**Years 100+: Services Tax Only**

	TIER A	TIER B	TIER C
<b>NON-RESIDENTIAL</b>	\$0	\$0	\$0.69
<b>CONDO</b>	\$0	\$0.82	\$1.37

\*Facilities tax may be spent on either capital facilities or services (e.g. maintenance, programming)

**SPECIAL TAX DISTRICT: EXPENDITURE PLAN\***

**During Plan Buildout (25 years)**

	<b>Transit</b>	<b>\$160 million</b>
	<b>Parks &amp; Recreation</b>	<b>\$45 million</b>
	<b>Complete Streets</b>	<b>\$10 million</b>
	<b>Cultural Preservation &amp; Community</b>	<b>\$69 million</b>
	<b>Environmental Sustainability</b>	<b>\$64 million</b>
	<b>Schools &amp; Childcare</b>	<b>\$6 million</b>
	<b>TOTAL</b>	<b>\$354 million</b>

**Longer term needs (>25 years):** could include, but are not limited to, Sea Level Rise adaptation and maintenance of capital facilities

\*in FY2018-2019 dollars. Note that projects are non-binding, and the Public Benefits may be amended

**SPECIAL TAX DISTRICT: CHANGES SINCE PLAN INTRODUCTION**

**Additional public benefits identified during adoption process**

	<b>\$/YR</b>	<b>\$/25 YRS</b>
<b>Social &amp; cultural programs (e.g. SoMa Stabilization Fund)</b>	<b>\$1,000,000</b>	<b>\$25 million</b>
<b>Park and greenery maintenance and activation</b>	<b>\$600,000</b>	<b>\$15 million</b>
<b>Capital for cultural amenities (e.g. Yerba Buena Gardens)*</b>	<b>N/A</b>	<b>\$15 million</b>
<b>Neighborhood cleaning</b>	<b>\$350,000</b>	<b>\$8.75 million</b>
<b>Bessie Carmichael supplemental services</b>	<b>\$250,000</b>	<b>\$6.25 million</b>
<b>TOTAL</b>		<b>\$70 million</b>

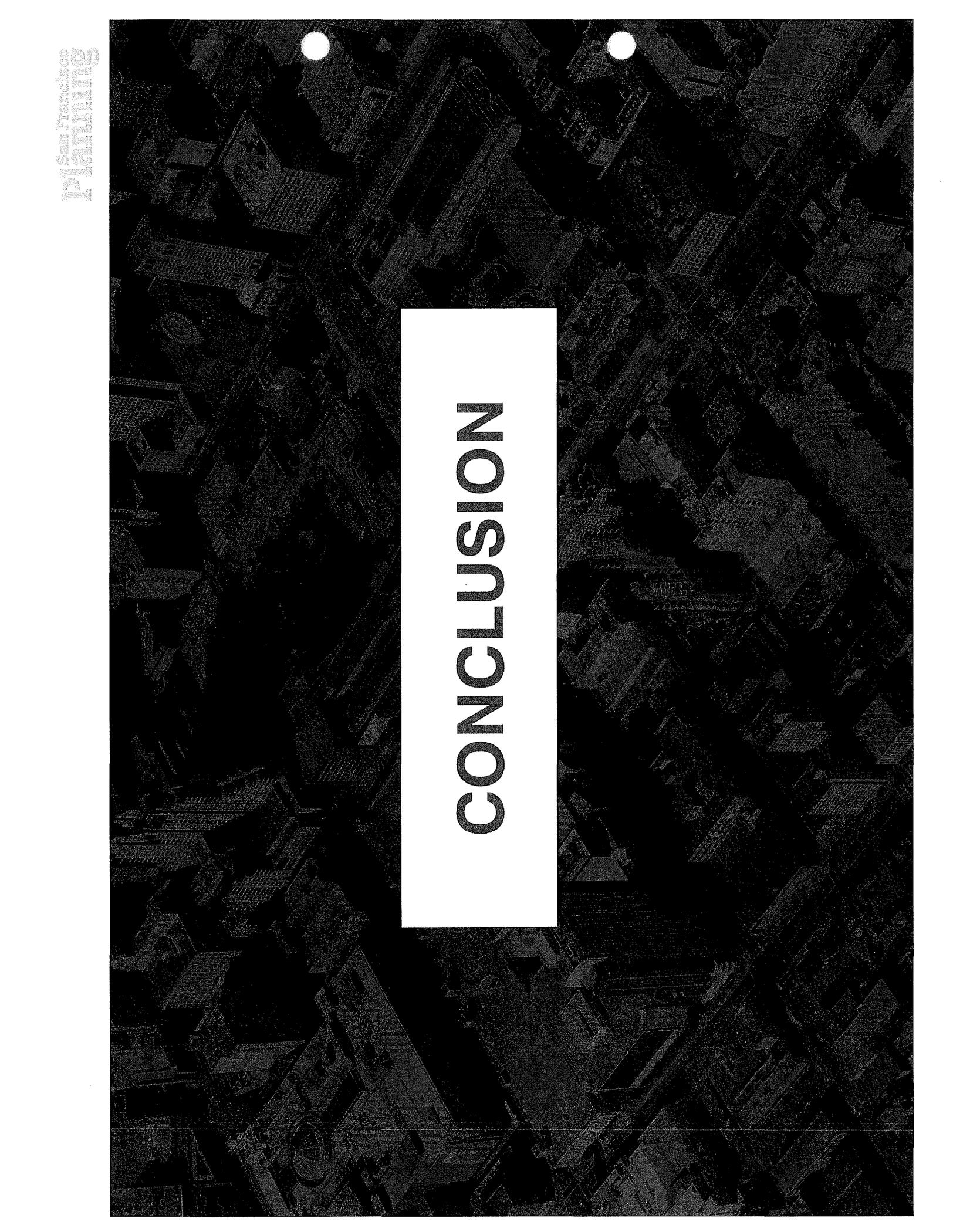
**\*If this funding is needed, it would be provided as a lump sum rather than an ongoing contribution..**

**ADMINISTRATION ENTITIES**

<p><b>Capital Planning Committee</b></p>	<ul style="list-style-type: none"> <li>• Approve 5-year expenditure plan (subject to Board approval)</li> <li>• Recommend changes in revenue allocation</li> </ul>
<p><b>Director of Public Finance</b></p>	<ul style="list-style-type: none"> <li>• Develop 5-year revenue forecast</li> <li>• Authorize tax commencement</li> <li>• Authorize bond issuances (subject to Board approval)</li> </ul>
<p><b>Interagency Plan Implementation Committee (IPIC)</b></p>	<ul style="list-style-type: none"> <li>• Develop 5-year Expenditure Plan</li> <li>• Advisor to CPC &amp; Director of Public Finance</li> </ul>
<p><b>Community Advisory Committees (CACs)</b></p>	<ul style="list-style-type: none"> <li>• Provide public oversight &amp; advise on expenditure plan</li> </ul>

**COLLABORATION**

- **Joint Community Facilities Agreements (JCFAs)**
  - Will be required for non-City agencies receiving tax revenues
  - Example: Regional transit providers (1/3 of transportation funding) will collaborate with City through IPIC and Mayor/Board

An aerial, high-angle photograph of a city grid, likely San Francisco, showing a dense pattern of buildings and streets. The image is in black and white with a halftone or dithered texture. A white vertical rectangular bar is centered horizontally across the page, containing the word "CONCLUSION" in a bold, black, sans-serif font.

# CONCLUSION

**COMMUNITY ADVISORY COMMITTEES (CAC)****Planning Commission Recommendation in Admin Code:**

Amend the Eastern Neighborhoods Community Advisory Committee (CAC) and split it into two:

- SoMa-wide (East, West, and Central)
- Rest of Eastern Neighborhoods: Mission, Showplace Square / Potrero Hill, Central Waterfront

As this will require significant consideration of responsibilities and reallocation of funding, this will return to the Planning Commission and the Board as trailing legislation.

**OTHER PLANNING CODE AMENDMENTS****Zoning amendments to create the Central SoMa Special Use District, including:**

- Zoning district changes, including the newly created CMUO (Central SoMa Mixed Use Office)
- Urban design requirements
- Open space (POPOS) and environmental sustainability requirements
- Development exactions
- Changes to development review process

# TODAY'S ACTIONS

## Hearing to consider:

### 1. Amendments to Administrative Code

- **Section 35:** PDR and Residential / Hotel Compatibility
- **Chapter 43, Section 10:** Special Tax Financing Law

### 2. Amendments to Planning Code

- **Note:** this item is intended to be heard at Land Use & Transportation Committee

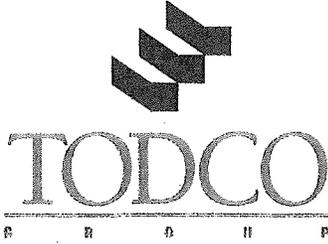


**THANK YOU**

**LISA CHEN**

**415.575.9124**

**LISA.CHEN@SFGOV.ORG**



Received in Committee  
7/9/2018 @ 10:30am  
AJ

San Francisco Board of Supervisors  
City Hall  
San Francisco CA 94102

July 9, 2018

RE: CENTRAL SOMA PLAN  
Establishing The South of Market Community Advisory Committee

Honorable Supervisors:

The Department of City Planning now recommends establishing a new South of Market CAC by splitting the existing Eastern Neighborhoods Citizens Advisory Committee in two. That is a logical starting point, but falls far short of what is really need to ensure full public and community participation in determining the future of our dynamic Neighborhood.

The current Eastern Neighborhoods CAC suffers from two fatal flaws:

1. As the Department now admits, it is too big, attempting to provide community engagement for three very complex and different neighborhoods – SOMA, the Mission District, and Potrero/Central Waterfront.
2. Its scope of City development review is far too limited – limited to just MTA, DPW, Park/Rec, and Childcare planning. The crucial Mayor's Office of Housing affordable housing programs are completely omitted, and also the Mayor's Offices of Community Development and Economic and Workforce Development.

To correct this, the scope of the purview of the new Central SOMA CAC must be substantially enlarged and very clearly specified, as follows (this would be a revision of the Eastern Neighborhoods ordinance section outlining that CAC's role):

“The SOMA CAC shall be the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Central SOMA Plan and Eastern Neighborhoods Area Plans within the South of Market Special Use District by all City agencies, including but not limited to the City Planning Department, the Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Municipal Transportation Authority, the Recreation and Parks Department, the Department of Public Works, and the Arts Commission. The CAC is established for the purposes of providing input regarding Central SOMA Plan Area and Eastern Neighborhoods Plan Areas within the South of Market Special Use District on the (i) prioritization of Public Benefits, (ii) updating the

Public Benefits program, (iii) programming of public investments in South of Market including community facilities districts, (iv) proposed revisions to planning code and zoning provisions, (v) relaying information to community members in the South of Market neighborhood regarding the status of development proposals, and (vi) providing input to plan area monitoring efforts as appropriate. The CAC shall be advisory, as appropriate, to the Planning Department, the Interagency Planning & Implementation Committee (IPIC), the Planning Commission, relevant City departments and agencies, and the Board of Supervisors.”

Sincerely,

John Elberling  
President

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
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TDD/TTY No. 554-5227

## MEMORANDUM

TO: John Rahaim, Director, Planning Department  
Todd Rufo, Director, Office of Economic and Workforce Development

FROM:  Alisa Somera, Legislative Deputy Director  
Rules Committee

DATE: June 11, 2018

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Rules Committee has received the following proposed legislation, introduced by Mayor Farrell on June 5, 2018:

**File No. 180612**

**Ordinance amending the Administrative Code Special Tax Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and services related to the Central SoMa Plan Area and to make other necessary amendments.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Dan Sider, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department  
Ken Rich, Office of Economic and Workforce Development  
Lisa Pagan, Office of Economic and Workforce Development

OFFICE OF THE MAYOR  
SAN FRANCISCO



MARK FARRELL  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM:  Mayor Farrell  
RE: San Francisco Special Tax Financing Law  
DATE: June 5, 2018

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Attached for introduction to the Board of Supervisors is an ordinance to amend the San Francisco Administrative Code Special Tax Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and services related to the Central SoMa Plan Area and to make other necessary amendments.

Should you have any questions, please contact Andres Power 554-5168.

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