

File No. 160221

Committee Item No. 5

Board Item No. 2

### COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget & Finance Sub-Committee Date March 23, 2016

Board of Supervisors Meeting Date April 12, 2016

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- Introduction Form
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- MOU
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- Grant Budget
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- Award Letter
- Application
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OTHER (Use back side if additional space is needed)

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Completed by: Linda Wong Date March 18, 2016  
Completed by: Linda Wong Date March 28, 2016

[Appropriation - Community Impact Improvement Fees - Eastern Neighborhoods Infrastructure Improvement Projects - \$739,671 - FY2015-2016]

**Ordinance appropriating \$739,671 of Community Improvement Impact Fees revenue to the Recreation and Park Department to support the Eastern Neighborhoods Infrastructure Improvement Projects in FY2015-2016.**

Note: Additions are *single-underline italics Times New Roman*;  
deletions are ~~*strikethrough italics Times New Roman*~~.  
Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. The sources of funding outlined below are herein appropriated to reflect the projected funding available in FY2015-2016.

**SOURCES Appropriation**

Fund	Index / Project Code	Subobject	Description	Amount
2S NDF ENH	REC2SNDFENH	75415	COMMUNITY	\$739,671
NEIGHBORHOOD	CRPENH1FPK		IMPROVEMENT	
DEVELOPMENT SPEC			IMPACT FEE	
REV FD				
<b>Total SOURCES Appropriation</b>				<b>\$739,671</b>

1 Section 2. The uses of funding outlined below are herein appropriated in FY2015-2016  
 2 and reflect the projected uses of funding to support the renovation, repair, and construction of  
 3 Eastern Neighborhoods Infrastructure Improvement Projects.


4  
 5 **USES Appropriation**

Fund	Index/Project Code	Subobject	Description	Amount
2S NDF ENH	REC2SNDFENH	06700	BLDS,STRUCT &	\$739,671
NEIGHBORHOOD	CRPENH1FPK		IMPROVEMENT	
DEVELOPMENT SPEC				
REV FD				
<b>Total USES Appropriation</b>				<b>\$739,671</b>

11  
 12  
 13  
 14 Section 3. The Controller is authorized to record transfers between funds and adjust  
 15 the accounting treatment of sources and uses appropriated in this Ordinance as necessary to  
 16 conform with Generally Accepted Accounting Principles.

17  
 18  
 19 APPROVED AS TO FORM:  
 20 DENNIS J. HERRERA, City Attorney

FUNDS AVAILABLE  
 BEN ROSENFELD, Controller

21 By:   
 22 THOMAS OWEN  
 23 Deputy City Attorney

By:   
 BEN ROSENFELD  
 Controller

<p><b>Item 5</b> <b>File 16-0221</b></p>	<p><b>Department:</b> Recreation and Park Department</p>
<p><b>EXECUTIVE SUMMARY</b></p>	
<p style="text-align: center;"><b>Legislative Objectives</b></p>	
<ul style="list-style-type: none"> <li>• The proposed ordinance appropriates \$739,671 in Eastern Neighborhoods Impact fee revenues to the 17<sup>th</sup> and Folsom Streets Park Project.</li> </ul>	
<p style="text-align: center;"><b>Key Points</b></p>	
<ul style="list-style-type: none"> <li>• The Eastern Neighborhoods Impact Fee is a development impact fee approved by the Board of Supervisors in 2010. Planning Code Section 423.5 allocates 47.5 percent of fees from residential development and 6 percent of fees from commercial development to recreation and open space projects.</li> <li>• The proposed 17<sup>th</sup> and Folsom Streets Park Project is a priority project in the Eastern Neighborhoods. The Park will consist of a community garden, wildlife habitat and water conservation demonstration garden, children’s play area, adult fitness equipment area and other amenities. The 17<sup>th</sup> and Folsom Streets Park Project is expected to be completed in 2016.</li> </ul>	
<p style="text-align: center;"><b>Fiscal Impact</b></p>	
<ul style="list-style-type: none"> <li>• The Planning Department estimates \$22,800,000 in Eastern Neighborhoods Impact Fee revenues in FY 2015-16 of which \$20,500,000 has been allocated to eligible projects and \$1,300,000 is unallocated. The Recreation and Park Department is requesting appropriation of \$739,671 in unallocated fee revenues to fund completion of the 17<sup>th</sup> and Folsom Streets Park Project.</li> <li>• Sources of funds for the 17<sup>th</sup> and Folsom Street Park Project are \$6,752,425 and uses of funds are \$7,492,096, resulting in a funding shortfall of \$739,671. The proposed appropriation of \$739,671 in Eastern Neighborhoods Impact Fee revenues will offset the shortfall.</li> </ul>	
<p style="text-align: center;"><b>Recommendation</b></p>	
<ul style="list-style-type: none"> <li>• Approve the proposed ordinance.</li> </ul>	

**MANDATE STATEMENT**

Charter Section 9.105 provides that amendments to the appropriation ordinance, subject to the Controller certifying the availability of funds, are subject to Board of Supervisors approval.

**DETAILS OF PROPOSED LEGISLATION**

The proposed ordinance appropriates \$739,671 in Eastern Neighborhoods Impact fee revenues to the 17<sup>th</sup> and Folsom Streets Park Project.

The Eastern Neighborhoods Impact Fee is a development impact fee, charged to developers of commercial and residential properties in the Eastern Neighborhoods Plan Area, and approved by the Board of Supervisors in 2010. Planning Code Section 423 established the Eastern Neighborhood Impact Fee to address the need for open space and other public infrastructure due to development of commercial and residential property in the Eastern Neighborhoods. The development impact fee ranges from \$8 to \$16 per gross square foot for residential development and from \$6 to \$16 per gross square foot for commercial development.

Planning Code Section 423.5 established the Eastern Neighborhoods Community Improvement Fund into which all Eastern Neighborhood Impact Fee revenues are deposited. Planning Code Section 423.5 allocates 47.5 percent of fees from residential development and 6 percent of fees from commercial development to recreation and open space projects. Eastern Neighborhoods Community Improvement Fund expenditures are subject to Board of Supervisors approval.

According to the January 2016 Annual Report of the Interagency Plan Implementation Committee (IPIC)<sup>1</sup>, the 17<sup>th</sup> and Folsom Streets Park Project is a priority project in the Eastern Neighborhoods Plan Area. The 17<sup>th</sup> and Folsom Streets Park is an approximate 0.8 acre site bordered by Shotwell, Folsom, and 17<sup>th</sup> Streets. The Park will consist of a community garden, wildlife habitat and water conservation demonstration garden, children's play area, adult fitness equipment area and other amenities. The 17<sup>th</sup> and Folsom Streets Park Project is expected to be completed in 2016.

**FISCAL IMPACT**

The Planning Department estimates \$22,800,000 in Eastern Neighborhoods Impact Fee revenues in FY 2015-16 of which \$20,500,000 has been allocated to eligible projects and \$2,300,000 is unallocated. The Eastern Neighborhoods Community Improvement Fund unallocated fund balance, including the \$2,300,000 in unallocated revenues in FY 2015-16, is \$5,078,000, as shown in Table 1 below. Appropriation of \$739,671 to the 17<sup>th</sup> and Folsom Streets Park Project would result in an unallocated fund balance of \$4,338,329.

<sup>1</sup> IPIC is comprised of representatives from various City departments who are responsible for implementing capital improvements for specific area plans, including the Eastern Neighborhoods Area Plan.

**Table 1: Eastern Neighborhoods Community Improvement Unallocated Fund Balance**

	Current Fund Balance	Requested Appropriation	Fund Balance after Appropriation
Complete Streets Projects	\$1,705,000		\$1,705,000
Recreation and Open Space Projects	3,373,000	(739,671)	2,633,329
<b>Total</b>	<b>\$5,078,000</b>	<b>(\$739,671)</b>	<b>\$4,338,329</b>

Source: Planning Department

The Recreation and Park Department is requesting appropriation of \$739,671 in unallocated fee revenues to fund completion of the 17<sup>th</sup> and Folsom Streets Park Project. According to Ms. Dawn Kamalanathan, Director, Recreation and Park Capital Planning Division, the project is over-budget due to the escalation in costs resulting from the two-year delay caused by the San Francisco Public Utilities Commission's evaluation of the site as a water cistern location.

As shown in Table 2 below, sources of funds for the 17<sup>th</sup> and Folsom Street Park Project are \$6,752,425, previously appropriated by the Board of Supervisors, and uses of funds are \$7,492,096, resulting in a funding shortfall of \$739,671. The proposed appropriation of \$739,671 in Eastern Neighborhoods Impact Fee revenues will offset the shortfall.

**Table 2: Sources and Uses of Funds for the 17<sup>th</sup> and Folsom Streets Park Project****Sources of Funds**

Eastern Neighborhoods Impact Fees	2,420,000
Proposition 84 Grant	2,700,000
Housing-Related Parks Grant	500,000
Lease Revenue Bond	478,304
Open Space Funds	54,121
SFPUC - Cost of Delay	200,000
SFPUC - Hazardous Materials Remediation	400,000
<b>Total Sources</b>	<b>6,752,425</b>

**Uses of Funds**

Site Acquisition	\$2,271,850
<i>Planning and Construction</i>	
Planning, Design, Permitting and Other Costs	\$1,032,425
Project Management	70,000
Construction Contract	3,083,051
Construction Contingency (10%)	308,305
Other Construction and Amenities	194,730
Construction Management and Inspection	371,786
Monitoring and Oversight for Soils Remediation	159,949
Subtotal, Planning and Construction	\$5,220,246
<b>Total Uses</b>	<b>\$7,492,096</b>
<b>Shortfall</b>	<b>(\$739,671)</b>

Source: Recreation and Park Department

**RECOMMENDATION**

Approve the proposed ordinance.

OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: *for* Mayor Edwin M. Lee *NE*  
RE: Appropriation - \$739,671 of Community Impact Improvement Fees to the Recreation & Park Department for Eastern Neighborhood Projects in FY2015-2016  
DATE: March 8, 2016

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Attached for introduction to the Board of Supervisors is an ordinance appropriating \$739,671 of Community Improvement Impact Fees revenue to the Recreation & Park Department to support the Eastern Neighborhoods Infrastructure Improvement Projects in FY2015-2016.

I respectfully request a waiver of the 30-day hold and request that this legislation be calendared in Budget & Finance Committee.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

RECEIVED  
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BY *[Signature]*