

**706 Mission Project  
Developer Payments due OCII or City Under Purchase and Sale Agreement**

Payments	Use	Amount	Timing of Payments	Paid?	OCII/RED Fall 2020 Deferral Response
<b>Additional 8% Affordable Housing Fee (“Agency Fee”) (Section 8.1)</b>	The Agency Fee will be used by OCII for the production of existing affordable housing obligations.	\$891,276 \$1,728,551	20% at Issuance of Site Permit 40% at Issuance of TCO	Yes No	12-month deferral of 2 <sup>nd</sup> payment granted, dating from issuance of TCO for residential condos (November 25, 2021). <sup>2</sup> Developer request for Force Majeure deferral received 02/116.2022
Payee & Administering agency: OCII		\$1,728,551	40% at 1-Year from Issuance of TCO	No	No deferral of 3 <sup>rd</sup> payment.
<b>Yerba Buena GMOS/SOMA Open Space Payment (Section 8.3(a)-(c))</b>	To be deposited into a segregated account for Permitted Uses <sup>1</sup> only. Two tranches: - Not less than 50% of each annual payment for Permitted Uses within public spaces on CB-1, CB-2 and CB-3 (Gardens). - Other 50% for Permitted Uses within SOMA Open Spaces <sup>2</sup>	Initial year: \$450,000 Annually thereafter: \$550,000 (estimated)	30 days after TCO; thereafter, annually on July 1	Yes*	* initial year payment made; subsequent year payments to be confirmed by City Administrator's Office
Payee & administering agency: CCSF (RED) as holder of YBG Separate Account					
<b>The Mexican Museum Operating Endowment (Section 8.2(f))</b>	To help support the Cultural Component’s ongoing operations. (Held in escrow account subject to operating endowment use agreement.)	\$5,000,000	33% after Issuance of Site Permit 33% after TMM given access for Tis/TCO  33% at opening of Museum	Yes No  No	Not owed until Museum accesses space for TIs.
Payee: MM pending approval under Endowment Agreement					
Administering agency: OCII & RED					

Past Payments	Use	Amount	Timing of Payments	Paid	
<b>Transfer Payment (SOMA Stabilization Fund) (Section 8.3(e))</b>	To be used for some or all of the following public benefits within the South of Market Area: affordable housing, rent subsidies to prevent homelessness, housing/eviction counseling, small business and nonprofit rental assistance, and services to youth and seniors.	Initial sales: \$1 million in 2021 and 2022  \$250,000/year (estimated, after initial sales)	At close of escrow for each Unit	Yes (with each sale since fall 2020)	

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Payee & administering agency: CCSF (RED)					
Section 10B Officer Pilot Program (Section 8.9(d))  Payee: OCII		\$86,400	90 days after Effective Date of Agreement (January 4, 2014)	Yes	
<b>One-Time Open Space Fee Payment (Section 8.3(d))</b>  Payee: OCII. OCII transferred funds to CCSF with YBG	For the Permitted Uses only within the SOMA Open Spaces	\$1,800,268	Before issuance of Foundation Permit (April 2017)	Yes	
Section 8.1 Inclusionary Housing Fee ("City Fee")  Payee: City, per Planning Code Sec. 415	Affordable Housing Fee	\$11,094,909.80	Upon issuance of the "first construction document" (PC Section 402(d))	Yes	
Garage Bond Redemption and Tax Increment Reimbursement Payments in Excess of the Appraised Value of the Land  Payee: OCII	To help fund OCII's affordable housing obligations		Close of Escrow	Yes	

***This chart has been prepared by OCII and is not intended to supersede CCSF information on Fee collection***

Definitions:

[1] Permitted Uses (Sec. 8.3(a)) – to support general operations and maintenance, cultural operations and capital expenditures in the Gardens and in the SOMA Open Spaces.

[2] SOMA Open Spaces (Sec. 8.3(a)) – as South of Market Area is defined per Section 401 of the Planning Code as the area bounded by Market, Embaradero, King, South Van Ness and Division Streets.