

FILE NO: 200020

Petitions and Communications received from December 30, 2019, through January 6, 2020, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on January 14, 2020.

Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information will not be redacted.

From the Office of the Mayor, pursuant to Charter, Section 3.100(18), making the following appointments to the Small Business Commission: Copy: Each Supervisor. (1)

Emanuel “Manny” Yekutiel - term ending January 6, 2024

Cynthia Huie - term ending January 6, 2024

From the Office of the Controller, pursuant to Administrative Code, Section 3.6(b), submitting the Joint Report Update for the Five-Year Financial Plan: FY2020-2021 through FY2023-2024. Copy: Each Supervisor. (2)

From the Office of the Controller, pursuant to Planning Code, Article 4, Section 409, submitting the biennial citywide development impact fee report. Copy: Each Supervisor. (3)

From the Office of Contract Administration, submitting the Proposition Q Analysis for 1st Quarter FY2019-2020. Copy: Each Supervisor. (4)

From Ronald D. Rattner, submitting a notice of legal responsibility to impose an immediate moratorium on further deployment of 4G/5G wireless antennas and networks. Copy: Each Supervisor. (5)

From Abiano Limousine, LLC, regarding their application with the Public Utilities Commission for authority to transport tourists and residents. Copy: Each Supervisor. (6)

From: [Mchugh, Eileen \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [BOS-Administrative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Young, Victor \(BOS\)](#); [Karunaratne, Kanishka \(MYR\)](#); [PEARSON, ANNE \(CAT\)](#)
Subject: TIME SENSITIVE: Mayoral Appointments - Small Business Commission
Date: Monday, January 6, 2020 5:39:00 PM
Attachments: [Clerk's Memo 1.06.20.pdf](#)
[Huie.pdf](#)
[Yekutiel.pdf](#)

Hello,

The Office of the Mayor submitted the attached complete appointment packages, pursuant to Charter Section 3.100(18). Please see the attached memo from the Clerk of the Board for more information and instructions.

Thank you,

Eileen McHugh
Executive Assistant
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: January 6, 2020
To: Members, Board of Supervisors
From: *AC* Angela Calvillo, Clerk of the Board
Subject: Mayoral Appointments - Small Business Commission

On January 6, 2020, the Mayor submitted the following complete appointment packages pursuant to Charter, Section 3.100(18). Appointments in this category are effective immediately unless rejected by a two-thirds vote of the Board of Supervisors.

- Emanuel "Manny" Yekutiel - term ending January 6, 2024
- Cynthia Huie - term ending January 6, 2024

Pursuant to Board Rule 2.18.3, a Supervisor may request a hearing on a Mayoral appointment by notifying the Clerk in writing.

Upon receipt of such notice, the Clerk shall refer the appointment to the Rules Committee so that the Board may consider the appointment and act within 30 days of the appointment as provided in Charter, Section 3.100(18).

If you are interested in requesting a hearing on either of these appointments, please notify me in writing by **12:00 p.m. on Wednesday, January 22, 2020.**

c: Hillary Ronen - Rules Committee Chair
Alisa Somera - Legislative Deputy
Victor Young - Rules Clerk
Anne Pearson - Deputy City Attorney
Kanishka Cheng - Mayor's Director of Commission Affairs

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Notice of Appointment

January 6, 2020

San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 JAN - 6 AM 9:52

Honorable Board of Supervisors:

Pursuant to Charter Section 3.100(18), of the City and County of San Francisco, I make the following appointment:

Emanuel "Manny" Yekutiel to the Small Business Commission for a four year term ending January 6, 2024, replacing Mark Dwight.

I am confident that Mr. Yekutiel will serve our community well. Attached are their qualifications to serve, which demonstrate how their appointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any question about this appointment, please contact my Director of Commission Affairs, Kanishka Karunaratne Cheng, at 415.554.6696

A handwritten signature in blue ink, reading "London N. Breed".

London N. Breed
Mayor, City and County of San Francisco

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Notice of Appointment

January 6, 2020

San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 JAN - 6 AM 9:52
BY [initials]

Honorable Board of Supervisors:

Pursuant to Charter Section 3.100(18), of the City and County of San Francisco, I make the following appointment:

Cynthia Huie to the Small Business Commission for a four year term ending January 6, 2024, replacing Irene Yee Riley.

I am confident that Ms. Huie will serve our community well. Attached are their qualifications to serve, which demonstrate how their appointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any question about this appointment, please contact my Director of Commission Affairs, Kanishka Karunaratne Cheng, at 415.554.6696

A handwritten signature in blue ink that reads "L. Breed".

London N. Breed
Mayor, City and County of San Francisco

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Issued: Five Year Financial Plan Update: FY 2020-21 through FY 2023-24
Date: Friday, January 3, 2020 4:42:00 PM

From: Reports, Controller (CON) <controller.reports@sfgov.org>
Sent: Friday, January 3, 2020 11:00 AM
To: Reports, Controller (CON) <controller.reports@sfgov.org>
Subject: Issued: Five Year Financial Plan Update: FY 2020-21 through FY 2023-24

The Joint Report Update to the Five-Year Financial Plan for Fiscal Years (FYs) 2020-21 through 2023-24, released by the offices of the Mayor, the Controller, and the Board of Supervisors' Budget and Legislative Analyst, projects growth in General Fund-supported expenditures will outpace revenue growth. The City currently projects revenue growth of \$423.6 million (6.9%) over the four-year period of the plan, and expenditure growth of \$1.05 billion (17.2%), resulting in shortfalls of \$195.4 million in FY 2020-21 rising to \$630.6 million in FY 2023-24.

Slowing revenue growth is consistent with recent financial results, regional housing and transportation constraints, and the risk posed by the length of the current economic expansion. The largest component of expenditure growth is employee salary, pension, and benefit costs. Other large areas of cost growth include debt, real estate, and inflationary increases for contractors.

The \$419.5 million projected deficit for the upcoming FY 2020-21 and FY 2021-22 budget is meaningfully million higher than the City has faced in recent budget cycles, representing an increase of \$148.7 million over the \$270.8 million deficit projected in December 2018.

The Mayor must submit a balanced two-year budget to the Board of Supervisors by June 1, 2020.

To view the full report or memorandum, please visit our website at:
<http://openbook.sfgov.org/webreports/details3.aspx?id=2785>

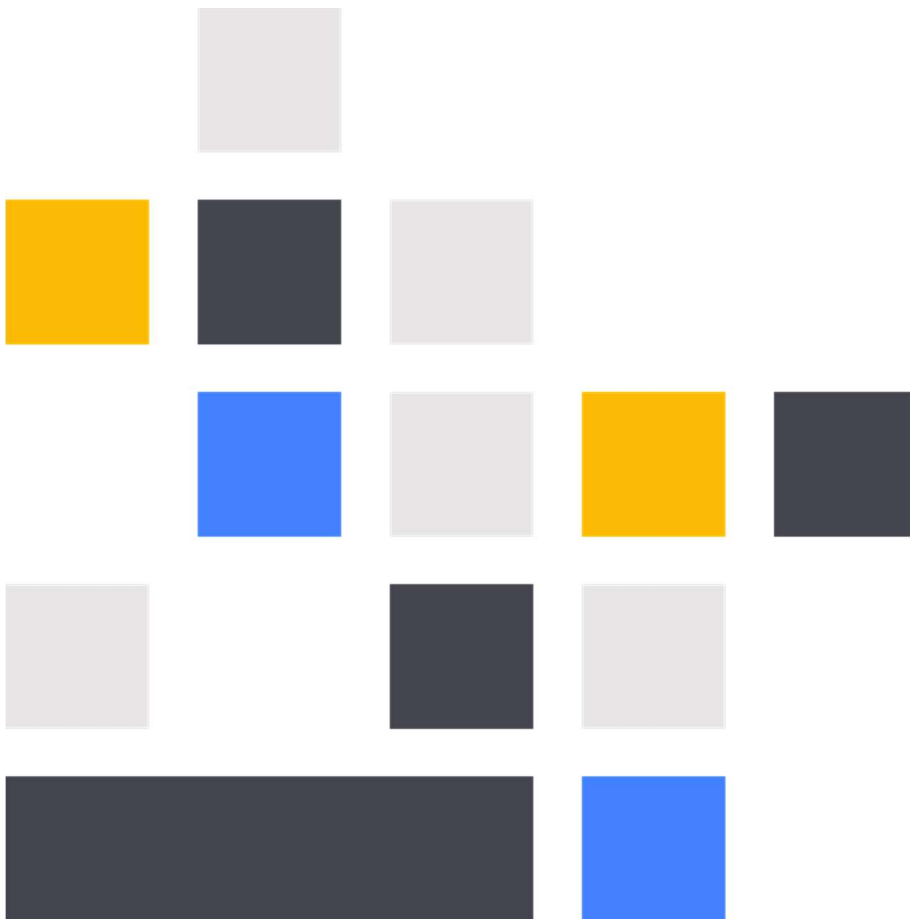
This is a send-only email address.

For questions about the report or memorandum, please contact Michelle Allersma at michelle.allersma@sfov.org or 415-554-4792.

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Five Year Financial Plan Update: FY 2020-21 through FY 2023-24

Joint Report for General Fund Operations by the
Controller's Office, Mayor's Office, and Board of
Supervisors' Budget Analyst



January 3, 2020

City & County Of San Francisco

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Executive Summary

PURPOSE

San Francisco Administrative Code Section 3.6(b) requires that by March 1 of each even-numbered year, the Mayor, Board of Supervisors Budget Analyst, and Controller submit an updated estimated summary budget for the remaining four years of the City's Five-Year Financial Plan. This report provides updated expenditure and revenue projections for Fiscal Years (FY) 2020-21, FY 2021-22, FY 2022-23, and FY 2023-24, assuming no changes to current policies and staffing levels. The next full update of the City's Five-Year Financial Plan will be submitted in December 2020.

OUTLOOK FOR GENERAL FUND-SUPPORTED OPERATIONS

Table 1 summarizes the projected changes in General Fund-supported revenues and expenditures over the next four years. As shown in Table 1, this report projects shortfalls of \$195.4 million in FY 2020-21, \$224.1 million in FY 2021-22, \$531.1 million in FY 2022-23, and \$630.6 million in FY 2023-24.

Table 1. Summary of General Fund Supported Operations Projected Budgetary Surplus / (Shortfall) (\$ Millions)

	FY 20-21	FY 21-22	FY 22-23	FY 23-24
<i>SOURCES Increase / (Decrease)</i>	89.0	346.0	289.4	423.6
Uses				
Baselines & Reserves	(45.5)	(54.0)	(127.1)	(163.3)
Salaries & Benefits	(167.9)	(269.6)	(338.5)	(407.5)
Citywide Operating Budget Costs	(66.9)	(167.8)	(235.0)	(314.6)
Departmental Costs	(3.9)	(78.8)	(119.9)	(168.8)
<i>USES (Increase) / Decrease</i>	(284.3)	(570.1)	(820.5)	(1,054.2)
Projected Cumulative Surplus / (Shortfall)	(195.4)	(224.1)	(531.1)	(630.6)

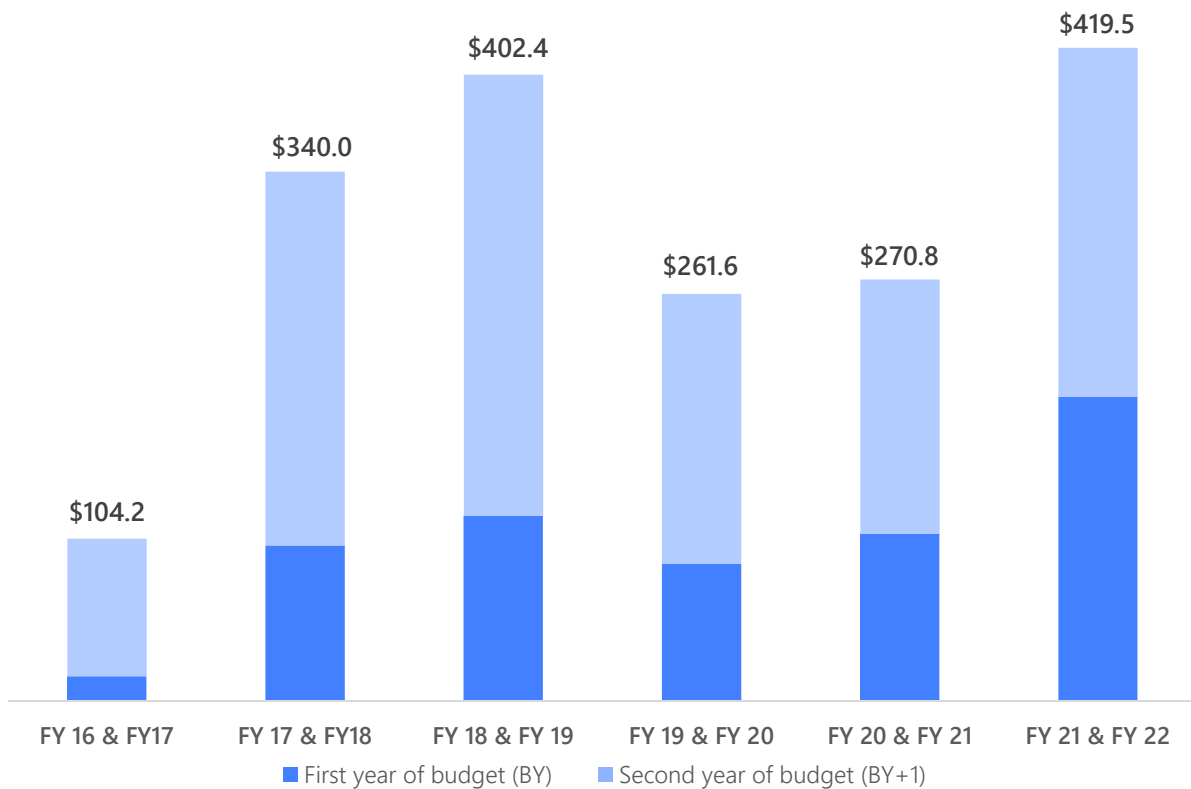
This projection demonstrates that although revenues are growing each year, they are not growing fast enough to keep pace with the projected increase in expenditures. As a result, a gap remains despite continued economic growth. The City currently projects revenue growth of \$423.6 million, or 6.9% over the four-year period of this plan, and expenditure growth of \$1.05 billion, or 17.2%.

INCREASING DEFICIT – AREAS OF CONCERN

The projected deficit for the upcoming FY 2020-21 and FY 2021-22 budget is meaningfully higher than the City has faced in recent budget cycles, as illustrated by Figure 1. In the short-term, the City's two-year deficit for FY 2020-21 and FY 2021-22 is \$419.5 million, approximately \$150 million higher than the

December 2018 projection of \$270.8 million. The increase in the two-year deficit is due to growing expenditures, particularly salary, benefit, and other citywide costs, outpacing slower growth in revenues.

Figure 1. Deficit at Time of Budget Instructions (\$ Millions)



Rising Employee Costs

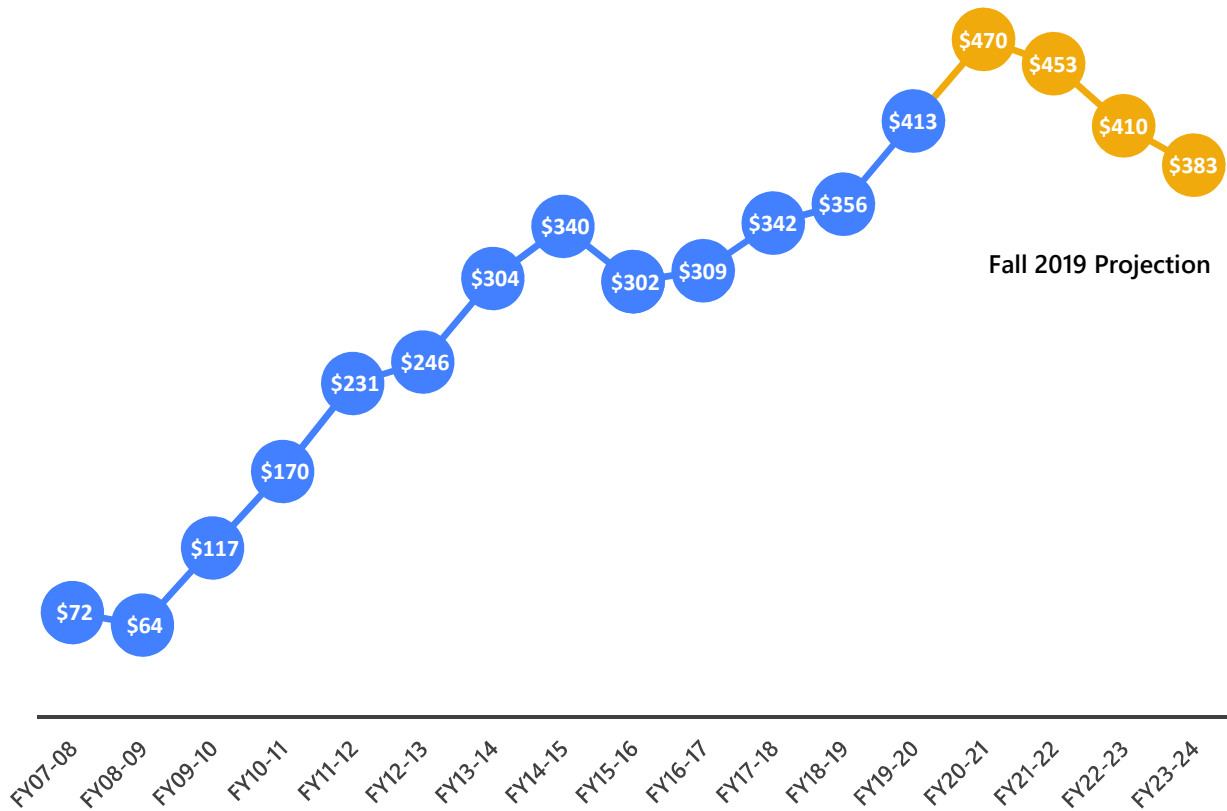
Total salary and benefit cost projections make up 39% of the expenditure growth in the final year of this projection. This report assumes the additional salary and benefit costs for previously negotiated, closed labor agreements through FY 2020-21 for Police and Firefighters’ unions and through FY 2021-22 for Miscellaneous unions. For open contract years, this report assumes that wage growth will increase at the rate of inflation, as calculated using the average projection of the Consumer Price Index (CPI) from the California Department of Finance San Francisco Area CPI and Moody’s SF Metropolitan Statistical Area CPI.

Employer contributions to active and retiree health are projected to grow at a rate that exceeds general inflation. This report assumes that the employer share of health insurance costs for active employees will increase by an annual average of 5.4% during the projection period. It also assumes retiree health costs will increase by an annual average of 6.8%.

Employer pension contributions have risen significantly in recent years. As shown in Figure 2, the cost of the City’s pension obligations has increased nearly seven-fold since FY 2007-08. The increase in recent years has been driven by a multitude of factors, including the decision of the Retirement Board to reduce the assumed rate of return from 7.5% to 7.4% in fall 2018, necessitating higher employer contributions to meet pension obligations. Additionally, lower-than-expected returns in prior years

required the City to make additional contributions to meet its obligations. Lastly, preliminary returns for FY 2018-19 are projected to trigger a supplemental cost-of-living adjustment (COLA), which will cause pension costs to peak in FY 2020-21. The full amortization of prior year supplemental COLAs contributes to the tapering of costs in the out-years of the projection. However, any deviation from the assumed rate of return will alter these projections.

Figure 2. Projected Employer General Fund Pension Contribution Cost (\$ Millions)



Growing Citywide and Departmental Costs

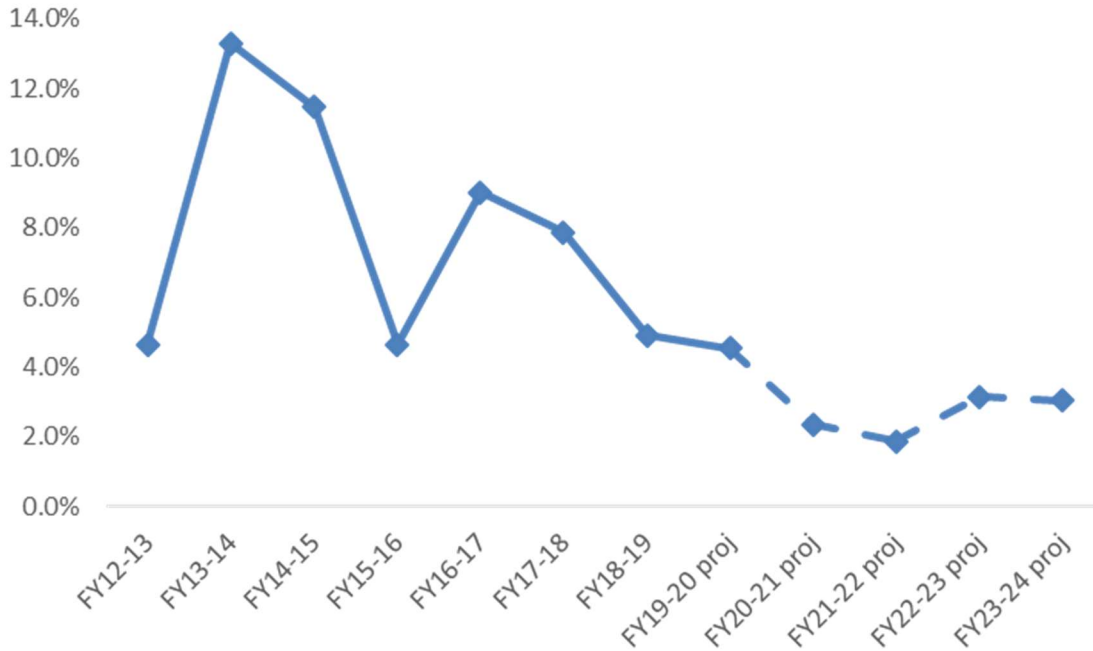
The projected deficit is also largely driven by growing citywide and departmental costs. The City’s debt and real estate costs are projected to increase substantially over the next four years, due to new or changing lease costs and the repayment of Certificates of Participation (COPs) for several major capital projects that are laid out in the City’s Capital Plan. The projected deficit also assumes inflationary increases for non-personnel costs, increased costs associated with the In-Home Supportive Services (IHSS) program, and continued funding to make City College free for San Francisco residents, a cost which increased significantly with the signing of a new Memorandum of Understanding (MOU) with City College at the end of FY 2018-19. These costs are discussed in greater detail throughout the report.

Slowing Revenue Growth and Reliance on Volatile Sources

This plan assumes continued but slowing rates of revenue growth. As shown in Figure 3, since FY2012-13, actual General Fund local tax revenue has grown, on average, 8.0% per year between FY 2012-13 and FY 2018-19. However, in the three most recent fiscal years, growth rates in local taxes have started to decline. As highlighted in prior projection reports, high rates of revenue growth cannot be sustained as

the local economy is constrained by limits to housing, office space, and transportation. As a result, local tax revenue growth in this plan period is projected to average 2.6% annually.

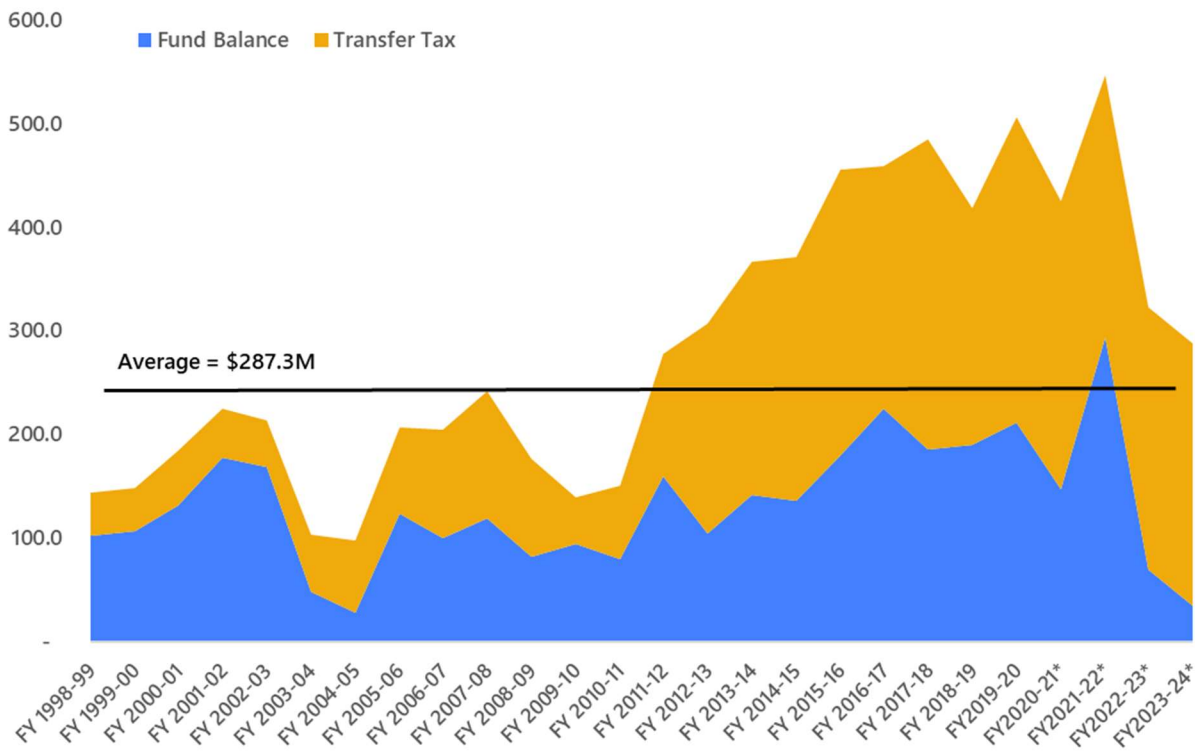
Figure 3. Percent Change in General Fund Tax Revenue, FY 2012-13 through FY 2018-19 Actuals, and FY 2019-20 through FY 2023-24 Projected



In addition to the recent pattern of slowing revenue growth, the economy is in its tenth year of economic expansion, the longest expansion since 1945. While this projection does not assume a recession during the forecast period, it would be an historic anomaly to not experience a recession within the projection period of this report.

Finally, the City has increasingly relied on fund balance and transfer tax to balance its budget. As fund balance (a one-time source) is depleted and transfer tax (a volatile source) returns from its peak to historically lower levels, these sources will no longer be available to balance the budget. This dynamic is reflected in an overall slowing of General Fund growth in this plan.

Figure 4. Budgeted Fund Balance and Transfer Tax (\$ Millions)



*Projected. Note: voters approved tax rate increases in November 2008, 2010, and 2016.

KEY ASSUMPTIONS

Key assumptions affecting the FY 2020-21 through FY 2023-24 projections:

- **No major changes to service levels and number of employees:** The projection assumes no major changes to policies, service levels, or the number of employees from previously adopted FY 2019-20 and FY 2020-21 budgeted levels unless specified below.
- **Continued economic recovery:** The projection assumes the economic recovery and expansion that began in FY 2009-10 will continue through the forecast period and will be reflected in tax revenue increases. The rapid rates of growth experienced in the early part of the recovery have slowed, and lower rates of growth are expected to persist in the forecast period. Economic growth, and the revenue derived from it, is heavily dependent on changes in employment, business activity, and tourism. Physical and financial constraints are expected to limit this growth. This report does not assume any economic downturns or large changes in macroeconomic conditions.
- **Assumes previously negotiated wage increases and inflationary increases for open contracts in line with CPI:** This report assumes the additional salary and benefit costs for previously negotiated, closed labor agreements. Police and Firefighters’ unions have closed MOUs through FY 2020-21. Miscellaneous unions have closed MOUs through FY 2021-22. In open contract years, this report projects salary increases equal to the change in CPI using the

average projection of the California Department of Finance San Francisco Area CPI and Moody's SF Metropolitan Statistical Area CPI. This corresponds to 3.38% for FY 2021-22, 2.94% for FY 2022-23, and 2.90% for FY 2023-24. Importantly, these assumptions do not indicate a willingness or ability to negotiate wage increases at these levels, but rather are used for projection purposes.

- **Pension investment returns exceeded expectations, triggering a supplemental COLA:** This report assumes a preliminary FY 2018-19 year-end return on SFERS assets of 8.0%, 0.6% above the actuarially assumed rate of return of 7.4% per year. This better-than-expected return triggers an on-going supplemental COLA payment to certain retirees, which increases employer contributions in FY 2020-21.
- **Health insurance cost increases:** This projection assumes that the employer share of health insurance costs for active employees will increase by 5.0% in FY 2020-21, and then 5.5% in each following year, an average of 5.4% annually over the projection period. Retiree health costs are assumed to grow by 8.4% in FY 2020-21, and then 6.3% in each subsequent fiscal year, an average of 6.8% annually over the projection period.
- **Inflationary increase on non-personnel operating costs:** This projection assumes that the cost of materials and supplies, professional services, contracts with community-based organizations, and other non-personnel operating costs will increase by the rate of CPI rate. The projection reflects the adopted FY 2020-21 budget, which included a 2.5% cost-of-doing business increase for General Fund nonprofit contracts.
- **Ten-Year Capital Plan, Five-Year ICT Plan, and inflationary increases on equipment:** The projection assumes the adopted FY 2020-21 funding level for capital, equipment, and information technology (IT). For capital, this report assumes the Capital Plan level of funding in FY 2020-21, as the capital budget was fully funded in both years of the most recently adopted budget. In the remaining three years, the report assumes funding will increase by 7% annually, as is described in the City's FY 2020-29 Ten-Year Capital Plan, which was released in March 2019. The IT investment projection assumes partial funding of annual projects in the City's Information and Communications Technology (ICT) Plan in FY 2020-21, in accordance with the most recent budget, and full funding in accordance with the ICT Plan in FY 2021-22 through FY 2023-24. This report also assumes full funding for major City IT projects in accordance with the ICT Plan through FY 2023-24. For equipment, this plan assumes the budgeted level of funding in FY 2020-21, and growth of CPI in the subsequent three fiscal years.
- **Deposits and withdrawals from reserves:** The projection makes several key assumptions regarding deposits to and withdrawals from major General Fund reserves. First, given the base case revenue projections, no deposits to or withdrawals from the Rainy Day Reserve are assumed. Consistent with the financial policies adopted by the Board of Supervisors and codified in Administrative Code Section 10.60(b), the General Reserve value will increase from 2.75% of General Fund revenues in the current year to 3.0% in FY 2020-21.
- **Property tax shifts:** In FY 2019-20, the City's General Fund received "Excess ERAF" property tax allocations, after distributions from the Educational Revenue Augmentation Fund (ERAF) fulfilled

all other statutory distributions to other local taxing entities. This report assumed that the City will again receive Excess ERAF revenues in FY 2020-21, and in accordance with legislation adopted by the Mayor and Board of Supervisors will allocate at least 50% of these revenues on one-time purposes and 50% to affordable housing expenditures. Given these assumptions, the receipt of these revenues is not assumed to alter the net General Fund projections above. Given both uncertainty regarding the timing and volatility of these revenues and the potential for State changes to funding levels for K-12 and community college districts, these projections do not include receipt of Excess ERAF revenues in years after FY 2020-21.

KEY FACTORS THAT COULD AFFECT THESE FORECASTS

As with all projections, uncertainties exist regarding key factors that could affect the City's financial condition. These include:

- **Economy:** Because of the difficulty of projecting the timing of a recession, this report assumes slower rates of growth, rather than declines, in revenue in the final three years; however, it is important for the City to closely monitor economic conditions over the coming years.
- **Federal policy changes:** This report does not assume changes to federal policy. Trade war escalation, pressure to reduce interest rates, and regulatory changes to entitlement programs (e.g. food stamp eligibility requirements) could impact this projection.
- **Collective bargaining agreement negotiations:** This projection assumes approved wage increases in collective bargaining agreements for public safety through FY 2020-21 and miscellaneous contracts in FY 2021-22, and inflation on open contracts in all other years. Other than these costs, this report does not assume any contract changes due to labor negotiations. Wage or benefit changes above or below these assumptions would increase or decrease the City's projected deficit.
- **Pending or proposed legislation – potential fee or departmental revenue increases:** Fee increases may be proposed to the Board of Supervisors before the end of the year or as part of the FY 2020-21 and FY 2021-22 budget or other legislation. No increases above those budgeted in the adopted FY 2019-20 and FY 2020-21 budget are assumed in this projection.
- **Planning for growth:** The City is currently experiencing growth in both employment and population. As the City's population increases, there may be a need for additional services for the public such as more parks, transportation, first responders, health care providers, and street infrastructure improvements to accommodate more users of the public right-of-way. This report does not assume increased costs to specifically address future growth; however, this represents a risk and could increase projected deficits in the future.
- **Deficits will differ if new budget commitments are made:** If voters approve additional increases to existing baselines, set-asides, or other mandatory spending increases without commensurate revenue increases from new funding sources, this will grow the projected deficits shown in this report.

SCHEDULE OF UPCOMING REPORTS CONTAINING BUDGET PROJECTIONS

- **Early February - Controller's Six-Month Budget Status Report:** This report will provide updated revenue, expenditure, and ending fund balance projections for FY 2019-20.
- **Mid-March – Update to the Joint Report:** This report will update the revenue and expenditure forecasts for FY 2020-21 through FY 2023-24.
- **Early May - Controller's Nine-Month Budget Status Report:** This report will provide updated revenue, expenditure, and ending fund balance projections for FY 2019-20.
- **Mid-June - Controller's Discussion of the Mayor's Fiscal Year 2020-21 and 2021-22 Proposed Budget ("Revenue Letter"):** This report will provide the Controller's opinion regarding the reasonableness of the revenue estimates in the Mayor's Proposed Budget.

General Fund Projection

Projected Changes to General Fund Supported Revenues and Expenditures

Table A-1. Key Changes to General Fund Supported Sources and Uses - Incremental

SOURCES Increase / (Decrease)	2020-21	2021-22	2022-23	2023-24
General Fund Taxes, Revenues and Transfers net of items below	118.6	76.7	139.3	137.7
Change in One-Time Sources	2.0	147.0	(225.1)	(34.5)
Public Health - Operating and one-time revenues	(47.5)	20.2	19.3	19.7
Other General Fund Support	15.8	13.1	10.0	11.2
TOTAL CHANGES TO SOURCES	89.0	257.1	(56.6)	134.2
USES Decrease / (Increase)				
Baselines & Reserves				
Contributions to Baselines	(54.0)	(25.8)	(63.5)	(35.5)
Contributions to Reserves	8.5	17.3	(9.6)	(0.7)
Subtotal Baselines & Reserves	(45.5)	(8.5)	(73.1)	(36.2)
Salaries & Benefits				
Previously Negotiated Closed Labor Agreements & Current Staffing Costs	(116.2)	(67.4)	(4.9)	-
Projected Costs of Open Labor Agreements	-	(28.5)	(90.7)	(90.4)
Health & Dental Benefits - Current & Retired Employees	(22.7)	(23.1)	(24.1)	(25.9)
Retirement Benefits - Employer Contribution Rates	(43.8)	29.7	52.6	35.3
Other Salaries and Benefits Savings / (Costs)	14.8	(12.4)	(1.8)	11.9
Subtotal Salaries & Benefits	(167.9)	(101.6)	(68.9)	(69.1)
Citywide Operating Budget Costs				
Minimum Wage and Minimum Compensation Ordinance	-	(0.5)	(0.5)	(0.5)
Capital, Equipment, & Technology	(20.5)	(18.8)	(14.7)	(26.7)
Inflation on non-personnel costs and grants to non-profits	(14.0)	(41.6)	(37.4)	(38.0)
Debt Service & Real Estate	(27.3)	(35.8)	(6.8)	(6.0)
Sewer, Water, and Power Rates	(1.9)	(3.2)	(3.2)	(3.0)
Other Citywide Costs	(3.3)	(1.0)	(4.7)	(5.3)
Subtotal Citywide Operating Budget Costs	(66.9)	(100.8)	(67.3)	(79.5)
Departmental Costs				
City Administrator's Office - Convention Facilities Subsidy	(8.3)	(3.6)	(0.7)	(0.7)
Elections - Number of Scheduled Elections	2.0	(2.2)	(0.4)	(5.8)
Ethics Commission - Public Financing of Elections	4.7	0.4	-	-
Free City College	(9.1)	(0.7)	(0.5)	(0.5)
Mission Bay Transportation Improvement Fund	(0.2)	(0.2)	(0.1)	(0.2)
Mayor's Office of Housing - HOPE SF and Local Operating Subsidy	(3.4)	(12.6)	(1.1)	(7.8)
Human Services Agency - IHSS and Other Benefit Costs	(3.2)	(18.0)	(18.1)	(10.3)
Public Health - Operating and one-time costs for capital projects	15.1	(30.4)	(20.9)	(22.3)
Buffin Supplemental - Ongoing Costs	(3.1)	0.7	(0.1)	(0.1)
All Other Departmental Savings / (Costs)	1.7	(8.4)	0.8	(1.4)
Subtotal Departmental Costs	(3.9)	(74.9)	(41.1)	(48.9)
TOTAL CHANGES TO USES	(284.3)	(285.8)	(250.3)	(233.7)
Projected Surplus (Shortfall) vs. Prior Year	(195.4)	(28.8)	(306.9)	(99.6)
Cumulative Projected Surplus (Shortfall)	(195.4)	(224.1)	(531.1)	(630.6)

Table A-2. Key Changes to General Fund Supported Sources and Uses – Cumulative

SOURCES Increase / (Decrease)	2020-21	2021-22	2022-23	2023-24
General Fund Taxes, Revenues and Transfers net of items below	118.6	195.3	334.6	472.3
Change in One-Time Sources	2.0	149.1	(76.0)	(110.5)
Public Health - Operating and one-time revenues	(47.5)	(27.2)	(8.0)	11.8
Other General Fund Support	15.8	28.8	38.8	50.0
TOTAL CHANGES TO SOURCES	89.0	346.0	289.4	423.6
USES Decrease / (Increase)				
Baselines & Reserves				
Contributions to Baselines	(54.0)	(79.8)	(143.3)	(178.8)
Contributions to Reserves	8.5	25.8	16.2	15.5
Subtotal Baselines & Reserves	(45.5)	(54.0)	(127.1)	(163.3)
Salaries & Benefits				
Previously Negotiated Closed Labor Agreements & Current Staffing Costs	(116.2)	(183.6)	(188.5)	(188.5)
Projected Costs of Open Labor Agreements	-	(28.5)	(119.2)	(209.6)
Health & Dental Benefits - Current & Retired Employees	(22.7)	(45.8)	(69.9)	(95.8)
Retirement Benefits - Employer Contribution Rates	(43.8)	(14.1)	38.5	73.8
Other Salaries and Benefits Savings / (Costs)	14.8	2.4	0.6	12.5
Subtotal Salaries & Benefits	(167.9)	(269.6)	(338.5)	(407.5)
Citywide Operating Budget Costs				
Minimum Wage and Minimum Compensation Ordinance	-	(0.5)	(1.0)	(1.5)
Capital, Equipment, & Technology	(20.5)	(39.3)	(54.0)	(80.7)
Inflation on non-personnel costs and grants to non-profits	(14.0)	(55.6)	(93.0)	(131.0)
Debt Service & Real Estate	(27.3)	(63.1)	(69.9)	(75.9)
Sewer, Water, and Power Rates	(1.9)	(5.0)	(8.2)	(11.2)
Other Citywide Costs	(3.3)	(4.3)	(9.0)	(14.3)
Subtotal Citywide Operating Budget Costs	(66.9)	(167.8)	(235.0)	(314.6)
Departmental Costs				
City Administrator's Office - Convention Facilities Subsidy	(8.3)	(11.9)	(12.6)	(13.3)
Elections - Number of Scheduled Elections	2.0	(0.2)	(0.6)	(6.4)
Ethics Commission - Public Financing of Elections	4.7	5.1	5.1	5.1
Free City College	(9.1)	(9.8)	(10.2)	(10.7)
Mission Bay Transportation Improvement Fund	(0.2)	(0.4)	(0.5)	(0.7)
Mayor's Office of Housing - HOPE SF and Local Operating Subsidy	(3.4)	(16.0)	(17.1)	(24.9)
Human Services Agency - IHSS and Other Benefit Costs	(3.2)	(21.2)	(39.3)	(49.5)
Public Health - Operating and one-time costs for capital projects	15.1	(15.3)	(36.2)	(58.5)
Buffin Supplemental - Ongoing Costs	(3.1)	(2.4)	(2.4)	(2.5)
All Other Departmental Savings / (Costs)	1.7	(6.7)	(5.8)	(7.3)
Subtotal Departmental Costs	(3.9)	(78.8)	(119.9)	(168.8)
TOTAL CHANGES TO USES	(284.3)	(570.1)	(820.5)	(1,054.2)
Cumulative Projected Surplus (Shortfall) vs. Prior Year	(195.4)	(224.1)	(531.1)	(630.6)

The preceding two tables display the key changes to General Fund sources and uses. Table A-1 provides an incremental view of changes – change from prior year; Table A-2 provides a cumulative view of changes – changes combined as compared to FY 2019-20.

Table A-3 provides the most current estimates of FY 2020-21 excess ERAF revenues and related baseline impacts, which incorporates current property tax revenue estimates and assumes the State takes no legislative action to alter ERAF allocations or school funding guarantees this legislative session. These values are not included in the projected changes in Tables A-1 or A-2.

Table A-3. Excess ERAF Revenues

	2019-20	2020-21	Year-over-Year Change
SOURCES			
<i>Excess ERAF Revenue</i>	185.0	236.4	51.4
USES - MANDATORY			
MTA	(17.0)	(21.7)	(4.7)
Library	(4.2)	(5.4)	(1.2)
PEEF - Baseline	(0.3)	(0.3)	(0.1)
PEEF - Contribution	(5.7)	(7.2)	(1.6)
Street Trees	(1.0)	(1.2)	(0.3)
Children's Baseline	(8.9)	(11.4)	(2.5)
TAY Baseline	(1.1)	(1.4)	(0.3)
General Reserve	(4.6)	(7.1)	(2.5)
Total Baselines & Reserves	(42.7)	(55.8)	(13.1)
<i>Discretionary Excess ERAF Revenue</i>	142.3	180.6	38.3

Excess ERAF Expenditures

This plan assumes Excess ERAF revenue of \$236.4 million is returned to the General Fund in FY 2020-21. In accordance with legislation adopted by the Mayor and Board of Supervisors in 2019, this projection assumes that at least 50% of these funds are allocated for one-time purposes and 50% for affordable housing expenditures, resulting in no net change in the projection. No excess ERAF is assumed in the years beyond, given the risk of entitlement formula volatility, cash flow changes, and possible modifications to local property tax revenue allocation laws by the State.

It is important to note that in FY 2018-19 and FY 2019-20, the Mayor and Board of Supervisors appropriated Excess ERAF revenue to fund various pilot programs and some programs with ongoing costs. As these programs conclude and budgets are depleted, additional appropriation of Excess ERAF or other revenues will be required to continue their operations, if desired.

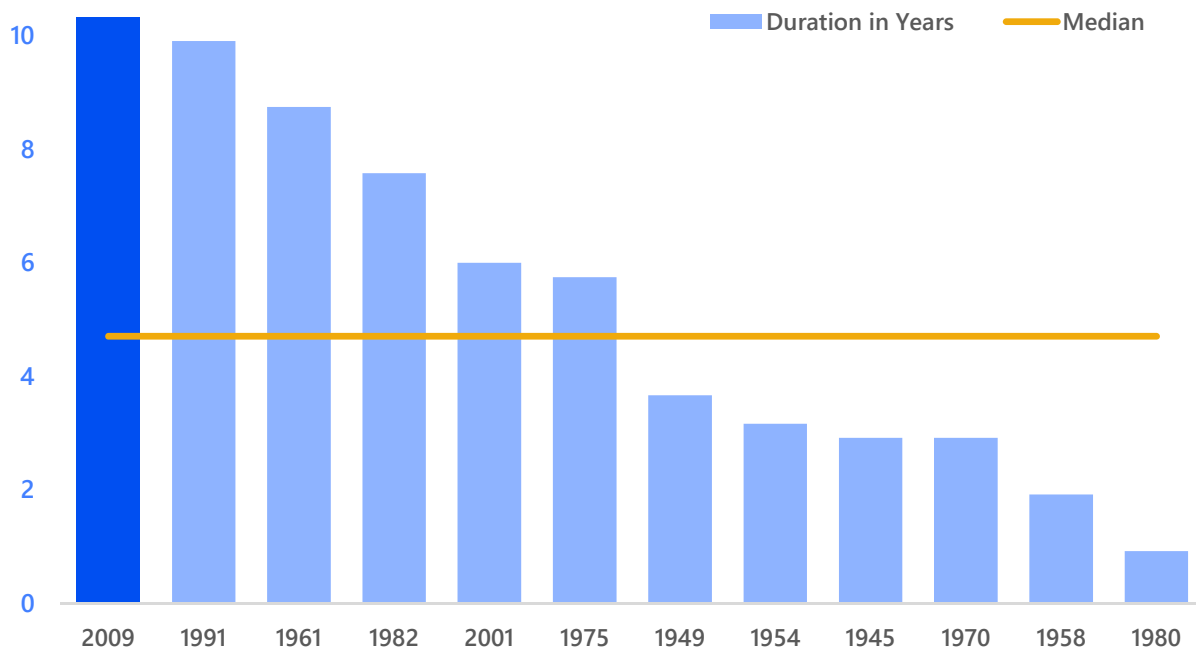
Pilot programs and initiatives with ongoing costs included service expansion in housing, homelessness, behavioral health, early childcare, and education. Approximately \$20 million in funding for annual programming was appropriated for homelessness and behavioral health services, including additional master lease housing units, expanded shelter and navigation center operations, as well as additional substance use and other behavioral health beds. Approximately \$6 million per year was budgeted for housing vouchers and operating subsidies. Approximately \$17 million was allocated for education programming, including support for educator wage increases, childcare subsidies, and expanded mental health services at local schools. These pilot programs were typically funded through FY 20-21, with some exceptions.

SOURCES – REVENUES AND TRANSFERS IN

General Context Underlying Revenue Estimates

San Francisco is in the tenth year of a national economic expansion, which began in 2009. As noted in Figure 5, the U.S. economy is experiencing the longest economic expansion since 1945. It would be an historic anomaly to not experience a recession within the projection period of this report.

Figure 5. Number of Years of Economic Expansion in the U.S. from Start Year (1945 to Present)



This plan assumes continued revenue growth, albeit at a slowing rate. Slowing growth is consistent with recent financial results, regional housing and infrastructure constraints, and the risk posed by the length of the current economic expansion. While there are risks at the federal level and the potential for an economic downturn, this report assumes neither.

National Economy

Nationally, the economy continues to grow. Fears of recession have declined since the Federal Reserve cut the federal funds rate three times in the past year, and the yield curve is once again sloping upward. Overall job growth remains strong, the unemployment rate remains very low, inflation is near the Federal Reserve’s target rate, and real Gross Domestic Product (GDP) continues to expand at a decent pace.

Some signs point to risks, however. Some indicators of the national economy, such as the Institute for Supply Management’s (ISM) Manufacturing Index and spending on core capital goods, also indicate some slowdown at the national level. The diminishing growth rates of both Chinese and Eurozone

economies raises concerns about global growth, which would have a negative impact on the U.S. economy. A protracted trade war would exacerbate these challenges.

Since the end of the Great Depression, there have been 13 recessions, or approximately once every six years, on average. Since the official end of the Great Recession in June 2009, the national economy has expanded for more than ten consecutive years. Due to challenges in projecting recessions, this report does not assume one; however, at 125 months, the 2008-2019 expansion is officially the longest in history, overtaking the 1991-2001 expansion. The New York Federal Reserve's probability model of recession currently puts the probability of a recession in the next twelve months at 29%.

Local Economy

The City's labor market remains healthy. The average unemployment rate for the last two years remained at an all-time low of approximately 2.3%. The September 2019 unemployment rate of 1.8% was the lowest level ever recorded in San Francisco, and is far below what most economists consider full employment. Since 2010, the City has added, on average, about 24,000 jobs per year, with almost every major sector contributing to this growth.

The technology sector plays a vital role in the City's economy, contributing to about 40% of job growth in 2018. Since 2010 the technology sector has played an outsized role in the City's economy, contributing to about 36% of job growth. The share of technology employment as a percentage of total private employment has increased from less than 2% in 1990 to 14.5% in 2018. Similarly, the technology sector share of payroll has increased from less than 2% in 1990 to more than 27% in 2018. In comparison, the share of technology sector jobs at the state and national levels grew more slowly during the same time period, from less than 2% to 4.5% and 2.6%, respectively. Technology employment in the San Francisco Metro Division (San Francisco and San Mateo) experienced a significant slowdown in 2016 and early 2017, but has since recovered and on average, posted 9.6% growth in the first nine months of 2019. Given its importance in the local economy, any slowdown in the technology sector would create a particular risk for San Francisco's economy.

Property Tax

General Fund property tax revenues are expected to grow from a budget of \$1.95 billion in FY 2019-20 to an estimated \$2.14 billion in FY 2023-24. General Fund property tax revenue assumptions include:

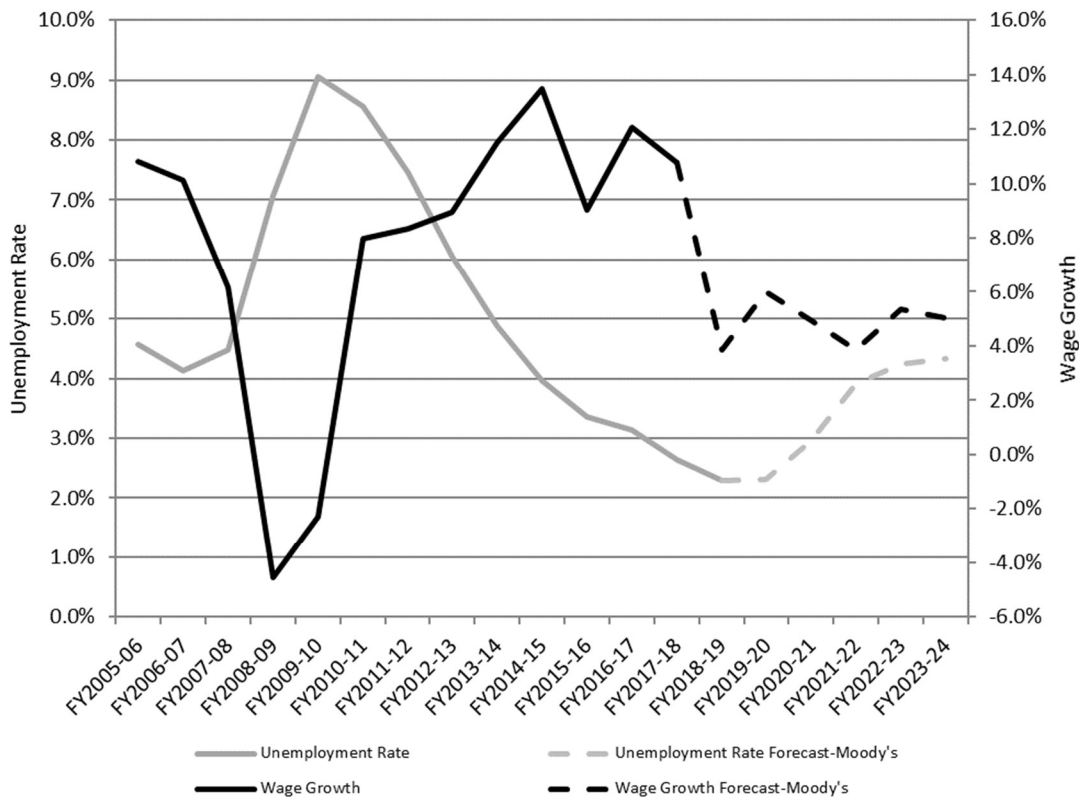
- **Roll growth:** The locally assessed secured roll grows based upon an annual statewide inflation factor capped at 2% and new base year property value assessments triggered by changes in ownership or new construction. The change in the California CPI (measured October-to-October of the previous two years) is assumed at the annual maximum of 2% for this report's four years through FY 2023-24. For changes in ownership and new construction, it is assumed that an additional 2% of secured roll growth occurs at minimum each fiscal year. An additional 1.5% of secured roll growth above the 2% is anticipated for FY 2020-21 for a total of 5.5%.

The state assessed board roll and the unsecured roll comprise approximately 7.3% of overall taxable property values in San Francisco and tend to change in less predictable manners. In this plan, the board roll value is assumed to remain at the FY 2019-20 value of \$3.7 billion, and the unsecured roll is assumed to grow at an annual rate of 1% per year from the FY 2019-20 value of \$17.0 billion.

- Supplemental and escape assessments:** Supplemental assessments capture changes in value for the portion of the tax year remaining following a trigger date that results in a change in the base year assessed value of a property. The escape assessment captures a full year's increase in assessed value up to four years after the trigger date occurred. This plan assumes supplemental and escape assessment revenue of \$68.4 million per year in the General Fund for FY 2020-21 through FY 2023-24. In the past several years, given the Assessor's focus on eliminating the enrollment backlog and timely enrollment of construction in progress, completed construction, and changes in ownership, supplemental and escape assessments have been a significant source of variance in property tax revenues. Going forward, escape revenue is anticipated to comprise only \$4.7 million of the \$64.8 million.
- Excess ERAF revenues returned to the General Fund:** This report assumes \$236.4 million of Excess ERAF revenues are returned to the General Fund in FY 2020-21. No excess ERAF is assumed in the years beyond, given the risk of entitlement formula volatility, cash flow changes, and possible modifications to local property tax revenue allocation laws by the State. These revenues are assumed to be allocated for various one-time purpose, resulting in no net change in these projections.

Business Taxes

Figure 6. San Francisco Unemployment and Wage Growth, FY 2005-06 through FY 2023-24, Actuals and Projected



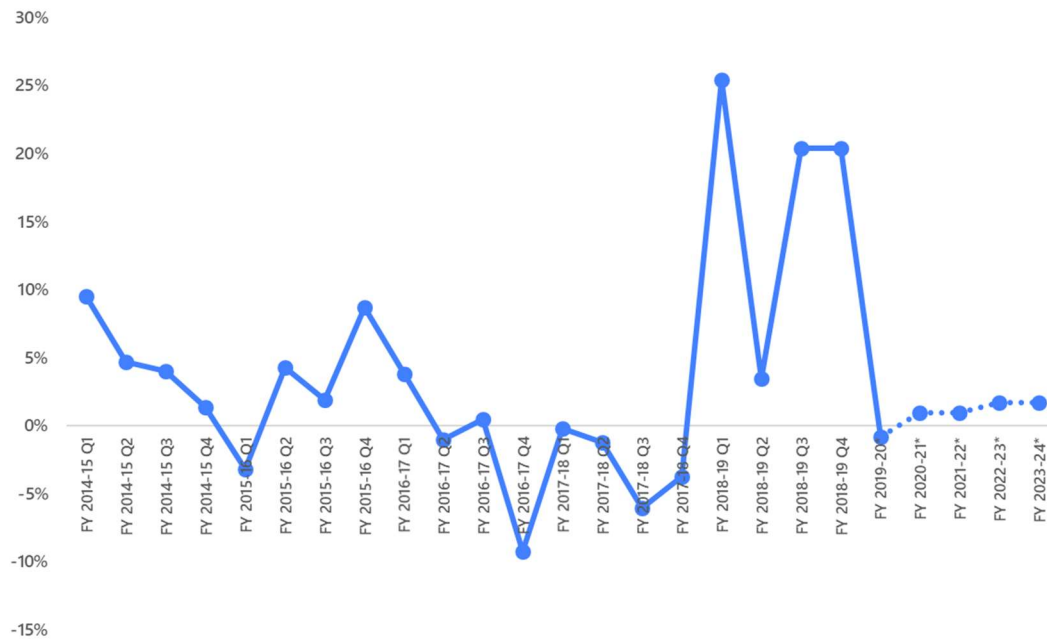
Business tax is expected to grow from a projected \$1.0 billion in FY 2019-20 to \$1.1 billion in FY 2023-24. Business taxes include payroll, business registration fees, and gross receipts taxes. Revenues from business taxes and registration fees follow economic conditions in the City and grew strongly from FY 2010-11 to FY 2018-19 reflecting underlying gains in employment and wages during the period. Two factors that have a large impact on the level of revenue generated by the payroll tax are employment and wages. As shown in Figure 6, wage growth is projected to slow while unemployment is projected to rise during the projection period.

The forecast assumes underlying economic growth is 7.5% in FY 2019-20, 5% in FY 2020-21, 3% in FY 2021-22, 3% in FY 2022-23, and 2% in FY 2023-24. Business tax projections reflect expectations of continued strong economic growth, particularly in wages, for the first two years of the forecast. The last three years of the forecast project a slowdown partially due to constrained regional housing and transportation capacity. In addition, projections in FY 2019-20 and FY 2020-21 assume \$20 million of additional payroll expense tax in each year to account for the large number of initial public offerings that have occurred with firms located in the City, which create taxable payroll expense when stock options are exercised.

In November 2012, Proposition E was passed to replace a 1.5% payroll tax on businesses with a tax on a business’s gross receipts at rates that vary by size and type of business. Over a five-year period, beginning in 2014, the gross receipts tax was phased in while the payroll tax was phased out. In this transition period, the payroll tax rate was adjusted so that the new tax structure would generate the same amount of revenue as would have been generated with the original 1.5% payroll tax. The gross receipts tax did not generate enough revenue to eliminate the payroll tax. In the final year of the adjustment period, 2018, the payroll tax remained at 0.38%.

Sales Tax

**Figure 7. Change in Local Sales Tax Revenues from Same Quarter Prior Year
FY 2014-15 through FY 2023-24**



*Projected. Data adjusted for corrections by the California Department of Tax and Fee Administration.

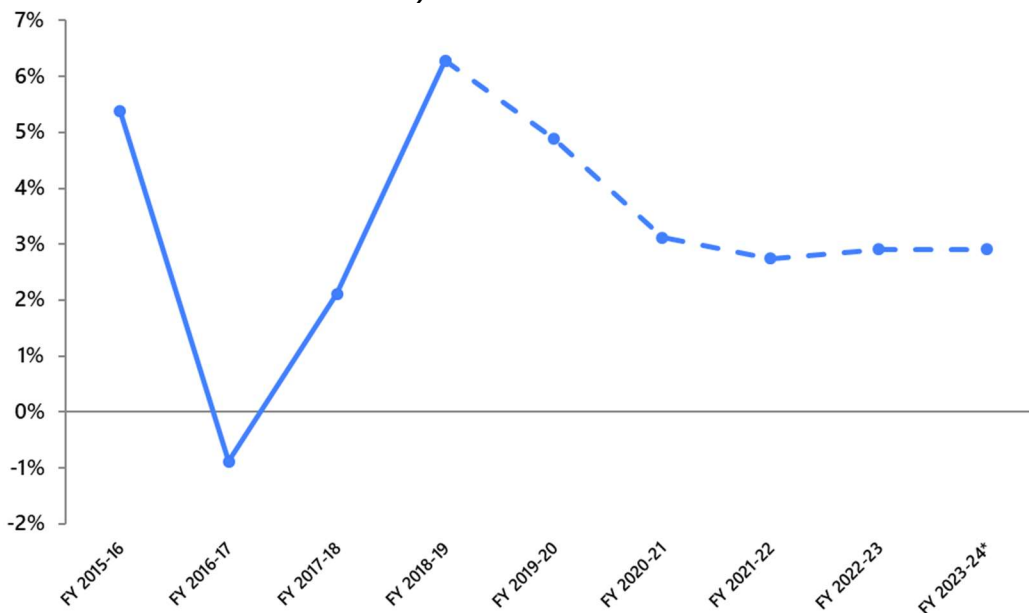
Sales tax is expected to grow from a projected \$211.8 million in FY 2019-20 to \$223.4 million by FY 2023-24. As shown in Figure 7, growth rates have been volatile since FY 2017-18 due to the implementation of a new reporting system at the California Department of Tax and Fee Administration. A large amount of sales tax payments due to the City in FY 2017-18 was not disbursed by the State until the following fiscal year, shown by the large growth rates in FY 2018-19. The projections for the next four years assume slower growth rates of 1% to 2%, due to a combination of factors including continued declines in sales of general consumer goods at brick and mortar stores, the shift of consumer spending away from material goods and toward nontaxable services, possible tax base erosion caused by increased online sales, and the risk of a slowdown in the economy.

Hotel Tax

General Fund Hotel tax is expected to grow from a projected \$395 million in FY 2019-20 to \$432.5 million by FY 2023-24. In November 2018, voters adopted Proposition E, allocating a portion of hotel tax revenues to arts programs beginning on January 1, 2019. FY 2019-20 is the first year that the initiative will be in effect for an entire fiscal year. As a result, the General Fund portion of hotel tax will grow at a slower rate in FY 2019-20 as the allocation of hotel tax to the arts increases from half a year to a full year.

Hotel tax revenue is influenced by three factors – average daily room rates, occupancy rate, and supply of available rooms – represented by revenue per available room (RevPAR). Recently, the Purchasing Managers’ Index (PMI), derived from monthly surveys of market trends in the manufacturing and service sectors, has fallen below 50%, reflecting business uncertainty about prospects for growth and lower confidence in the economy. As a result, demand for hotels from business has slowed. The growth rate in RevPAR is projected to slow to 3% in FY 2019-20 and between 2.7% and 3.1% in FY 2020-21 through FY 2023-24. Figure 8 provides a recent history of RevPAR levels and projections for the five-year period.

Figure 8. Actual and Projected Growth in San Francisco RevPAR (Revenue Per Available Room)



Source: CBRE Hospitality Research. FY 2023-24 projected by the Controller’s Office.

Note: FY 2016-17 is negative due to Moscone Center closure.

Real Property Transfer Tax

Real property transfer tax (RPTT) revenue is projected to decrease from a projected level of \$351 million in FY 2019-20 to \$253.4 million by the close of the four year projection period. RPTT is the City's most volatile major revenue source and is highly sensitive to economic cycles and interest rates. A primary reason for the volatility is that transfer taxes are assessed at different rates according to the amount of the transaction, with higher value properties paying a higher tax rate.

In November 2016, voters approved Proposition W, which increased the real property transfer tax rate on properties over \$5 million. This contributed to record high transfer tax collections of \$410.6 million in FY 2016-17. With Proposition W, the highest tier is 3% of transaction value for transactions of more than \$25 million. While the number of transactions in this tax tier is very small (about 1% of in FY 2018-19), the proportion of total transfer tax revenue they generate is quite large (60% in in FY 2018-19). These high-value transactions are the primary reason for revenue volatility. The projection assumes that transactions of large properties will taper off and that revenue will fall to average annual collections over the last 10 years.

Table A-4a. Summary of General Fund Supported Operating Revenues and Transfers in FY 2018-19 through FY 2023-24 (\$ Millions)

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
	Year-End Pre-Audit	Original Budget	Projection	Projection	Projection	Projection
Property Taxes	\$ 2,246.3	\$ 1,956.0	\$ 2,117.4	\$ 1,964.0	\$ 2,047.0	\$ 2,143.0
Business Taxes	917.8	1,050.6	1,070.8	1,072.4	1,103.0	1,119.5
Sales Tax	213.6	204.1	213.9	216.0	219.7	223.4
Hotel Room Tax	392.3	389.1	399.2	408.0	417.1	426.2
Utility Users Tax	94.0	98.7	95.3	96.1	96.9	97.7
Parking Tax	86.0	83.0	85.2	85.2	85.2	85.2
Real Property Transfer Tax	364.0	296.1	278.4	253.4	253.4	253.4
Sugar Sweetened Beverage Tax	16.1	16.0	16.0	15.0	15.0	15.0
Stadium Admission Tax	1.2	5.5	5.5	5.5	8.2	10.8
Access Line Tax	48.0	48.9	50.4	52.1	53.6	55.2
Cannabis Tax	-	3.0	4.3	8.5	8.5	8.5
Subtotal - Local Tax Revenues	4,379.4	4,151.0	4,336.3	4,176.3	4,307.6	4,438.0
Licenses, Permits & Franchises	28.3	30.4	29.0	29.0	29.0	29.0
Fines, Forfeitures & Penalties	5.3	3.1	3.1	3.1	3.1	3.1
Interest & Investment Income	80.5	76.6	61.0	57.8	56.8	56.8
Rents & Concessions	14.2	15.1	15.4	15.4	15.4	15.4
Subtotal - Licenses, Fines, Interest, Rent	128.2	125.3	108.4	105.3	104.2	104.2
Social Service Subventions	260.8	270.2	274.1	274.1	274.1	274.1
Other Grants & Subventions	(3.5)	9.8	10.5	10.5	10.5	10.5
Subtotal - Federal Subventions	257.4	280.0	284.6	284.6	284.6	284.6
Social Service Subventions	220.7	230.2	233.4	233.4	233.4	233.4
Health & Welfare Realignment - Sales Tax	175.2	175.5	179.9	183.6	187.4	191.6
Health & Welfare Realignment - VLF	42.4	45.5	40.6	40.6	42.8	42.8
Health & Welfare Realignment - CalWORKs MOE	27.9	20.7	21.5	21.5	21.5	21.5
Health/Mental Health Subventions	179.7	170.4	153.8	153.8	153.8	153.8
Public Safety Sales Tax	107.6	104.6	109.0	111.2	113.3	115.6
Motor Vehicle In-Lieu (County & City)	0.8	-	-	-	-	-
Public Safety Realignment (AB109)	39.4	42.1	41.9	42.7	43.5	44.4
Other Grants & Subventions	28.4	16.9	13.9	13.9	13.9	13.9
Subtotal - State Subventions	822.0	805.9	794.0	800.7	809.7	817.0
General Government Service Charges	63.6	54.9	55.3	55.3	55.3	55.3
Public Safety Service Charges	57.7	46.1	46.2	46.2	46.2	46.2
Recreation Charges - Rec/Park	22.7	23.3	23.6	23.6	23.6	23.6
MediCal, MediCare & Health Svc. Chgs.	77.0	82.0	82.0	82.0	82.0	82.0
Other Service Charges	29.3	26.0	26.6	26.6	26.6	26.6
Subtotal - Charges for Services	250.3	232.3	233.7	233.7	233.7	233.7
Recovery of General Government Costs	13.0	12.9	12.9	12.9	12.9	12.9
Other General Fund Revenues	33.8	72.2	44.8	44.8	44.8	44.8
TOTAL REVENUES	5,884.2	5,679.6	5,814.7	5,658.3	5,797.6	5,935.3
Transfers in to General Fund						
Airport	49.1	51.5	54.7	57.0	58.6	60.4
Other Transfers	189.9	111.9	98.3	98.3	98.3	98.3
Total Transfers-In	239.1	163.5	153.0	155.2	156.9	158.7
TOTAL GF Revenues and Transfers-In	6,123.2	5,843.0	5,967.7	5,813.5	5,954.4	6,094.0

Note: Excess ERAF amounts are included in property tax line. FY 2018-19 property tax includes three years of Excess ERAF (FY 2016-17, FY 2017-18, FY 2018-19). FY 2019-20 and FY 2020-21 property tax includes one year of Excess ERAF each.

Table A-4b shows the percent change in General Fund revenues projected over the next four years.

Table A-4b. Growth Factors for General Fund Revenue Projections FY 2020-21 through FY 2023-24

	FY 2020-21 % Chg from FY 2019-20 Original Budget	FY 2021-22 % Chg from FY 2020-21 Projection	FY 2022-23 % Chg from FY 2021-22 Projection	FY 2023-24 % Chg from FY 2022-23 Projection
Property Taxes	8.2%	-7.2%	4.2%	4.7%
Business Taxes	1.9%	0.2%	2.9%	1.5%
Sales Tax	4.8%	1.0%	1.7%	1.7%
Hotel Room Tax	2.6%	2.2%	2.2%	2.2%
Utility Users Tax	-3.4%	0.8%	0.8%	0.9%
Parking Tax	2.7%	0.0%	0.0%	0.0%
Real Property Transfer Tax	-6.0%	-9.0%	0.0%	0.0%
Sugar Sweetened Beverage Tax	0.0%	-6.3%	0.0%	0.0%
Stadium Admission Tax	0.0%	0.0%	48.7%	32.3%
Access Line Tax	3.0%	3.4%	2.9%	2.9%
Cannabis Tax	41.7%	100.0%	0.0%	0.0%
Subtotal - Tax Revenues	4.5%	-3.7%	3.1%	3.0%
Licenses, Permits & Franchises	-4.8%	0.0%	0.0%	0.0%
Fines, Forfeitures & Penalties	0.1%	0.0%	0.0%	0.0%
Interest & Investment Income	-20.4%	-5.2%	-1.8%	0.0%
Rents & Concessions	1.5%	0.0%	0.0%	0.0%
Subtotal - Licenses, Fines, Interest, Rent	-13.5%	-2.9%	-1.0%	0.0%
Social Service Subventions	1.4%	0.0%	0.0%	0.0%
Other Grants & Subventions	6.8%	0.0%	0.0%	0.0%
Subtotal - Federal Subventions	1.6%	0.0%	0.0%	0.0%
Social Service Subventions	1.4%	0.0%	0.0%	0.0%
Health & Welfare Realignment - Sales Tax	2.5%	2.1%	2.1%	2.3%
Health & Welfare Realignment - VLF	-10.8%	0.0%	5.6%	0.0%
Health & Welfare Realignment - CalWORKs MOE	4.0%	0.0%	0.0%	0.0%
Health/Mental Health Subventions	-9.7%	0.0%	0.0%	0.0%
Public Safety Sales Tax	4.1%	2.1%	1.9%	2.0%
Motor Vehicle In-Lieu (County & City)	0.0%	0.0%	0.0%	0.0%
Public Safety Realignment (AB109)	-0.4%	1.9%	1.9%	2.0%
Other Grants & Subventions	-17.7%	0.0%	0.0%	0.0%
Subtotal - State Subventions	-1.5%	0.8%	1.1%	0.9%
General Government Service Charges	0.7%	0.0%	0.0%	0.0%
Public Safety Service Charges	0.1%	0.0%	0.0%	0.0%
Recreation Charges - Rec/Park	1.0%	0.0%	0.0%	0.0%
MediCal, MediCare & Health Svc. Chgs.	0.1%	0.0%	0.0%	0.0%
Other Service Charges	2.6%	0.0%	0.0%	0.0%
Subtotal - Charges for Services	0.6%	0.0%	0.0%	0.0%
Recovery of General Government Costs	0.0%	0.0%	0.0%	0.0%
Other Revenues	-37.9%	0.0%	0.0%	0.0%
TOTAL REVENUES	2.4%	-2.7%	2.5%	2.4%
Transfers in to General Fund				
Airport	6.2%	4.1%	2.9%	3.1%
Other Transfers	-12.2%	0.0%	0.0%	0.0%
Total Transfers In	-6.4%	1.5%	1.1%	1.2%
TOTAL GF Revenues and Transfers-In	2.1%	-2.6%	2.4%	2.3%

Note: Excess ERAF amounts are included in property tax line. FY 2018-19 property tax includes three years of Excess ERAF (FY 2016-17, FY 2017-18, FY 2018-19). FY 2019-20 and FY 2020-21 property tax includes Excess ERAF earned in those years.

SOURCES – ONE-TIME SOURCES INCLUDING FUND BALANCE & ONE-TIME RESERVES

Change in Starting Fund Balances and Fund Balance Draw Down Reserve

This plan assumes the use of budgeted and current year fund balance of \$331.6 million and \$213 million of Fund Balance Draw Down Reserve, for a total of \$544.6 million. The current year General Fund balance of \$331.6 million includes \$285.2 million previously appropriated in FY 2020-21 by the FY 2019-20 and FY 2020-21 adopted budget, and anticipated surpluses from FY 2018-19 and FY 2019-20 of \$8.8 million and \$37.6 million, respectively. This report assumes all \$544.6 million of current year fund balance and Fund Balance Draw Down Reserve will be utilized in the four years of the projection period as a one-time source. This results in a year-over-year increase in starting fund balances of \$2 million in FY 2020-21, \$147 million in FY 2021-22, a loss of \$225.1 million in FY 2022-23, and a loss of \$34.5 million in FY 2023-24.

Changes in Use of Reserves

With the exception of the Fund Balance Draw Down Reserve detailed above, there are no uses of reserves assumed in any of the plan years. Please see Table A-6 for detail on reserve balances.

SOURCES – OTHER CITYWIDE AND DEPARTMENTAL REVENUES

Public Health – Operating and One-Time Revenues

The Department of Public Health (DPH) projects a revenue decrease of \$47.5 million in FY 2020-21 as compared to the prior fiscal year, followed by increases of \$20.2 million in FY 2021-22, \$19.3 million in FY 2022-23, and \$19.7 million in FY 2023-24. The decrease in revenue in FY 2020-21 is largely attributed to a loss of one-time federal revenue budgeted in FY 2018-19, as well as legislated federal reductions to Disproportionate Share Hospital Funding for Zuckerberg San Francisco General Hospital. This decrease is partially offset by projected growth in revenues at Zuckerberg San Francisco General Hospital and Laguna Honda Hospital. Fee-for-service and capitation payments are assumed to increase by an average of 2.5% each year. California's Section 1115 Medicaid Waiver will expire in 2020, and a successor financing plan is in the early stages of development between the federal, state, and local governments. The waiver's expiration causes significant uncertainty around health care revenues over the upcoming four years.

Other General Fund-Supported Revenues

Other General Fund supported revenues are projected to increase by \$9 million in FY 2020-21, \$8.1 million in FY 2021-22, \$5 million in FY 2022-23, and \$5.3 million in FY 2023-24. These revenues include Human Services Agency revenues, the Airport's annual service payment to the General Fund, as well as other small changes.

- **Human Services Agency Revenues:** The Human Services Agency (HSA) is projected to draw incremental state and federal revenues to pay for additional salaries and fringe benefit costs. HSA estimates that incremental growth in salary and benefits amounts will result in drawdowns of 27% from state and federal sources. Given this, resulting incremental revenue increases will be \$4.1 million in FY 2020-21, \$1.8 million in FY 2021-22, \$2.6 million in FY 2022-23, and \$2.7 million in FY 2023-24.
- **Airport Revenues:** The General Fund receives a portion of Airport concessions revenue annually. For FY 2020-21 through FY 2023-24, the Airport projects these revenues to increase by \$3.2 million, \$2.3 million, \$1.6 million, and \$1.8 million, respectively. Increases in the first two years are due to the commencement of a new Duty-Free Lease that will result in higher rent to the Airport, combined with additional terminal concession locations from the final phase opening of the new Harvey Milk Terminal 1. Increases in the final two years are mostly driven by projected increases in passenger activity.

USES – BASELINES AND RESERVES

Changes to Baselines

The Charter specifies baseline-funding levels for various programs or functions that are generally linked to changes in discretionary General Fund revenues, or Aggregate Discretionary Revenue (ADR), though some are a function of citywide expenditures or base-year program expenditure levels.

As a result of growing discretionary revenue, the General Fund's mandated contribution to baselines and set-asides is increasing by \$64.6 million in FY 2020-21, decreasing by \$22.9 million in FY 2021-22 because of the loss of excess ERAF, increasing by \$63.5 million in FY 2022-23, and \$35.5 million in FY 2023-24. These changes are inclusive of projected excess ERAF for FY 2020-21.

Projected levels of tax set-asides, baseline contributions, and spending requirements are summarized in Table A-5.

Table A-5. Baselines, Tax Set-Asides and Other Mandated Expenditures FY 2019-20 through FY 2023-24 (\$ Millions)

	Budget	Projection			
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
General Fund Aggregate Discretionary Revenue (ADR)	\$ 4,205.3	\$ 4,447.7	\$ 4,204.5	\$ 4,418.7	\$ 4,488.8
Financial Baselines					
Municipal Transportation Agency (MTA)					
MTA - Municipal Railway Baseline: 6.686% ADR	281.2	297.4	281.1	295.4	300.1
MTA - Parking & Traffic Baseline: 2.507% ADR	105.4	111.5	105.4	110.8	112.5
MTA - Central Subway	3.5	11.4	15.6	16.4	16.7
MTA - Population Adjustment	56.3	54.1	58.3	63.7	69.6
MTA - 80% Parking Tax In-Lieu	66.4	68.2	68.2	68.2	68.2
Subtotal Municipal Transportation Agency	\$ 512.7	\$ 542.4	\$ 528.6	\$ 554.5	\$ 567.1
Library Preservation Fund					
Library - Baseline: 2.286% ADR	96.1	101.7	96.1	101.0	102.6
Library - Property Tax: \$0.025 per \$100 Net Assessed Valuation (NAV)	65.3	69.5	72.6	75.7	79.4
Subtotal Library	161.4	171.2	168.7	176.7	182.0
Children's Services					
Children's Services Baseline - Requirement: 4.830% ADR *	203.1	214.8	203.1	213.4	216.8
Transitional Aged Youth Baseline - Requirement: 0.580% ADR *	24.4	25.8	24.4	25.6	26.0
Public Education Services Baseline: 0.290% ADR	12.2	12.9	12.2	12.8	13.0
Children and Youth Fund Property Tax Set-Aside: \$0.0375-0.4 per \$100 NAV	104.5	111.2	116.2	121.1	127.1
Public Education Enrichment Fund: 3.057% ADR	128.6	136.0	128.5	135.1	137.2
1/3 Annual Contribution to Preschool for All	42.9	45.3	42.8	45.0	45.7
2/3 Annual Contribution to SF Unified School District	85.7	91.5	85.7	90.1	91.5
Subtotal Childrens Services	472.7	500.7	484.4	508.1	520.1
Recreation and Parks					
Open Space Property Tax Set-Aside: \$0.025 per \$100 NAV	65.3	69.5	72.6	75.7	79.4
Recreation & Parks Baseline - Requirement *	76.2	79.2	82.2	85.2	88.2
Subtotal Recreation and Parks	141.5	148.7	154.8	160.9	167.6
Other Financial Baselines					
Housing Trust Fund Requirement *	36.8	39.6	42.4	45.2	48.0
Dignity Fund	50.1	53.1	56.1	59.1	62.1
Street Tree Maintenance Fund	21.7	22.9	21.7	22.8	23.1
Municipal Symphony Baseline: \$0.00125 per \$100 NAV	3.5	3.7	3.9	4.0	4.2
Hotel Tax Set Aside for Arts	33.4	33.8	34.5	35.3	36.1
City Services Auditor: 0.2% of Citywide Budget	20.1	20.6	21.2	21.7	22.2
Subtotal Other Financial Baselines	165.6	173.7	179.7	188.1	195.6
Total Financial Baselines	\$ 1,453.9	\$ 1,536.7	\$ 1,516.2	\$ 1,588.2	\$ 1,632.4

Note: Table shows required funding level. In FY 2019-20, these baselines (*) are budgeted at levels higher than the minimum requirement.

Excess ERAF amounts for FY 2019-20 and FY 2020-21 are assumed in aggregate discretionary revenue and baseline amounts.

Municipal Transportation Agency: Charter Section 8A.105 establishes a minimum level of funding for the Municipal Transportation Agency (MTA) and the Parking and Traffic Commission within the MTA. Funding for these two baselines is adjusted annually by the percent increase or decrease in General Fund ADR. In addition, this baseline is required to be adjusted for significant service increases. Beginning in FY 2020-21, the MTA baseline will be increased due to start-up costs related to the opening of the Central Subway for revenue service anticipated in FY 2021-22. Also included in the MTA baseline total is an amount equal to 80% of annual parking tax revenue as mandated by Charter Section 16.110.

Proposition B, passed by the voters in November 2014, additionally adjusts these baselines by the growth in population; first, in FY 2015-16 by the cumulative growth in population during the most recent

ten year period, and subsequently by the annual growth in population. The funds provided through Proposition B must be appropriated as follows:

- 75% of funds for transit system improvements to the Municipal Railway to improve the system's reliability, frequency of service, capacity and state of good repair; and
- 25% of funds for transportation capital expenditures to improve street safety for all users.

Library Preservation Fund: Charter Section 16.109 established a Library Preservation Fund to provide library services and to construct, maintain, and operate library facilities. Consistent with the Charter, in FY 2006-07 a base amount of funding was established, which is adjusted annually by the percent increase or decrease in ADR. In addition, the Charter also mandates a property tax-related set-aside of \$0.025 for each \$100 valuation of taxable property.

Children's Services: Funding for Children's Services is mandated through the (1) Children and TAY baselines (established by Charter Section 16.108); (2) Children and Youth Fund property tax set-aside (also established by Charter Section 16.108); and the (3) Public Education Enrichment Fund (PEEF) Baseline and Annual Contribution (established by Charter Section 16.123-2).

Recreation and Parks: Similar to the Library Preservation Fund, Charter Section 16.107 establishes a baseline amount of funding for the Recreation and Parks Department, as well as a property tax-related set-aside of \$0.025 for each \$100 valuation of taxable property. The baseline requires the City to increase General Fund support of the department by \$3.0 million annually for ten years, after which the baseline is adjusted by the change in General Fund ADR.

Other Baseline and Mandate Requirements: In addition to those detailed above, the Charter specifies baseline-funding levels for other programs including the Housing Trust Fund, Street Tree Maintenance Fund, Dignity Fund, Symphony, Arts, and City Services Auditor. Baseline amounts are generally linked to changes in ADR, though some are a function of citywide expenditures or base-year program expenditure levels.

Changes to Reserves

The net change in deposits to reserves is estimated to be a savings of \$6.0 million in FY 2020-21, a savings of \$24.4 million in FY 2021-22, followed by a cost of \$9.6 million in FY 2022-23, and a cost of \$0.7 million in FY 2023-24. These changes are inclusive of projected excess ERAF for FY 2020-21. Key changes to reserves are summarized below and reflected in Table A-6.

- **General Reserve:** Consistent with the financial policies adopted by the Board of Supervisors in April 2010 and codified in Administrative Code Section 10.60(b), this report anticipates the General Reserve rising to 3.0% of regular General Fund revenues in FY 2020-21 and thereafter. Deposits to the General Reserve are projected to be \$20.7 million, \$3.0 million, \$4.7 million, and \$5.3 million in FY 2020-21, FY 2021-22, FY 2022-23, and FY 2023-24 respectively. This report includes a General Reserve withdrawal of \$2.2 million in FY 2019-20 for the supplemental budget appropriation related to the City's settlement in the *Buffin* lawsuit, in which \$2.2 million was allocated across several public safety agencies in order to implement a new process in lieu of pre-arraignment bail.

- **Rainy Day Economic Stabilization Reserve:** Charter Section 9.113.5 establishes a Rainy Day Economic Stabilization Reserve funded by 50% of revenue growth over 5%, which can be used when revenues decline. This report assumes no deposits to or withdrawals from this reserve.
- **Rainy Day One-Time Reserve:** Charter Section 9.113.5 establishes a Rainy Day One-Time Reserve funded by 25% of revenue growth over 5%, which can be used towards one-time expenses. This report assumes a withdrawal of \$50.4 million in FY 2019-20, consistent with the adopted FY 2019-20 budget.
- **Budget Stabilization Reserve:** Administrative Code Section 10.60(b) establishes a Budget Stabilization Reserve funded by certain one-time revenues, which can be used when revenues decline. This report anticipates no deposits to or withdrawals from this reserve during the plan period.
- **Budget Stabilization One-Time Reserve:** Consistent with the financial policies adopted by the Board of Supervisors in April 2010 and codified in Administrative Code Section 10.60(b), the Budget Stabilization One-Time Reserve is established when the City's economic stabilization reserves reach 10% of General Fund revenues. At FY 2018-19 year-end, this condition was met, and \$37.4 million was deposited into this reserve. This report assumes a withdrawal of \$37.3 million in FY 2019-20, consistent with the adopted FY 2019-20 budget.
- **Salary and Benefits Reserve:** This plan assumes maintaining the Salary and Benefits Reserve to support costs related to labor agreements not budgeted in individual departments. The projected reserve need decreases by \$0.1 million in FY 2020-21, and increases by CPI in the remaining three years of this plan resulting in costs of \$0.8 million in FY 2021-22, \$0.7 million in FY 2022-23, and \$0.7 million in FY 2023-24.
- **Litigation Reserve:** This reserve supports annual city liabilities related to claims, settlements, and judgments. This plan assumes \$11.0 million in FY 2020-21, as previously appropriated, and continues at that level in all subsequent years.

Table A-6 outlines the projected uses, deposits, and balances of all reserves discussed above and in the Sources section of this plan.

Table A-6. Projected Uses, Deposits & Balances of Reserves FY 2019-20 through FY 2023-24 (\$ Millions)

	FY 19-20 (Deposit)/ Use	FY 20-21 (Deposit)/ Use	FY 21-22 (Deposit)/ Use	FY 22-23 (Deposit)/ Use	FY 23-24 (Deposit)/ Use
General Reserve	(26.7)	(20.7)	(3.0)	(4.7)	(5.3)
Budget Savings Incentive Fund	-	-	-	-	-
Recreation & Parks Budget Savings Incentive Reserve	-	-	-	-	-
Rainy Day Economic Stabilization Reserve	-	-	-	-	-
Rainy Day One-Time Reserve	50.4	-	-	-	-
Budget Stabilization Reserve	-	-	-	-	-
Budget Stabilization One Time Reserve	37.3	-	-	-	-
Salary and Benefits Reserve ⁽²⁾	(23.5)	(23.5)	(24.3)	(25.0)	(25.7)
Litigation Reserve ⁽²⁾	(11.0)	(11.0)	(11.0)	(11.0)	(11.0)
TOTAL	26.5	(55.1)	(38.3)	(40.7)	(41.9)

	FY 18-19 Ending Balance ⁽¹⁾	FY 19-20 Ending Balance	FY 20-21 Ending Balance	FY 21-22 Ending Balance	FY 22-23 Ending Balance	FY 23-24 Ending Balance
General Reserve	127.3	154.0	174.6	177.6	182.3	187.6
Budget Savings Incentive Fund	87.0	87.0	87.0	87.0	87.0	87.0
Recreation & Parks Budget Savings Incentive Reserve	0.8	0.8	0.8	0.8	0.8	0.8
Rainy Day Economic Stabilization Reserve	229.1	229.1	229.1	229.1	229.1	229.1
Rainy Day One-Time Reserve	95.9	45.5	45.5	45.5	45.5	45.5
Budget Stabilization Reserve	359.3	359.3	359.3	359.3	359.3	359.3
Budget Stabilization One Time Reserve	37.4	0.1	0.1	0.1	0.1	0.1
Salary and Benefits Reserve ⁽²⁾	-	-	-	-	-	-
Litigation Reserve ⁽²⁾	-	-	-	-	-	-
TOTAL	936.8	875.8	896.5	899.5	904.2	909.4

*Excess ERAF amounts for FY 2019-20 and FY 2020-21 are assumed in the reserve deposits.

USES – SALARIES AND BENEFITS

This report projects General Fund supported salaries and fringe benefits to increase by \$167.9 million in FY 2020-21, \$101.6 million in FY 2021-22, \$68.9 million in FY 2022-23, and \$69.1 million in FY 2023-24. These increases, discussed in greater detail below, reflect current staffing costs and provisions in negotiated collective bargaining agreements, health and dental benefits for current and retired employees, retirement benefit costs, and other salary and benefit costs.

Growth in salary and benefits have escalated significantly over recent years, and continue to be a considerable driver of increasing deficits in the final years of this report. The rise of salary and benefit costs over the four years of this plan represent 39% of the growth in the deficit projections - the largest expenditure driver of the escalating deficit. Notably, employer pension contributions are expected to spike in FY 2020-21 due to a number of factors, despite higher than expected returns for FY 2018-19. Further, employer costs associated with employee health benefits continue to far outpace general inflation.

Previously Negotiated Closed Labor Agreements & Current Staffing Costs

This report assumes the additional salary and benefit costs for previously negotiated, closed labor agreements, as well as other costs to maintain budgeted staffing levels. These costs are projected to be \$116.2 million for FY 2020-21, \$67.4 million in FY 2021-22, and \$4.9 million in FY 2022-23. Costs for open contracts are discussed in the next section. Police and Firefighters' unions have closed MOUs through FY 2020-21. For Firefighters' unions, this report assumes the full cost of negotiated terms, including a wage increase of 3.0% for FY 2020-21. For Police unions, this report assumes the full cost of negotiated terms, including the negotiated wage increase of 3% for FY 2020-21 (2% starting in July 2020 and an additional 1% starting in January 2021). Miscellaneous unions have closed MOUs through FY 2021-22, and this report assumes the full cost of negotiated terms, including the negotiated wage increases of 3.5% for FY 2020-21 and FY 2021-22 (3% starting in July and an additional 0.5% starting in January of each respective fiscal year).

Projected Costs of Open Labor Agreements

Police and Firefighters' unions have open contracts starting in FY 2021-22 and will enter negotiations for MOUs with the City in spring 2021; therefore, beginning in FY 2021-22, this plan projects negotiated salary increases equal to the change in the CPI using the average projection of the California Department of Finance San Francisco Area CPI and Moody's SF Metropolitan Statistical Area CPI. This corresponds to 3.38% for FY 2021-22, 2.94% for FY 2022-23, and 2.90% for FY 2023-24.

Miscellaneous employee unions will have open contracts starting in FY 2022-23, and similarly for projection purposes, this plan applies CPI for those open contracts. This corresponds to 2.94% for FY 2022-23 and 2.90% for FY 2023-24.

The additional salary and benefit costs for open labor agreements, using these assumptions, are projected to be \$28.5 million in FY 2021-22, \$90.7 million in FY 2022-23, and \$90.4 million in FY 2023-24. These increases are provided for projection purposes only; actual costs will be determined in labor negotiations to be conducted in spring 2021 for Police and Firefighters' unions and spring 2022 for miscellaneous bargaining units.

Health and Dental Benefits for Current Employees

Each year, the San Francisco Health Service System (HSS) negotiates subsequent year rates in the spring. The HSS Board adopts these rates in June, with approval by the Board of Supervisors in July. HSS holds open enrollment for employees every October.

Projections in this report assume average increases of approximately 5.4% in health rates in each year for active employees. Given these assumptions, health and dental insurance premium costs paid by the employer related to current employees are projected to increase by \$13.4 million in FY 2020-21, \$15.5 million in FY 2021-22, \$15.9 million in FY 2022-23, and \$17.3 million in FY 2023-24.

These rates are driven by utilization and the cost of health care. While the number of City employees is assumed to remain relatively stable, price increases on the provider side for pharmacy, high-cost claims, and more employees seeking health care could result in an increase in health care costs above what is assumed in this report. Changes to the Affordable Care Act at the federal level remain a risk, and efforts

to repeal, replace, or otherwise change the law could have significant impacts on future health care costs. Other uncertainties include the rising cost of pharmaceuticals, and the removal of lifetime limits on health care expenses incurred by patients, both of which can result in increased costs of health care, and ultimately higher premiums.

Health and Dental Benefits for Retired City Employees

Charter Section A8.428 mandates health coverage for retired City employees. The projection assumes that the cost of medical benefits for retirees will increase by an average of 6.8% per year over the next four years, significantly faster than the general CPI. General Fund support for retiree health costs increases by \$9.3 million in FY 2020-21, \$7.6 million in FY 2021-22, \$8.1 million in FY 2022-23, and \$8.6 million in FY 2023-24. Proposition B, passed by voters in June of 2008, began to address this unfunded liability by requiring employees hired after January 10, 2009 and the City to contribute 2% and 1% of pre-tax compensation, respectively, into a Retiree Health Care Trust Fund. Proposition C, passed by voters in November of 2011, enhanced Proposition B's effects by requiring all remaining employees to begin contributing to this fund beginning in FY 2016-17 with corresponding employer contribution. Starting July 1, 2016, employees hired before January 10, 2009 began contributing 0.25% of pre-tax compensation into the retiree health care trust fund with additional 0.25% in each subsequent year, up to a maximum of 1%, with the City matching the contribution commensurately.

The key uncertainties for retiree health are the impact of the increasing cost of pharmaceuticals as well as whether the federal government will continue to suspend the federal Health Insurance Tax and the excise tax on high-cost employer health benefit places.

Retirement Plan Employer Contribution Rates

The majority of City employees are part of the San Francisco Employees' Retirement System (SFERS). Employer contributions to SFERS have increased significantly over the last several years, and this report projects that employer contributions will peak in FY 2020-21, and then gradually begin to taper downward. Details of the factors driving the change in contribution costs include:

- The decision by the Retirement Board to reduce the assumed rate of return from 7.5% to 7.4% in fall 2018 is a driver of higher employer contribution costs. The change in assumed rate of return reflects a trend in large public retirement plans in adopting rates under 7.5%, as projected future returns are expected to be lower than the past 10 to 20 years. This report assumes that SFERS meets the assumed return rate of 7.4% in each year of the projection. Any deviation from this assumed rate of return would significantly impact the employer contributions assumed in this report.
- Employer contributions have also been impacted by prior year returns not meeting the assumed rate of return in those years. Asset losses due to actual FY 2014-15 investment earnings of just under 4% and actual FY 2015-16 investment earnings of 1.3% (compared to the actuarially assumed rate of return of 7.5% per year) have been incorporated into the projection, with an assumed five-year smoothing which culminates in FY 2021-22.
- An appellate court ruling against the City which determined that voter-adopted changes to the conditions under which retirees could receive a supplemental COLA violated retirees' vested rights. Proposition C required that the Plan be 100% funded before it granted supplemental

COLAs. Since 2011, the earnings of Retirement System investments would have triggered two supplemental COLAs. The incremental cost of these two retroactive COLAs has been included in estimated contribution rates since FY 2017-18. Two additional supplemental COLAs were triggered by returns for FY 2016-17 and FY 2017-18. Preliminary returns for FY 2018-19 exceed the 7.4% assumed rate of return, triggering another supplemental COLA. The impact of these supplemental COLAs has been included in the projected rates and costs assumed in this plan. Of note, the assumed rates do not include the cost of any future supplemental COLAs. As prior year supplemental COLAs amortize, employer contribution rates begin to taper downward in the out-years of this projection.

The cumulative effect of these factors on employer contribution rates is a significant increase in FY 2020-21, followed by declining contributions in the out years. SFERS contribution rates are based on projections prepared by the Retirement System's Actuary in October 2019. They assume continuation of the SFERS Board adopted long term investment return assumptions of 7.4%. Projections reflect employee contributions to retirement required under Proposition C.

The maximum employer contribution rate for non-safety employees in salary band 2 is 20.9% in the current fiscal year. This rate is projected to increase to 22.9% in FY 2020-21, and then decrease to 21.4%, 18.8%, and 17.1% in FY 2021-22, FY 2022-23, and FY 2023-24, respectively. Rates for police and fire safety employees vary based on date of hire. This report assumes the weighted average employer contribution rate for FY 2019-20 for police officers and fire fighters was 20.3%, increasing to 22.3% in FY 2020-21, and then decreasing to 20.8%, 18.2%, and 16.5% over the following three fiscal years.

Employees not enrolled in SFERS, particularly some public safety personnel, are part of the California Public Employees Retirement System (CalPERS). For CalPERS members, the rate in the current year is 34.9%, and is projected to increase to 50.1% in FY 2020-21, and then decrease to 49.1%, 48.3%, and 47.4% in FY 2021-22, FY 2022-23 and FY 2023-24, respectively. The significant increase in FY 2020-21 is a result of a change in amortization schedule to reflect the fact that there are no new entrants to this plan, as new employees are enrolled in SFERS, and therefore the payroll base for contributions is no longer growing.

The net result of these changes to the employer share for SFERS and CalPERS contribution rates is an increase in total General Fund support of \$43.8 million in FY 2020-21, followed by a General Fund reduction of \$29.7 million in FY 2021-22, \$52.6 million in FY 2022-23, and \$35.3 million in FY 2023-24. These projections assume no increase in employee contributions.

Table A-7 below reflects the total contribution rate, the portion of the rate that employees contribute, and the City's portion.

Table A-7. Estimated Employer Contribution Rates for the Retirement System
San Francisco Employee Retirement System (SFERS)

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Estimated Total Contribution Rates	34.7%	33.2%	30.5%	27.2%
Non-Safety Employees				
Employee Contribution (1)				
Band 1, < \$29.40/hour	7.5%	7.5%	7.5%	7.5%
Band 2, < \$58.80/hour	11.0%	11.0%	11.0%	9.5%
Band 3, > \$58.80/hour	11.5%	11.5%	11.5%	10.0%
Additional Rate Factors				
Band 1, < \$29.40/hour	0.95%	0.90%	0.81%	0.69%
Band 2, < \$58.80/hour	0.83%	0.78%	0.68%	0.62%
Band 3, > \$58.80/hour	0.81%	0.76%	0.67%	0.60%
Estimated Net Employer Contribution (1)				
Band 1, < \$29.40/hour	26.2%	24.8%	22.2%	19.0%
Band 2, < \$58.80/hour	22.9%	21.4%	18.8%	17.1%
Band 3, > \$58.80/hour	22.4%	20.9%	18.3%	16.6%
Police and Fire Safety Employees (2)				
Estimated Total Contribution Rates	35.3%	33.8%	31.1%	27.8%
Employee Contribution & additional rate factors	13.0%	13.0%	12.9%	11.3%
Estimated Net Employer Contribution	22.3%	20.8%	18.2%	16.5%
California Public Employee Retirement System (CalPERS)				
	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Total Estimated Contribution Rate	54.6%	53.6%	52.8%	52.0%
Employee Contribution & additional rate factors	4.5%	4.5%	4.5%	4.5%
Estimated Net Employer Contribution	50.1%	49.1%	48.3%	47.4%

(1) Employees' contribution is based on wages. The wages shown are based on the estimated FY 2020-21 wage floors.

(2) Employees' base contribution rates vary with hire date.

Other Salaries and Fringe Benefits Costs

Other salary and benefit cost changes are expected to be modest, with the biggest changes occurring due to the changing number of work days in a given fiscal year. Most fiscal years consist of 261 workdays for regularly scheduled shifts and 365 days for 24/7 operations. The current fiscal year (FY 2019-20) is a leap year and contains 262 workdays for regularly scheduled shifts, resulting in a significant General Fund cost. The following fiscal year (FY 2020-21) has 261 work days, resulting in a year-over-year savings of \$9.5 million in FY 2020-21. Fiscal years 2021-22 and 2022-23 also have 261 work days. The final year of the projection, FY 2023-24, only has 260 work days, resulting in significant savings of \$11.3 million.

Other salary and benefit costs have minimal projected changes.

USES – CITYWIDE OPERATING BUDGET COSTS

Over the next five years, the City will also incur increasing non-salary operating costs. Citywide non-salary operating costs are projected to increase by \$66.9 million, \$100.8 million, \$67.3 million, and \$79.5 million in FY 2020-21, FY 2021-22, FY 2022-23, and FY 2023-24, respectively. The impacts and costs associated with these increases span multiple departments and are described in more detail below.

Minimum Wage and Minimum Compensation Ordinance

Minimum wage laws in San Francisco govern base wages for all workers within the geographic perimeters of the City and County of San Francisco. The Minimum Compensation Ordinance (MCO) applies only to workers on contracts with the City and County of San Francisco.

In November 2014, voters adopted a Charter amendment increasing the local minimum wage from \$11.05 to \$15.00 per hour by July 2018. After reaching \$15.00, the wage will increase by CPI on July 1 of every subsequent year, beginning in July 2019. This report assumes the cost of the future wage increases for minimum wage workers on city contracts supported by the General Fund.

In Fall 2018, the Board of Supervisors passed, and the Mayor signed, changes to the Minimum Compensation Ordinance raising the base wages above the San Francisco minimum wage for the following categories of workers: contracted employees at the San Francisco International Airport, for-profit contract workers, non-profit contract workers, and In-Home Supportive Services (IHSS) workers.

This report reflects the projected increased costs for the direct wage increases to non-profit workers on city contracts supported by the General Fund, which is subject to annual appropriation through the budget. Non-profit workers on city contracts received an MCO base wage of \$16.50 per hour on July 1, 2019, with increases of CPI on July 1 of every subsequent year, beginning in July 2020.

This report assumes minimum wage and non-IHSS MCO costs as adopted in the FY 2019-20 and FY 2020-21 budget. In subsequent fiscal years, the report assumes inflationary increases, resulting in an increase in General Fund support of \$0.5 million per year in FY 2021-22 through FY 2023-24.

Costs for wage increases to IHSS care providers are also assumed in this projection and are discussed later in the section titled "Human Services – IHSS and Other Benefit Costs."

Capital, Equipment, and Technology

Changes in funding for capital, equipment, and technology will result in General Fund cost increases of \$20.5 million in FY 2020-21, \$18.8 million in FY 2021-22, \$14.7 million in FY 2022-23, and \$26.7 million in FY 2023-24.

This projection assumes the adopted FY 2020-21 funding level for capital, IT, and equipment. Notably, the most recent two-year budget was the third to fully fund the General Fund cash capital budget in both years of the budget. Historically, the second year of the budget has contained a lower level of funding for General Fund cash capital, necessitating a large expenditure to bring that year to full funding in the following cycle; however, the FY 2019-20 and FY 2020-21 budget fully funded the capital plan in both years of the budget for \$285 million in total funding. For General Fund cash capital spending in the remaining three out years of the plan, this report assumes funding will increase by 7% annually, as assumed in the City's Ten-Year Capital Plan. This growth will take the General Fund cash capital program to \$180 million annually by FY 2021-22.

Citywide IT and communications costs for annual citywide technology projects are projected to decrease by \$4.0 million in FY 2020-21, as reflected in the adopted budget. Technology costs are then projected to increase by \$9.8 million in FY 2021-22, \$1.6 million in FY 2022-23, and \$1.9 million in FY 2023-24, consistent with the City's latest Information and Communication Technology (ICT) Plan for FY 2019-20 through FY 2023-24.

This report also assumes an increase in funding for major IT investments in the amount of \$1.0 million in FY 2020-21, \$5.7 million in FY 2021-22, \$2.7 million in FY 2022-23, and \$3.0 million in FY 2023-24. These funding levels are also consistent with the City's ICT Plan, and assume fully funding FY 2021-22 through FY 2023-24, in accordance with the plan. Major IT projects assumed to receive funding in this estimate include the cost of updating the Assessor-Recorder's property assessment and tax system, the cost of the citywide public safety radio replacement project, as well as the cost of replacing the City's computer-aided dispatch system.

Finally, the Department of Technology's rates are projected to increase by \$2.7 million in FY 2020-21, primarily due to citywide technology projects to update the City's network infrastructure, cloud storage, and telephone systems. Rates are then projected to further increase by \$3.5 million in FY 2021-22, \$2.6 million in FY 2022-23, and \$2.3 million in FY 2023-24, due to assumed inflationary increases on salaries and benefits as well as increased costs for major technology contracts.

Additionally, the City will incur costs to furnish and equip new and upgraded City facilities. These costs will increase by \$14.4 million in FY 2020-21, decrease by \$17.9 million in FY 2021-22 and \$5.5 million in FY 2022-23, and subsequently increase by \$5.3 million in FY 2023-24. These costs are related to projects such as the rebuilt Fire Station 35; the new Ambulance Deployment facility; the new facility for the San Francisco Police Department (SFPD's) Forensic Services Division and Traffic Company; the new SFPD Storage facility; the new office building and one-stop permit shop at 49 South Van Ness; and other Certificates of Participation and General Obligation bond funded capital projects.

Citywide equipment costs are projected to decrease by \$4.6 million in FY 2020-21, as reflected in the previously adopted FY 2020-21 budget. To reach previous levels of investment as well as projected need, equipment costs are projected to increase by \$5.6 million in FY 2021-22. Increased cost assumptions based on CPI result in annual \$0.5 million increases in both FY 2022-23 and FY 2023-24.

Equipment is defined as an item costing \$5,000 or more with an expected life span of three years or more. This projection assumes that no equipment purchases will be funded through the use of lease revenue bonds in any of the next four years. By using cash instead of debt financing, the City saves on financing costs, reducing the overall cost of equipment purchases over the long term.

Inflation on Non-Personnel Costs and Grants to Non-Profit Contractors

This projection assumes that the cost of materials and supplies, professional services, contracts with community-based organizations, and other non-personnel operating costs will increase by the CPI rate of 2.99% for FY 2020-21, 3.38% for FY 2021-22, 2.94% for FY 2022-23, and 2.90% for FY 2023-24. The projection also includes the adopted FY 2020-21 budgeted level of cost increases, including a 2.5% cost-of-doing business increase for non-profit providers. This results in a total General Fund cost increase of \$14.0 million in FY 2020-21, \$41.6 million in FY 2021-22, \$37.4 million in FY 2022-23, and \$38.0 million in FY 2023-24.

Debt Service & Real Estate

Over the next four years, total debt service and real estate costs are projected to increase by \$27.3 million in FY 2020-21, \$35.8 million in FY 2021-22, \$6.8 million in FY 2022-23, and \$6.0 million in FY 2023-24. This projection is based on current debt repayment requirements and projected debt service costs for investments anticipated in the Ten-Year Capital Plan, as well as cost increases related to the City's leased and owned real estate portfolio. This projection does not include debt service related to the Moscone Convention Center, which is reflected in the Convention Facilities Fund subsidy projection.

The increases over the next several years are primarily due to the repayment of Certificates of Participation (COPs) for major City Capital projects, including the replacement Animal Care and Control facility, the exit and relocation from the Department of Public Health office building, the relocation of administrative staff from the Hall of Justice, the new office building and one-stop permit shop at 49 South Van Ness, and debt service payments on other large capital facilities. The updated COP schedule reflects a shifting of anticipated issuances into the time horizon of this report, resulting in increased costs in the near term. Many of these projects also involve changing or new lease costs as City staff are relocated, or as existing leases expire and are reset to current market rates. These costs are captured in the total debt service and real estate cost increase above. This section will be updated as needed in the March 2020 projection after the release of the updated Ten-Year Capital Plan.

Sewer, Water, and Power Rates

The base case assumes increased General Fund transfers to the Public Utilities Commission (PUC) for the cost of sewer, water, and power expenses. Sewer and water rates have been adopted by the PUC Commission through FY 2021-22 to fund 24/7 operations and maintenance and planned capital improvement projects, including the Water System Improvement and the Sewer System Improvement Programs. For the purposes of this report, the four-year projections utilize the increases assumed in the Wastewater and Water Ten-Year Financial Plans. For FY 2020-21 and beyond, the power rate increases by \$0.01 per kilowatt hour per year through FY 2023-24 due to increased operational and power costs at the Power Enterprise. Additionally, the Power Enterprise bills and pays the cost of natural gas provided by Pacific Gas & Electric and the Department of General Services to City departments. The increases in gas rates reflect increases in transportation costs, delivery of gas, and use of the pipelines. If these increases are implemented, the total General Fund impact resulting from the proposed increased

sewer, water, and power rates is a cost of \$1.9 million in FY 2020-21, \$3.2 million in FY 2021-22, \$3.2 million in FY 2022-23, and \$3.0 million in FY 2023-24.

Other Citywide Costs

This category includes assumed increases in costs across citywide services, including fleet, risk management, and workers compensation costs. These items together result in increased General Fund costs of \$3.3 million, \$1 million, \$4.7 million, and \$5.3 million in the remaining four years of this report.

USES – DEPARTMENTAL COSTS

This section provides a high-level overview of significant departmental costs over the next four years. Table A-1 displays departmental cost increases of \$3.9 million in FY 2020-21, \$74.9 million in FY 2021-22, \$41.1 million in FY 2022-23, and \$48.9 million in FY 2023-24.

City Administrator’s Office – Convention Facilities Subsidy

This plan assumes the General Fund subsidy to the Convention Facilities Fund will increase by \$8.3 million in FY 2020-21, \$3.6 million in FY 2021-22, \$0.7 million in FY 2022-23, and \$0.7 million in FY 2023-24. The FY 2020-21 cost increase is primarily driven by scheduled increase in expected debt service payments and increased operating costs for the convention center. The subsequent year transfer increases are due to the expiration of the use of fund balance as a source and higher expected debt service payments.

Elections – Number of Scheduled Elections

The number of elections and the associated costs for holding elections vary annually. Table A-8 includes the schedule for elections over the projection period. This schedule results in projected incremental savings of \$2.0 million in FY 2020-21 over FY 2019-20, due to running only one election, and an additional cost of \$2.2 million in FY 2021-22 due to a reduction in one-time state funding. In FY 2022-23, there is a cost of \$0.4 million due to CPI and finally, an increase of \$5.8 million in FY 2023-24 over the prior year due to another fiscal year with two elections. Any special election not included in this projection would result in increased General Fund costs dependent on the complexity of the ballot and the size of the electorate.

Table A-8. Schedule of Upcoming Elections, FY 2020-21 through FY 2023-24.

Fiscal Year	Date	Type
2020-21	November 2020	Consolidated Presidential General Election
2021-22	March 2022	Consolidated Direct Primary Election
2022-23	November 2022	Consolidated General Election
2023-24	November 2023	Municipal Election
2023-24	March 2024	Presidential Primary

Ethics Commission – Public Financing of Elections

The Ethics Commission administers the Election Campaign Fund. Annual General Fund deposits to the Campaign Fund are governed by ordinance, which require \$2.75 per resident per fiscal year be made available, with up to 15% of the amount in the Fund. Funds not used in one election are carried over for use in the following election and the total amount in the Fund can never exceed \$7.0 million.

The projection assumes General Fund deposits in all four years of the forecast to ensure sufficient available funds per ordinance requirements; eligible candidates qualify and accept disbursements each fiscal year based on qualifying criteria and limits as established under the law for the election cycle; and that Mayoral elections will be held in FY 2023-24. Under these assumptions, General Fund costs will decrease by \$4.7 million in FY 2020-21 and decrease by an additional \$0.4 million in FY 2021-22, with no additional costs in the final two years of the plan. These decreases are a result of a large General Fund deposit made in FY 2019-20 due to the Mayoral election in November 2019. These costs are highly sensitive and subject to change due to the actual amount of funds disbursed in Mayoral and Supervisorial campaigns.

Free City College

In February 2017, San Francisco became the first city in the nation to offer free community college tuition to its residents. The Free City College Program allows California residents who live in San Francisco to attend City College of San Francisco tuition-free, and provides stipends to students that receive enrollment fee waivers from the State in order to make higher education accessible to as many San Franciscans as possible. At the end of FY 2018-19, the City entered into a new MOU with City College, which set the City's financial commitment to this program at approximately \$15 million, growing by CPI in each year. To meet this commitment, this report assumes a General Fund increase of \$9.1 million in FY 2020-21, an increase of \$0.7 million in FY 2021-22, and increases of \$0.5 million in FY 2022-23 and in FY 2023-24.

Mission Bay Transportation Improvement Fund

The Golden State Warriors have completed construction of a multipurpose event center, retail, and office project at 16th Street and 3rd Street in Mission Bay. In November 2015, the Mayor and Board of Supervisors approved the creation of the Mission Bay Transportation Improvement Fund to pay for public infrastructure improvements, equipment, and public services to address the community's transportation needs and other impacts in connection with events at the center. The event center opened in September 2019, and this report assumes increased costs that will be offset by increased revenue. This report projects estimated annual incremental project costs of \$0.2 million in FY 2020-21, \$0.2 million in FY 2021-22, \$0.1 million in FY 2022-23, and \$0.2 million in FY 2023-24. These costs will be funded entirely with revenues generated by the arena and event space through increased property, business, sales, hotel, utility user, and stadium admission taxes.

Mayor's Office of Housing and Community Development - HOPE SF and the Local Operating Subsidy Program

Over the next four years, costs related to HOPE SF and the Local Operating Subsidy Program (LOSP) will require an increase in General Fund support of \$3.4 million in FY 2020-21, \$12.6 million in FY 2021-22, \$1.1 million in FY 2022-23, and \$7.8 million in FY 2023-24. The majority of the cost growth is related to LOSP, an initiative which funds the on-going operations and provides services in supportive housing units for formerly homeless individuals. Cost growth in this program is largely due to the 880 new units expected to come online over the next four years.

Human Services Agency – IHSS and Other Benefit Costs

Changes to major aid programs administered by the Human Services Agency (HSA), including In-Home Supportive Services (IHSS) and the Title IV-E Waiver, will result in increased General Fund support over the next four years. General Fund costs are projected to grow by \$3.2 million in FY 2020-21, \$18.0 million in FY 2021-22, \$18.1 million in FY 2022-23, and \$10.3 million in FY 2023-24.

- **In-Home Supportive Services.** In-Home Supportive Services (IHSS) is an entitlement program which provides homecare services to 22,000 low-income elderly, disabled, and/or blind San Franciscans, enabling them to live safely in their own homes rather than in a nursing home or other group care facility. The program employs over 20,000 individuals in San Francisco as independent providers who assist clients with domestic and personal care services.

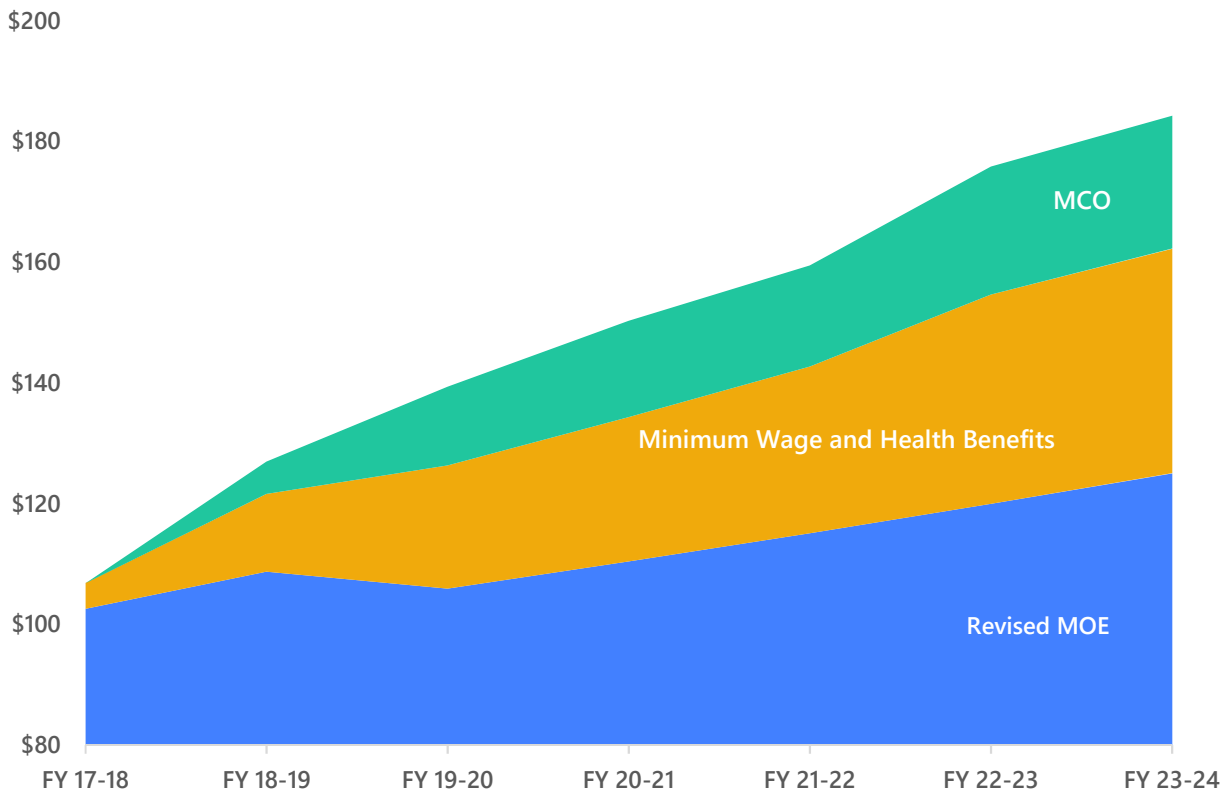
Since FY 2012-13, counties' share of IHSS costs has been based on a "maintenance of effort" (MOE) framework. This initially resulted in modest and predictable growth in counties' share of IHSS costs, while the State took on a relatively larger proportion of the program's rising costs. In FY 2017-18, however, the state budget reset the MOE at a higher level and increased the annual inflationary factor. The State also made legislative changes that resulted in additional instances in which a county's MOE would increase, including local minimum wages and contracting costs, and added a cap on administrative expenses – all of which have led to greater costs to San Francisco.

Locally, the City has also made legislative changes that further increased the costs of the IHSS program. The Minimum Compensation Ordinance (MCO), which passed in fall 2018, raises the base wages for several types of workers, including IHSS workers, above the San Francisco minimum wage. By FY 2022-23, the MCO base wage for IHSS care providers is slated to reach \$18.75 per hour, subject to annual appropriation, and increase by CPI on July 1 of every subsequent year, beginning in July 2023. The City's share of the increased wages for IHSS workers is reflected as an increase to the IHSS MOE.

MOE changes were finalized in the FY 2019-20 state budget, which ultimately reduced MOE costs to San Francisco from the projections detailed in the FY 2019-20 through FY 2023-24 Five-Year Financial Plan. Nonetheless, IHSS remains a considerable expense to the City's General Fund that continues to grow each year, driven in part by the City's MCO. From FY 2017-18, when the State changed the structure of the MOE, until FY 2023-24, IHSS costs to the City are projected to grow by \$77.5 million, with a total cost of \$184 million in FY 2023-24, as shown in Figure 9. Based on current estimates, costs to the General Fund for IHSS are expected to

increase by \$5.2 million in FY 2020-21, by \$9.1 million in FY 2021-22, an additional \$16.4 million in FY 2022-23, and finally, an increase of \$8.5 million in FY 2023-24.

Figure 9. Annual County IHSS Costs Since State Law Change (\$ Millions)



- Title IV-E Waiver.** Another set of benefit-related costs within HSA is due to changes in federal funding for family and children’s services. The Title IV-E Waiver, in effect since September 2014, has allowed San Francisco’s child welfare and juvenile justice departments to shift federal out-of-home placement dollars to preventive services. Under the IV-E waiver, San Francisco has invested in programs and services for families and children with the goals of improving permanency outcomes, increasing child safety, promoting family engagement, and decreasing re-entry. With the waiver ending in fall 2019, these investments are no longer eligible for the same levels of federal funding. While it is likely that new federal legislation will provide funds to mitigate some local impact of the waiver ending, at the time of this report, no federal legislation had been finalized. This report assumes investments continue at the same levels of service with support from the General Fund covering costs in lieu of federal funding.
- Other public benefit costs.** Finally, HSA projects that aid payments to clients (including programs such as CAAP, Foster Care, CalWORKS, Care Not Cash, and others) result in a General Fund increase of \$1.8 million in FY 2020-21, an increase of \$1.2 million in FY 2021-22, an increase of \$1.4 million in FY 2022-23, and an increase of \$1.5 million in FY 2023-24. These changes are primarily due to higher than projected caseloads in foster care, higher than projected costs per case for kinship guardian cases, and the application of annual inflationary increases in benefit amounts for CalWORKs and CAAP in a manner consistent with state and local law.

Public Health – Operating and One-Time Costs for Capital Projects

Since the passage of the \$311.0 million Public Health and Safety Bond in June 2016, DPH is making essential capital improvements at the Zuckerberg San Francisco General Hospital campus and renovating the Southeast Health Center, Maxine Hall Health Center, and Castro-Mission Health Center. Additionally, the department will continue with plans to consolidate its offices and clinics currently located in the Civic Center to more efficient, seismically safer, and geographically appropriate locations. The FY 2019-20 budget included appropriations of one-time expenditures for moving and for furniture, fixtures, and equipment (FF&E) associated with these and other one-time projects. This report reflects the year-over-year savings associated with the expiration of these one-time appropriations in FY 2020-21.

Offsetting the assumed savings from the expiration of moving, FF&E, and other one-time costs, this report assumes continued increases in pharmaceutical costs, reflecting a multi-year nationwide trend. This report also projects increases in other hospital operating costs, particularly wage and benefit increases mandated by the University of California affecting physicians and staff under the University of California San Francisco Affiliation Agreement with Zuckerberg San Francisco General Hospital.

Together these changes in operating and one-time costs result in projected savings of \$15.1 million in FY 2020-21, followed by increases of \$30.4 million FY 2021-22, \$20.9 million in FY 2022-23, and \$22.3 million in FY 2023-24.

Buffin Supplemental – On-going Costs

This report assumes the on-going implementation costs of a new pre-arraignment release process in lieu of cash bail, as stipulated by the September 2019 settlement in the case of *Buffin et al. vs. Vicki Hennessy in her official capacity as Sheriff*. The appropriation of supplemental funding for the Sheriff's Department, the Police Department, and the District Attorney was passed by the Board of Supervisors and signed by the Mayor in November 2019. This report assumes annualized costs of \$3.1 million in FY 2020-21, a savings of \$0.7 million in FY 2021-22, and increased costs of \$0.1 million in FY 2022-23 and FY 2023-24.

All Other Departmental Savings/(Costs)

This section includes other departmental changes including the expiration of limited-term project costs and several other small changes. These items together result in General Fund savings of \$1.7 million in FY 2020-21, and then increased costs of \$8.4 million in FY 2021-22, savings of \$0.8 million in FY 2022-23, and costs of \$1.4 million in FY 2023-24.

Recession Scenario

Due to the difficulty of predicting recessions, the base case of this report does not anticipate an economic contraction in any of the next four years. However, it would be an historical anomaly if the City did not experience an economic downturn over the next four years. Based on the historical length of economic expansions as discussed previously in the report, it is likely that a significant economic slowdown or recession will occur prior to FY 2023-24.

The biggest impact on the City's budget deficits in a time of recession come from reduced revenue and increased employer contribution rates for employee retirement benefits. The City's revenues are affected by the overall business cycle; the international, national, and regional economies; state and federal budget decisions; consumer confidence and spending; employment rates; and travel and tourism. Historically, projection variances follow the economic cycle, and revenues tend to outperform expectations in times of expansion and underperform in times of recession. Actual revenues exceeded budgeted revenues by over 6% in FY 2005-06 and FY 2010-11, both years of rapid revenue growth, but were more than 4% below budgeted revenues in FY 2002-03 and FY 2008-09, years of sharp economic contraction.

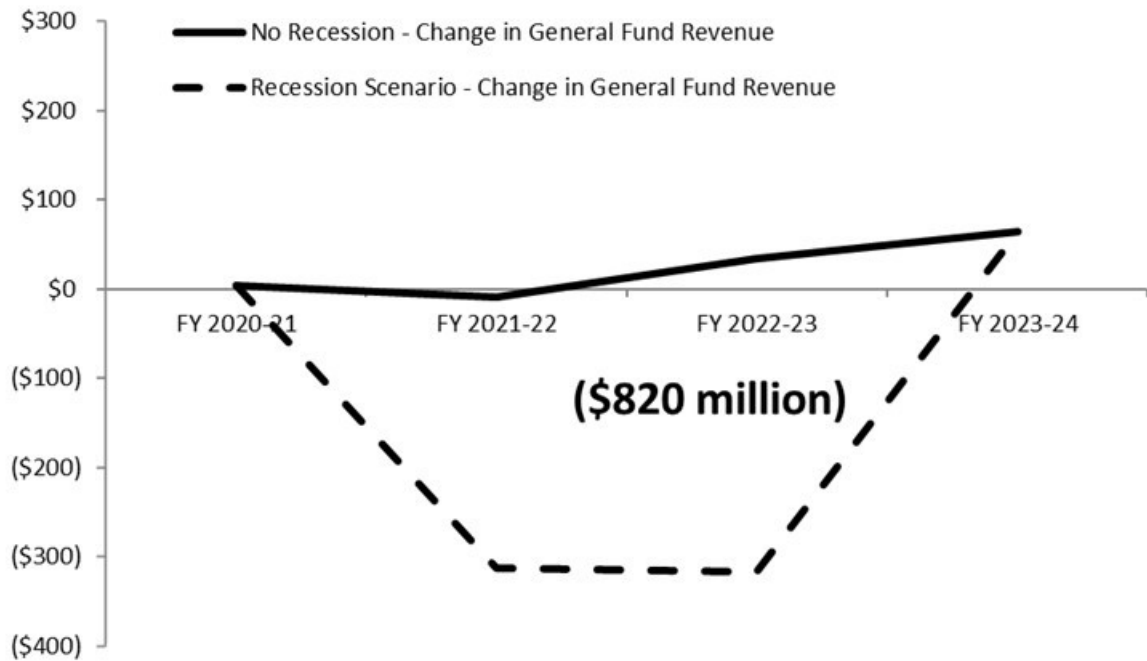
To illustrate the effect of a hypothetical recession on San Francisco's fiscal condition, this section describes a recession scenario that assumes weakness in the California and San Francisco economies beginning in FY 2021-22.

ECONOMIC ASSUMPTIONS INCLUDED IN THE RECESSION SCENARIO

Recession Scenario – Impacts on Revenue Projections

This scenario assumes rates of revenue loss in major local tax sources consistent with the average declines experienced during the last two economic downturns - from FY 2001-02 through FY 2003-04 (the dot-com/September 11th recession) and FY 2008-09 through FY 2010-11 (the 2008 global financial crisis). Reductions in the City's projected aggregate discretionary revenue would result in reduced contributions to baselines and set-asides affecting the MTA, the Department of Children, Youth and Their Families, the Library, Recreation and Parks, and the San Francisco Unified School District, and would also result in lower required deposits to the General Reserve, which are also assumed. Using these parameters, the net revenue loss from a recession beginning in FY 2021-22 would be approximately \$820 million over the remaining three years of the forecast period compared to the base case described in this plan. Figure 10 shows the difference between base case and recession scenario revenue projections.

Figure 10. Comparison of Revenue in Base Case and Recession Scenarios Cumulative Change in Selected Local Taxes



Note: Selected local taxes include business, hotel, sales, RPTT, and parking taxes.

Recession Scenario – Impact on Pension Contributions

An economic recession will also likely result in a significant increase in employer pension contribution rates. The recession scenario therefore assumes a shock to SFERS assets during FY 2021-22 equivalent to the loss experienced during the 2008 global financial crisis and aftermath, which would affect contribution rates in FY 2023-24 and beyond the plan period, as the valuation at June 30, 2022 determines the contribution rates for the fiscal year beginning July 1, 2023. The FY 2021-22 asset losses are then smoothed into the June 30, 2022 actuarial value of assets and employer contribution rates would increase beginning in FY 2023-24. In this scenario, employer contribution rates would rise by 3.9% in FY 2023-24 and future years, with further increases possible depending on how quickly the economy recovers. The prior Five-Year Financial Plan’s recession scenario included two years’ losses, while this updated plan only has one year due to the assumed timing of the recession. This estimate is intended to demonstrate sensitivity to a large negative return and should not be relied upon for any other purpose.

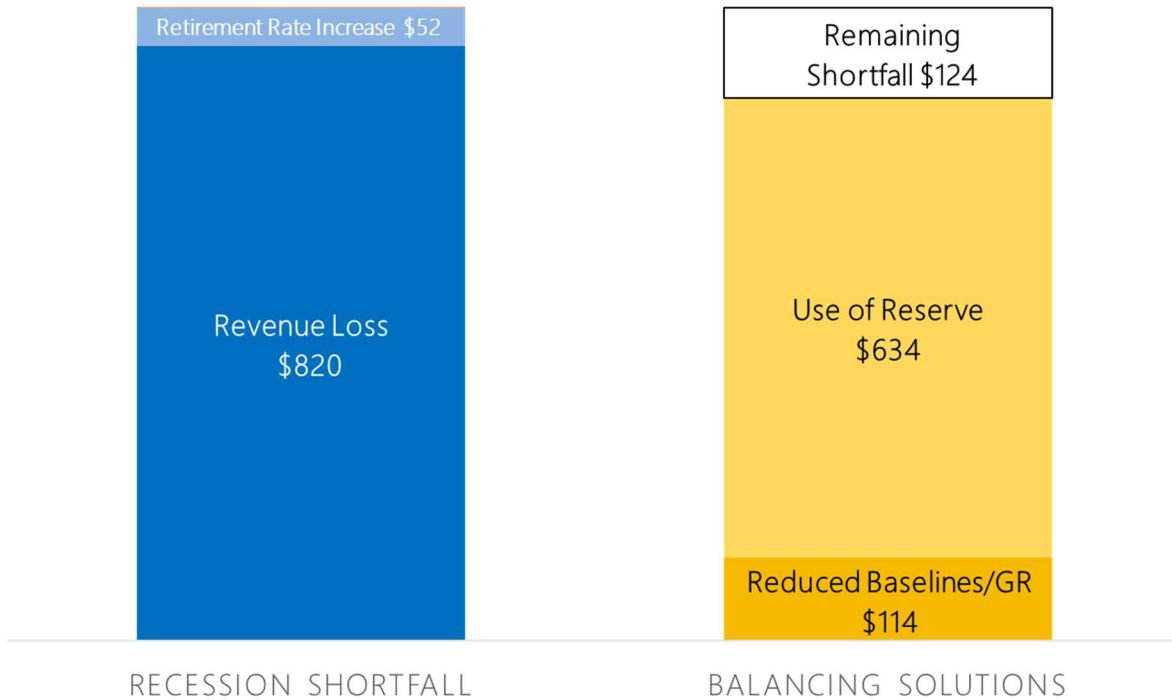
Recession Scenario – Reserve Withdrawals and Other Solutions

The City’s reserve policies are designed to help offset the impact of the revenue losses described above. The recession scenario assumes the maximum allowable use of the Budget Stabilization, Rainy Day, and General Reserves, or \$269.5 million in FY 2021-22, \$211.8 million in FY 2022-23, and \$140.7 million in FY 2023-24.

Additionally, as described previously, the reduction in the City’s projected aggregate discretionary revenue would result in reduced contributions to baselines and set-asides, estimated at approximately \$114 million.

This plan projects that if an economic downturn similar to the two most recent recessions were to begin in FY 2021-22, it would increase the City’s projected deficits by \$73.2 million and \$50.5 million in FY 2022-23 and FY 2023-24, respectively, requiring total additional solutions of approximately \$124 million.

Figure 11. Projected Recession Shortfall and Balancing Solutions



San Francisco’s Charter requires that each year’s budget be balanced. The recession scenario detailed in this plan was modeled after the City’s financial experience during the last two recessions; future economic slowdowns or reductions from the federal government could be less or more severe. As noted earlier in this report, significant risk from the federal budget and other policy changes at the federal level remain. In all cases, continuing to improve reserve balances and investment in critical one-time capital, equipment, and IT needs during periods of growth will help the City better weather the next economic downturn.

From: [Reports, Controller \(CON\)](#)
To: [Reports, Controller \(CON\)](#)
Subject: Issued: FY2016-17 through FY 2018-19 Development Impact Fee Report
Date: Friday, January 3, 2020 9:12:28 AM

The Office of the Controller is releasing a report reviewing Development Impact Fees collected and expended from fiscal year (FY) 2016-17 through FY 2018-19. San Francisco Planning Code Article 4, Section 409 requires the Controller to issue a biennial citywide development impact fee report detailing fee rates and descriptions, monies collected and expended, projects that satisfy development impact requirements through in-kind improvements, and other information.

Cities are authorized by law to levy development impact fees to development applicants as a condition of project approval. The fees are allocated to provide new or expanded public capital facilities required to serve that development. Combined fee revenue collections for FY 2012-13 and FY 2013-14 was \$132 million; \$326 million for FY 2014-15 and FY 2015-16; and \$410 million for the FY 2016-17 through FY 2018-19. This reflects accelerated development activity in the City, and collections of deferred fee revenue.

To view the full report, please visit our website at: <http://openbook.sfgov.org/webreports/details3.aspx?id=2784>

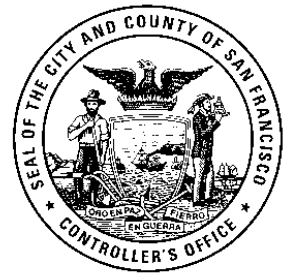
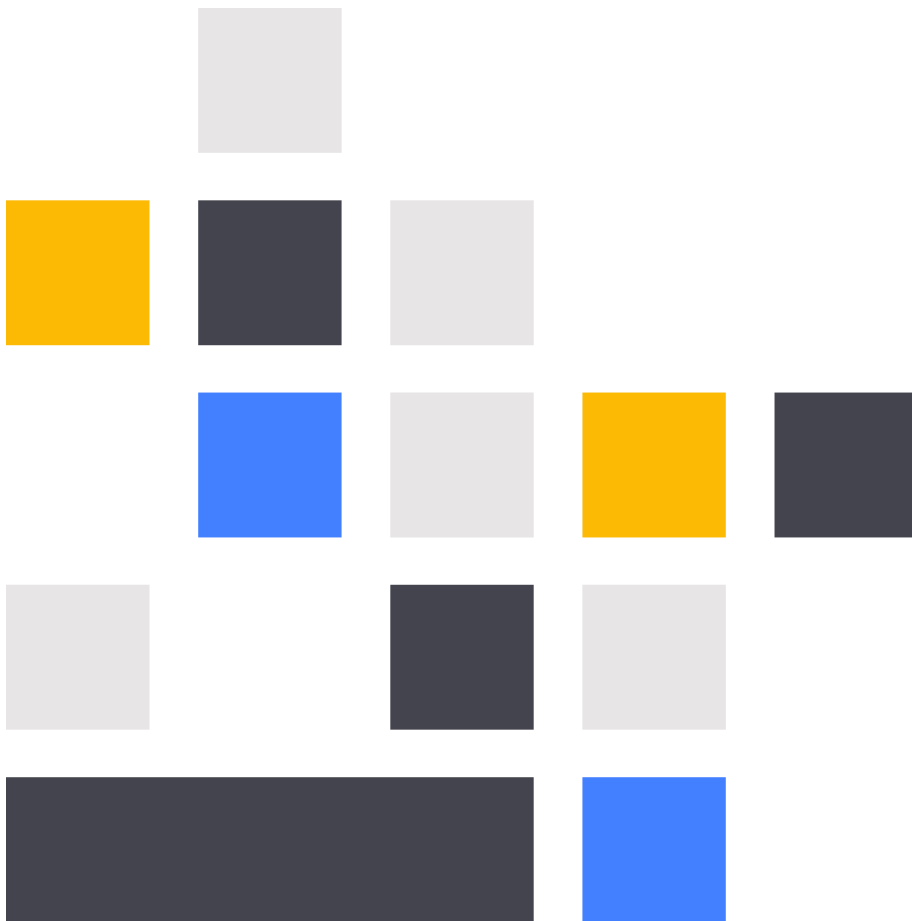
This is a send-only email address.

For questions about the report, please contact Michelle Allersma at michelle.allersma@sfov.org or 415-554-4792.

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FY 2016–17 through FY 2018-19 Development Impact Fee Report

San Francisco Planning Code Article 4, Section 409 requires the Controller to issue a biennial Citywide Development Impact Fee Report detailing fee rates and descriptions, monies collected and expended, projects that satisfy development impact requirements through in-kind improvements, and other information.



January 3, 2020

City & County Of San Francisco
Office of the Controller
Budget & Analysis Division

Introduction

Cities are authorized by law to levy development impact fees to development applicants as a condition of project approval. In most cases, the law requires the fee amount be reasonably related to the cost of the infrastructure provided by the government collecting the fee. The collected fee monies are allocated to pay for, or defray the costs of, the infrastructure improvements necessitated by the new development. Development impact fees may not be levied to pay for existing infrastructure deficiencies unrelated to the impacts of new development.

San Francisco Planning Code Article 4, Section 409 requires the Controller to issue a biennial Citywide Development Impact Fee Report. Due to the implementation of new accounting software, the financial reporting for FY 2017-18 was delayed. This Development Impact Fee Report covers three fiscal years from FY 2016-17 to FY 2018-19. The report covers:

- All development fees collected during the prior three fiscal years, organized by development fee account;
- All cumulative monies collected and expended over the life of each fee;
- The number of projects that elected to satisfy development impact requirements through in-kind improvements;
- Any annual construction cost inflation adjustments to fees made using the Annual Infrastructure Construction Cost Inflation Estimate published by the Office of the City Administrator's Capital Planning Group (please note the Jobs-Housing Linkage Fee and the Inclusionary Affordable Housing Fee are adjusted separately); and
- Other information required pursuant to the California Mitigation Fee Act Government Code Section 66001, including: fee rate and description; the beginning and ending balance of the fee account; the amount of fees collected and interest earned; an identification of each public improvement on which fees were expended and the percentage of the cost of the improvement funded with fees; an approximate construction start date; and a description of any transfers or loans made from the account.

Overview

KEY CHANGES FROM THE PRIOR REPORT

- Since the FY 2014-15 and FY 2015-16 report, the new Central SoMa area plan was adopted by the Board of Supervisors. New development impact fees adopted since the last biennial report include new fees related to new area plan in Central SoMa and Union Square. This report includes, for the first time, information about the North of Market Residential Special Use District Affordable Housing Fee. As of the writing of this report, no revenue for these fees has been collected.
- The Van Ness and Market Downtown Residential Special Use District Infrastructure Fee was collected for this first time in the current report period.
- Combined fee revenue collections for FY 2012-13 and FY 2013-14 was \$132 million; \$326 million for FY 2014-15 and FY 2015-16; and \$410 million for the FY 2016-17 through FY 2018-29. This reflects accelerated development activity in the City, and collections of deferred fee revenue.

SAN FRANCISCO DEVELOPMENT IMPACT FEES

The City's development impact fees can be divided into three groups: (1) Neighborhood-Specific Impact Fees that apply to development in particular geographic areas of the City, (2) Citywide Impact Fees that apply to development in all parts of the City, and (3) Elective Impact Fees that are an alternate means of compliance with certain aspects of the Planning Code and/or other legal authority. These fees apply to either a particular geographic area or Citywide.

Table 1 summarizes the number of projects and amount of fee revenue for Neighborhood-Specific and Citywide fees in FY 2016-17, FY 2017-18 and FY 2018-19.

Table 1. Development Impact Fee Revenue Summary

	FY 2016-2017		FY 2017-2018		FY 2018-2019	
	# of Projects	Fee Revenue	# of Projects	Fee Revenue	# of Projects	Fee Revenue
Neighborhood Specific Fees						
Rincon Hill	-	\$ -	-	\$ -	2	\$ 5,176,176
Visitacion Valley	2	\$ 583	-	\$ -	-	\$ -
Market/Octavia	14	\$ 4,269,391	8	\$ 13,519,514	12	\$ 3,945,586
Van Ness and Market Downtown	1	\$ 1,441,080	2	\$ 6,961,790	1	\$ 1,686,061
Central SoMa	-	\$ -	-	\$ -	-	\$ -
Eastern Neighborhoods	55	\$ 10,650,144	67	\$ 24,402,478	59	\$ 29,281,911 ⁽¹⁾
Balboa Park	1	\$ 20,002	4	\$ 193,561	-	\$ -
Downtown (C-3 Districts)	4	\$ 5,137,065	12	\$ 35,187,940	6	\$ 3,185,395
North of Market	-	\$ -	-	\$ -	-	\$ -
Citywide Fees						
Transit Impact Development Fee	45	\$ 48,125,132	32	\$ 18,461,054	14	\$ 4,210,938
Transportation Sustainability Fee	19	\$ 4,262,053	29	\$ 15,543,197	38	\$ 13,010,563
Affordable Housing - Jobs-Housing	14	\$ 16,075,251	7	\$ 3,036,705	9	\$ 12,741,971
Affordable Housing - Inclusionary	10	\$ 39,354,125	11	\$ 14,477,961	13	\$ 31,408,983 ⁽¹⁾
Child Care Fee	54	\$ 5,810,244	226	\$ 5,685,469	274	\$ 5,198,063
Street Trees, In-Lieu Fee	152	\$ 687,414	139	\$ 705,689	374	\$ 847,556
Public Art Fee	1	\$ 365,000	4	\$ 1,875,605	2	\$ 572,000
Bicycle Parking In-Lieu Fee	1	\$ 882	-	\$ -	4	\$ 5,605
Water Capacity Charge	857	\$ 1,431,969	719	\$ 1,720,289	738	\$ 2,368,016
Wastewater Capacity Charge	867	\$ 4,345,553	729	\$ 5,785,875	754	\$ 6,877,490
Total		\$ 141,975,887		\$ 147,557,129		\$ 120,516,313

Note:

(1) Affordable Housing Requirements for Urban Mixed Use District in the Eastern Neighborhoods fees are included in the Eastern Neighborhoods Area Plan Fee and excluded from the Citywide Affordable Housing (Inclusionary) Fees.

Table 2 displays cumulative revenues and expenditures and the FY 2018-19 year-end balances for each development fee account.

Table 2. Cumulative Fee Revenues & Expenditures through FY 2018-2019

Report Section	Impact Fee	City Area Subject to the Fee	All-Year Revenues ⁽¹⁾	All-Year Expenditures ⁽²⁾	FY 2018-2019 Year End Balance
A1	Rincon Hill Community Infrastructure Impact Fee ⁽³⁾	Rincon Hill: Residential	\$ 27,727,333	\$ 26,354,640	\$ 1,372,693
A2	South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill: Residential (same Block & Lot as Rincon Hill)	\$ 40,543,086	\$ 22,931,057	\$ 17,612,029
B1	Visitacion Valley Community Facilities & Infrastructure Impact Fee	Visitacion Valley: Residential	\$ 2,006,749	\$ 1,893,937	\$ 112,813
C1	Market & Octavia and Upper Market Neighborhood Commercial District Affordable Housing Fee	Market/Octavia: Residential + Commercial (Not Residential Transit Oriented District)	\$ 15,793,463	\$ 8,881,710	\$ 6,911,753
C2	Market & Octavia Community Infrastructure Impact Fee	Market/Octavia: Residential + Commercial	\$ 29,211,230	\$ 27,438,371	\$ 1,772,859
D1	Van Ness and Market Downtown Residential Special Use District Affordable Housing Fee	Van Ness and Market Downtown: Residential + Commercial (C-3-G only)	\$ 10,477,971	\$ -	\$ 10,477,971
D2	Van Ness and Market Neighborhood Infrastructure Fee	Van Ness and Market Downtown: Residential + Commercial (C-3-G only)	\$ 1,744,619	\$ 1,500,000	\$ 244,619
E1	Central SoMa Community Services Facilities Fee	Central SoMa: Residential and Non-Residential	\$ -	\$ -	\$ -
E2	Central SoMa Infrastructure Impact Fee	Central SoMa: Residential and Non-Residential	\$ -	\$ -	\$ -
F1	Eastern Neighborhoods Area Plans Affordable Housing Fee	Eastern Neighborhoods: Residential	\$ 3,840,931	\$ -	\$ 3,840,931
F2	Affordable Housing Requirements for Urban Mixed Use Districts in the Eastern Neighborhoods	Eastern Neighborhoods: Zoned Urban Mixed Use Districts	\$ 33,637,613	\$ -	\$ 33,637,613
F3	Eastern Neighborhoods Infrastructure Impact Fee	Eastern Neighborhoods: Mixed Use Districts	\$ 107,558,058	\$ 95,886,319	\$ 11,671,739
F4	Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhood: Mixed Use Districts	\$ 957,404	\$ 950,000	\$ 7,404
F5	Payment in Case of Variance or Exception for Required Open Space	Eastern Neighborhood: Mixed Use Districts	\$ -	\$ -	\$ -
G1	Balboa Park Community Infrastructure Impact Fee	Balboa Park: Residential + Commercial	\$ 673,458	\$ 584,000	\$ 89,458
H1	Downtown Park Fee	Downtown: C-3 Districts - Commercial	\$ 24,900,448	\$ 21,187,837	\$ 3,712,610
H2	Transit Center District Open Space Impact Fee	Downtown: C-3-O Districts - Office	\$ 13,978,525	\$ 10,673,400	\$ 3,305,125
H3	Transit Center District Transportation and Street Improvement Impact Fee	Downtown: C-3-O Districts - Office	\$ 32,714,017	\$ 32,236,690	\$ 477,327
H4	Downtown Payment in Case of Variance or Exception for Required Open Space	Downtown: C-3-O Districts - Office	\$ -	\$ -	\$ -
H5	Union Square Park, Recreation, and Open Space Fee	Downtown: C-3-R Districts - Retail	\$ -	\$ -	\$ -

Report Section	Impact Fee	City Area Subject to the Fee	All-Year Revenues ⁽¹⁾	All-Year Expenditures ⁽²⁾	FY 2018-2019 Year End Balance
I1	North of Market Residential Special Use District Affordable Housing Fee	North of Market: Residential	\$ -	\$ -	\$ -
J1	Transit Impact Development Fee (TIDF)	TIDF: Citywide - Commercial	\$ 286,695,402	\$ 266,766,603	\$ 19,928,799
J2	Transportation Sustainability Fee (TSF)	TSF: Citywide - Commercial	\$ 32,955,002	\$ 7,854,416	\$ 25,100,585
J3	Affordable Housing - Jobs-Housing Linkage Fee	Affordable Housing: Citywide - Commercial	\$ 465,232,009	\$ 311,267,472	\$ 153,964,538
J4	Affordable Housing - Inclusionary Program ⁽⁴⁾	Affordable Housing: Citywide - Residential			
J5	Child Care Fee	Child Care: Citywide - Commercial + Residential	\$ 33,754,123	\$ 14,849,827	\$ 18,904,296
J6	Street Trees In-Lieu Fee	Street Trees: Citywide	\$ 3,369,589	\$ 3,240,316	\$ 129,273
J7	Public Art Fee	Downtown: C-3 Districts, RH + SB + TB; South of Market: SLI + SLR + SSO; Commercial: C-M + Part of C-2; Eastern Neighborhoods: UMU + MUG, MOU or MUR that are north of Division/Duboce/13th Streets	\$ 5,144,075	\$ 2,775,929	\$ 2,368,146
J8	Bicycle Parking In-Lieu Fee	Citywide - Residential & Non-Residential	\$ 7,050	\$ -	\$ 7,050
J9	Water Capacity Charge	WC: Citywide - Residential & Non-Residential	\$ 17,950,967	\$ 12,788,386	\$ 5,162,581
J10	Wastewater Capacity Charge	WCC: Citywide - Residential & Non-Residential	\$ 88,379,034	\$ 75,974,887	\$ 12,404,147
N/A	School Impact Fee	SFUSD: Citywide - Residential	http://www.sfusd.edu/		

Notes:

(1) Includes any interest earned and any transfers in.

(2) May or may not include non-liquidated encumbrances.

(3) Includes funds held by CCSF and in trust with Union Bank.

(4) Excludes Eastern Neighborhoods Affordable Housing Requirements UMU Area In-Lieu Fee revenues.

Sections A through J of this report provide descriptions of each fee including the purpose, designated use of funds, cumulative fees collected and expended, and any in-kind improvements provided by development projects.

Independent San Francisco Unified District Annual and Five Year Developer Impact Fee reports may be found on the SFUSD website: <http://www.sfusd.edu/>. For prior year reports, please contact the School District.

Appendix A(1) lists the City's development impact fees effective January 1, 2020, the administrative department or agency for each one, and other fee details through FY 2018-19.

Appendix A(2) lists applicable state and local legislation.

Administrative Overview

Multiple departments are involved in the administration and assessment, collection, appropriation, and reporting of development impact fees.

Except for the Affordable Housing Fees, the Union Square Park, Recreation, and Open Space Fee, the Transit Impact Development Fee (TIDF)/Transportation Sustainability Fee (TSF), and the Street Trees In-Lieu Fee, development impact fees authorized in the Planning Code are administered by the Planning Department (CPC). Affordable Housing Fees, including the Jobs-Housing Linkage fee, the Inclusionary Affordable Housing, and the SoMa Community Stabilization fee are administered by the Mayor's Office of Housing and Community Development (MOHCD). The Union Square Park, Recreation, and Open Space Fee is administered by General Services Agency (ADM). The TIDF/TSF is administered by the San Francisco Municipal Transit Agency (SFMTA). The Street Trees In-Lieu Fee is administered by the Department of Public Works. School and Water/Wastewater Capacity fees are authorized outside of the Planning Code and administered by the San Francisco Unified School District (SFUSD) and the San Francisco Public Utilities Commission (SFPUC), respectively.

The Department of Building Inspection (DBI) administers fee collections and refunds including calculating fee deferrals where applicable, and verifying that impact fee requirements, including in-kind agreements, are fully obligated before permits are issued. Most of the City's Development Impact Fees are adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b). The Controller's Office adjusts fee amounts by the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE), which is calculated by the Capital Planning Program and approved by the Capital Planning Committee. AICCIE is 5.5% for fees effective January 1, 2020. In the report period, MOHCD separately adjusted the Jobs-Housing Linkage and Inclusionary Affordable Housing fees. In October 2019, the Board of

Supervisors approved changes to the Jobs-Housing Linkage Fee, requiring it to be indexed to the AICCIE effective January 1, 2021. which would phase in fee increases, effective January 1, 2021.

Programming of fee revenue in the City's budget is coordinated by the department responsible for administering the fee. For fees intended to fund affordable housing, appropriations are programmed by the Mayor's Office of Housing and Community Development (MOHCD). The TIDF and TSF are programmed by the MTA. Programming for all other fees authorized in the Planning Code is coordinated by the Planning Department (CPC) through the Interagency Plan Implementation Committee (IPIC) and related Citizens Advisory Committees (CACs).

To appropriate CPC-administered impact fees, expenditure recommendations are developed in IPIC and CAC meetings through the summer and fall. During the department phase of budget development, implementing agencies include projects into their annual budget requests, consistent with IPIC's recommendations. As with all capital expenditures, the Board of Supervisors and Mayor's approval of the annual budget constitutes final approval of fee revenue spending.

Departments that implement projects supported by CPC-administered development impact fee include the Department of Public Works (DPW), the San Francisco Municipal Transportation Agency (MTA), the Recreation and Park Department (REC), the Arts Commission (ART), the Library Commission (LIB), the Human Service Agency (HSA), General Services Agency (ADM), and the Department of Children, Youth and Their Families (DCYF).

In addition to the Controller's biennial reporting and annual fee indexing, IPIC publishes an annual report in January providing an update of all projects in Area Plans, and describing all other activities conducted by

IPIC. Finally, administering departments are required by the California Mitigation Fee Act (CA Government Code 66000) to update nexus studies enabling their respective development impact fees every five years.

Fee Deferral Program

Ordinance 276-10 created the fee deferral program in Building Code Section 107A.13.3. Between July 1, 2010 and July 1, 2013, developers had the option of deferring payment of any development impact or in-lieu fee collected by the Department of Building Inspection (DBI) until issuance of the certificate of first occupancy. To defer the fee, developers had to submit a deferral request to DBI and pay a Development Fee Deferral Surcharge. Depending on the fee deferred, developers had to pay 15 or 20 percent of the total amount of development fees owed before the first construction document was issued, and the remainder before the certificate of first construction was issued. The deferral balance has decreased significantly, from \$68.7 million to \$1.4 million, from the previous report.

Table 3. Fees Deferred under the City's Fee Deferral Program

Fee	As of 6/30/2014	As of 6/30/2016	As of 6/30/2019	Change from 2016
Affordable Housing - Job Housing Linkage Fee	\$ 52,601,860	\$ 37,528,022	\$ -	\$ (37,528,022)
Affordable Housing Program	\$ 53,919,815	\$ 1,762,785	\$ -	\$ (1,762,785)
Child Care Fee	\$ 2,556,493	\$ 1,881,485	\$ 156,127	\$ (1,725,358)
Downtown Park Fee	\$ 4,691,141	\$ 3,424,310	\$ -	\$ (3,424,310)
Eastern Neighborhoods Infrastructure Impact Fee	\$ 3,850,089	\$ 351,855	\$ 1,153,223	\$ 801,369 ⁽¹⁾
Eastern Neighborhoods: Usable Open Space In-Lieu Fee	\$ 6,720	\$ -	\$ -	\$ -
Market & Octavia Affordable Housing Fee	\$ 842,427	\$ 549,890	\$ -	\$ (549,890)
Market & Octavia Community Infrastructure Fee	\$ 1,146,949	\$ 483,270	\$ -	\$ (483,270)
Rincon Hill Community Infrastructure Impact Fee	\$ 3,210,423	\$ -	\$ -	\$ -
South of Market (SOMA) Community Stabilization Fee	\$ 16,169,513	\$ -	\$ -	\$ -
Street Trees Planting Requirement or In-lieu Fee	\$ 17,670	\$ 13,839	\$ -	\$ (13,839)
Transit Center Open Space Fee	\$ 1,776,500	\$ 1,776,500	\$ -	\$ (1,776,500)
Transit Center Transportation and Street Improvement Fee	\$ 261,843	\$ 261,843	\$ -	\$ (261,843)
Transit Impact Development Fee (TIDF)	\$ 30,643,242	\$ 20,617,661	\$ 90,117	\$ (20,527,544)
Total	\$ 171,694,683	\$ 68,651,459	\$ 1,399,467	\$ (67,251,992)

(1) \$1.03M out of the \$1.15M increase is due to a project applied in 2013, but the permits were not issued until 2017.

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A. RINCON HILL

The Rincon Hill Area Plan, adopted in 2005, seeks to transform Rincon Hill into a mixed-use downtown neighborhood with a significant housing presence, while providing a full range of services and amenities that support urban living. The Rincon Hill Plan mitigates the impacts of this development by providing neighborhood open spaces, pedestrian, traffic-calming, and other streetscape improvements to be funded with a community infrastructure impact fee. Impacts from development on affordable housing, economic and community development, and community cohesion in the immediately surrounding area defined as South of Market Area (SoMa) are to be offset by the SoMa Community Stabilization Fee. Finally, in cases where the development site cannot accommodate the required open space, the Zoning Administrator may offer an in-lieu fee as an alternative to satisfying the requirement in SoMa Mixed-Use Districts.

A1. Rincon Hill Community Infrastructure Impact Fee

Background. In August 2005, the Board of Supervisors approved the imposition of a community improvement impact fee on residential development to provide necessary community improvements in the Rincon Hill Downtown Residential (DTR) district and surrounding areas.

Developers may provide an in-kind improvement in lieu of paying the fee, and either the fee or in-kind improvement may be financed via issuance of Mello-Roos bonds.¹ Fees paid directly to the City are to be deposited into the Rincon Hill Community Improvements Fund, which is administered by the Planning Department. Fees paid through the issuance of Mello-Roos bonds are held in trust with the trustee Union Bank.

Designated Use of Funds. Planning Code Section 418.5(b) specifies that funds collected shall be used solely to design, engineer, acquire, and develop neighborhood open space, streetscape improvements, a community center, and other improvements that result in new publicly-accessible facilities within the Rincon Hill Downtown Residential District or within 250 feet of the District. Funds may also be used by the Planning Commission for administrative costs, economic analyses, nexus studies, or to commission landscape architectural or other planning, design and engineering services in support of the proposed public improvements.

Further, \$6 million has been transferred to the South of Market Area (SoMa) Stabilization Fund described in Section A2 of this report, to be used exclusively for SoMa open space facilities development and improvement, community facilities development and improvement, SoMa pedestrian safety planning,

¹ Mello-Roos bonds are revenue bonds issued to finance construction or acquisition of certain authorized infrastructure projects. The bonds are secured by special taxes and assessments paid by property owners within an established Mello-Roos assessment district and by proceeds generated by foreclosure sales on delinquent properties.

traffic calming and streetscape improvement, and development of new affordable housing in SoMa pursuant to the Planning Code Section 418.5(b)(2).

Major infrastructure improvements from FY 2016-17 to FY 2018-19 include streetscape improvements on Harrison and Fremont Streets and elsewhere in the public realm.

Table A1.1: Rincon Hill Community Infrastructure Impact Fee Summary

Rincon Hill Community Improvements Fund									
Fiscal Year	Funds Held with CCSF					Funds Held with Trustee			
	Beginning Year Balance	Fee Revenue Collected	Interest Earned (1)	Funds Expended (2)	Year-End Balance	Beginning Year Balance	Fee Revenue Collected	Funds Expended	Year-End Balance
FY 2005-2006	\$ -	\$ 196,142	\$ -	\$ -	\$ 196,142	\$ -	\$ 4,332,274	\$ -	\$ 4,332,274
FY 2006-2007	\$ -	\$ -	\$ -	\$ 203,292	\$ (203,292)	\$ 4,332,274	\$ -	\$ 3,066,335	\$ 1,265,939
FY 2007-2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,265,939	\$ -	\$ -	\$ 1,265,939
FY 2008-2009	\$ -	\$ 2,750	\$ -	\$ -	\$ 2,750	\$ 1,265,939	\$ -	\$ 1,131,500	\$ 134,439
FY 2009-2010	\$ 2,750	\$ -	\$ -	\$ -	\$ 2,750	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2010-2011	\$ 2,750	\$ 589,626	\$ -	\$ 589,626	\$ 2,750	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2011-2012 (3)	\$ 2,750	\$ (17,174)	\$ -	\$ -	\$ (14,424)	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2012-2013	\$ (14,424)	\$ 5,908,512	\$ -	\$ -	\$ 5,894,088	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2013-2014	\$ 5,894,088	\$ 10,111,354	\$ -	\$ 1,083,000	\$ 14,922,442	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2014-2015	\$ 14,922,442		\$ 190,113	\$ 3,498,000	\$ 11,614,555	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2015-2016	\$ 11,614,555	\$ 3,394,765	\$ 70,379	\$ 6,307,000	\$ 8,772,699	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2016-2017	\$ 8,772,699	\$ -	\$ 119,105	\$ 6,419,000	\$ 2,472,804	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2017-2018	\$ 2,472,804	\$ -	\$ 213,986	\$ 1,873,740	\$ 813,050	\$ 134,439	\$ -	\$ -	\$ 134,439
FY 2018-2019	\$ 813,050	\$ 2,281,244	\$ 334,257	\$ 2,183,147	\$ 1,245,404	\$ 134,439	\$ -	\$ -	\$ 134,439
Total		\$ 22,467,219	\$ 927,840	\$ 22,156,805			\$ 4,332,274	\$ 4,197,835	

Notes:

(1) Prior to FY 2013-2014, this fund did not accrue interest in error. This error was corrected in FY 2014-2015 by transferring \$149,233 from the SoMa Stabilization Fund.

(2) Funds that have been appropriated and transferred for designated uses are considered expended. Administrative costs are reported when incurred.

(3) In FY 2011-2012, \$17,174 was refunded due to a collection error in FY 2010-2011 for the 333 Harrison project.

Funds Held with Trustee year-end balance -OPF's record shows a balance of \$371,535.

Table A1.2: Rincon Hill Community Infrastructure Impact Fee In-Kind Improvements

Project Description	Fee Amount Waived
Mid-Block Pedestrian Path	\$ 573,000
Harrison and First Street	\$ 1,100,000
Harrison Street Bulb-Out	\$ 668,045

Table A1.3: Rincon Hill Community Infrastructure Impact Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2005-2006	One Rincon Hill (425 First Street)	\$ 4,332,274
FY 2005-2006	333 Fremont Street	\$ 196,142
FY 2008-2009	One Rincon Hill (425 First Street)	\$ 2,750
FY 2010-2011	333 Harrison Street	\$ 589,626
FY 2011-2012	333 Harrison Street	\$ (17,174)
FY 2012-2013	401 Harrison Street	\$ 4,240,952
FY 2012-2013	333 Harrison Street	\$ 1,568,020
FY 2012-2013	333 Harrison Street	\$ 99,540
FY 2013-2014	340 Fremont Street	\$ 802,606
FY 2013-2014	399 Fremont Street	\$ 5,932,956
FY 2013-2014	45 Lansing Street	\$ 3,814,840
FY 2013-2014	One Rincon Hill (425 First Street) ⁽¹⁾	\$ (452,972)
FY 2013-2014	N/A	\$ 13,924
FY 2015-2016	340 Fremont Street	\$ 3,394,765
FY 2018-2019	15 Guy Place	\$ 88,328
FY 2018-2019	390 First Street	\$ 2,192,916
Total		\$ 26,799,493

Note:

(1) The Planning Commission has approved a \$452,972 to be refunded to the developer of One Rincon Hill (also known as 425 First Street). \$452,972 was transferred to the SOMA Community Stabilization Fund to fulfill the obligation of the developer to the SOMA Community Stabilization Fund.

Table A1.4: Rincon Hill Community Infrastructure Impact Fee Expenditure Detail

Fiscal Year	Project Title	Agency	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2006-2007	Transfer Out to the South of Market Area Community Stabilization Fund ⁽¹⁾	ABAG	\$ 1,169,835	\$ 1,169,835	100%
	Transfer Out to the South of Market Area Community Stabilization Fund ⁽¹⁾	CCSF	\$ 203,292	\$ 203,292	100%
	Guy Place Park & Sailor's Union: Appraisal and Purchase Negotiation	ABAG	\$ 25,000	\$ 25,000	100%
	Guy Place Park: Property Acquisition for Park	ABAG	\$ 1,811,500	\$ 1,811,500	100%
	Guy Place Park: Recreation & Park Design Services	ABAG	\$ 60,000	\$ 60,000	100%
FY 2008-2009	Guy Place Park: Recreation & Park Design Services	ABAG	\$ 31,500	\$ 31,500	100%
	Streetscape Improvements: Harrison & First Streets	ABAG	\$ 1,100,000	\$ 1,100,000	100%
FY 2010-2011	Transfer Out to the South of Market Area Community Stabilization Fund ⁽¹⁾	CCSF	\$ 589,626	\$ 589,626	100%
FY 2013-2014	Labor Charges for Administration of Programs	CCSF	\$ 10,000	\$ 10,000	100%
FY 2013-2014	Guy Place Park: Improvement	CCSF	\$ 500,000	\$ 500,000	100%
FY 2013-2014	Streetscape Improvements: Design Work on Rincon Hill	CCSF	\$ 573,000	\$ 3,634,208	100%
FY 2014-2015	Streetscape Improvement: Rincon Hill	CCSF	\$ 798,000	\$ 798,000	100%
FY 2014-2015	Guy Place Park: Improvement	CCSF	\$ 2,400,000	\$ 2,400,000	100%
FY 2014-2015	Library Materials	CCSF	\$ 300,000	\$ 300,000	100%
FY 2015-2016	Guy Place Park: Improvement	CCSF	\$ 100,000	\$ 457,352	100%
FY 2015-2016	Streetscape Improvements: Harrison Street	CCSF	\$ 2,170,000	\$ 2,170,000	100%
FY 2015-2016	Transfer Out to the South of Market Area Community Stabilization Fund ⁽¹⁾	CCSF	\$ 4,037,000	\$ 4,037,000	100%
FY 2016-2017	Streetscape Improvements: Harrison Street	CCSF	\$ 6,419,000	\$ 6,419,000	100%
FY 2017-2018	Streetscape Improvements: Harrison Street & Fremont Street	CCSF	\$ 1,873,740	\$ 1,873,740	100%
FY 2018-2019	Streetscape Improvements: Harrison Street & Fremont Street	CCSF	\$ 1,333,147	\$ 1,333,147	100%
FY 2018-2019	Streetscape Improvements: Public Realm	CCSF	\$ 850,000	\$ 850,000	100%
Total			\$ 26,354,640		

Note:

(1) Total of \$6,349,753 was transferred to the SoMa Community Stabilization Fund pursuant to Planning Code Section 418.5(b)(2).

A2. South of Market Area (SoMa) Community Stabilization Fee

Background. In August 2005, the Board of Supervisors approved the imposition of a SoMa Community Stabilization Impact Fee on residential development in the Rincon Hill Area Plan to address the impacts of development on affordable housing, economic and community development, and community cohesion in SoMa. In addition to fees paid by developers, Planning Code 418.5(b)(2) requires that \$6 million from the Rincon Hill Community Improvement Fund be deposited into the SoMa Community Stabilization Fund. These deposits are shown as transfers-in on Table A2.1 below.

Designated Use of Funds. Planning Code Section 418.7 specifies that collected fees shall be used for affordable housing and community asset building, small business rental assistance, development of new affordable rental units for low income households, rental subsidies for low income households, down payment assistance for home ownership for low income households, eviction prevention, employment development and capacity building for SoMa residents, job growth and job placement, small business assistance, leadership development, community cohesion, civic participation, and community-based programs and economic development. Funds may also be used to commission economic analyses and to pay MOHCD administrative costs associated with administering the Fund. Apart from commissioning an economic analysis (not to exceed \$100,000), the Board of Supervisors must approve all expenditures. The SoMa Community Stabilization Fund Community Advisory Committee advises MOHCD and the Board of Supervisors on the administration of the Fund.

After rapid initial development in the plan area, new revenues from the SoMa Community Stabilization Fee have flatlined with only two developments in the report period. The fee revenue collected and transfers into the fund decreased from \$23.3 million in FY 2014-15 and FY 2015-16 to \$3.6 million, which includes a \$0.4 million reimbursement from the funds held with trustee. Spending from this fund has increased in recent years, primarily for grants and loans to non-profit organizations that serve SoMa residents.

Table A2.1: SoMa Community Stabilization Fee Summary

Funds Held with CCSF						
Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund ⁽²⁾	Funds Expended ⁽³⁾	Year-End Balance
FY 2005-2006	\$ -	\$ 98,471	\$ 1,137	\$ -	\$ -	\$ 99,608
FY 2006-2007	\$ 99,608	\$ -	\$ 7,752	\$ 203,292	\$ 85,614	\$ 225,038
FY 2007-2008	\$ 225,038	\$ -	\$ 8,618	\$ -	\$ 192,452	\$ 41,204
FY 2008-2009	\$ 41,204	\$ 67,325	\$ 1,064	\$ -	\$ 185,596	\$ (76,004)
FY 2009-2010	\$ (76,004)	\$ 4,962,933	\$ 32,543	\$ 350,000	\$ 102,090	\$ 5,167,382
FY 2010-2011	\$ 5,167,382	\$ 2,807,128	\$ 54,871	\$ 589,626	\$ 3,749,180	\$ 4,869,827
FY 2011-2012 ⁽¹⁾	\$ 4,869,827	\$ (81,761)	\$ 52,079	\$ -	\$ 565,121	\$ 4,275,024
FY 2012-2013	\$ 4,275,024	\$ 185,874	\$ 61,701	\$ -	\$ 756,390	\$ 3,766,208
FY 2013-2014	\$ 3,766,208	\$ 1,899,067	\$ 100,841	\$ -	\$ 435,498	\$ 5,330,619
FY 2014-2015	\$ 5,330,619	\$ 5,376,158	\$ (26,269)	\$ -	\$ 1,382,544	\$ 9,297,964
FY 2015-2016	\$ 9,297,964	\$ 13,794,985	\$ 113,356	\$ 4,037,000	\$ 3,183,820	\$ 24,059,486 ⁽⁴⁾
FY 2016-2017	\$ 24,059,486	\$ -	\$ 201,138	\$ 356,250	\$ 1,350,306	\$ 23,266,568
FY 2017-2018	\$ 23,266,568	\$ -	\$ 335,822	\$ 20,550	\$ 7,228,861	\$ 16,394,079
FY 2018-2019	\$ 16,394,079	\$ 2,894,932	\$ 392,323	\$ 347,552	\$ 2,639,233	\$ 17,389,654 ⁽⁵⁾
Total		\$ 32,005,113	\$ 1,336,976	\$ 5,904,270	\$ 21,856,705	

Funds Held with Trustee						
Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund ⁽²⁾	Funds Expended ⁽³⁾	Year-End Balance
FY 2005-2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2006-2007	\$ 1,169,835	\$ -	\$ 56,262	\$ 1,169,835	\$ -	\$ 2,395,932
FY 2007-2008	\$ 1,226,097	\$ -	\$ 41,385	\$ -	\$ -	\$ 1,267,482
FY 2008-2009	\$ 1,267,482	\$ -	\$ 7,279	\$ -	\$ -	\$ 1,274,761
FY 2009-2010	\$ 1,274,761	\$ -	\$ 169	\$ -	\$ 350,000	\$ 924,930
FY 2010-2011	\$ 924,930	\$ -	\$ 31	\$ -	\$ -	\$ 924,961
FY 2011-2012	\$ 924,961	\$ -	\$ 47	\$ -	\$ -	\$ 925,008
FY 2012-2013	\$ 925,008	\$ -	\$ 48	\$ -	\$ -	\$ 925,056
FY 2013-2014	\$ 925,056	\$ -	\$ 95	\$ -	\$ -	\$ 925,151
FY 2014-2015	\$ 925,151	\$ -	\$ 168	\$ -	\$ -	\$ 925,319
FY 2015-2016	\$ 925,319	\$ -	\$ 743	\$ -	\$ -	\$ 926,061
FY 2016-2017	\$ 926,061	\$ -	\$ 2,694	\$ -	\$ 356,250	\$ 572,505
FY 2017-2018	\$ 572,505	\$ -	\$ 6,255	\$ -	\$ 20,550	\$ 558,210
FY 2018-2019	\$ 558,210	\$ -	\$ 11,717	\$ -	\$ 347,552	\$ 222,376
Total		\$ -	\$ 126,892	\$ 1,169,835	\$ 1,074,352	

Notes:

(1) In FY 2011-2012, \$81,761 was refunded due to a collection error in FY 2010-11 for the 333 Harrison project.

(2) Total of \$6,349,753 (\$1,169,835 from the ABAG account and \$203,292 from the CCSF account in FY 2006-2007, \$350,000 from CCSF account in FY 2009-2010, \$589,626 from CCSF account in FY 2010-2011, and \$4,037,000 from CCSF account in FY 2015-2016) was transferred to SOMA Community Stabilization Fund pursuant to Planning Code Section 418.5(b)(2) that \$6 million of the Rincon Hill Infrastructure Fund shall be transferred to the SoMa Stabilization Fund for certain uses.

(3) Funds that have been appropriated and transferred for designated uses are considered expended. Administrative costs are reported when occurred.

(4) In FY 2014-2015, Resolution 257-15 authorized Mayor's Office of Housing and Community Development to spend \$725,000 of infrastructure funds from the Rincon Hill Community Improvement Fund pending the receipt of \$925,666 settlement award from the Association of Bay Area Governments and ABAG Finance Authority for Nonprofit Corporations. Settlement was received in July 2016 and is now held with the trustee Union Bank. MOHCD appropriated \$725,000 for pedestrian crossing light and traffic calming projects and spent \$375,000 in FY 2015-2016.

(5) In FY 2018-2019, \$2.9M revenue erroneously deposited in the wrong Authority Code will be corrected in FY 2019-2020.

Table A2.2: SoMa Community Stabilization Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2005-2006	425 First Street	\$ 98,471
FY 2008-2009	45 Lansing Street	\$ 67,262
FY 2008-2009	425 First Street	\$ 63
FY 2009-2010	425 First Street	\$ 4,962,933
FY 2010-2011	333 Harrison	\$ 2,807,128
FY 2011-2012	333 Harrison	\$ (81,761)
FY 2012-2013	401 Harrison Street	\$ 185,874
FY 2013-2014	425 First Street	\$ 452,972
FY 2013-2014	45 Lansing	\$ 173,619
FY 2013-2014	399 Fremont	\$ 231,809
FY 2013-2014	340 Fremont	\$ 1,040,667
FY 2014-2015	401 Harrison Street	\$ 5,376,158
FY 2015-2016	340 Fremont	\$ 4,401,689
FY 2015-2016	399 Fremont	\$ 5,178,170
FY 2015-2016	45 Lansing	\$ 4,215,126
FY 2018-2019	15 Guy Place	\$ 112,424
FY 2018-2019	390 1st St	\$ 2,782,508
Total		\$ 32,005,113

Table A2.3: SoMa Community Stabilization Fee Expenditure Detail

Project Name	Inclusionary Housing Study	Advertising for Public Hearing/RFP	City Attorney Costs	MOH Administrative Costs	SFMTA/DPW Community Improvements ⁽¹⁾	333 Harrison Emerald Fund	Grants to nonprofit organizations ⁽²⁾	Loans to nonprofit organizations	Total
FY 2006-2007	\$ 40,000	\$ -	\$ -	\$ 45,614	\$ -	\$ -	\$ -	\$ -	\$ 85,614
FY 2007-2008	\$ 110,000	\$ -	\$ -	\$ 82,452	\$ -	\$ -	\$ -	\$ -	\$ 192,452
FY 2008-2009	\$ -	\$ -	\$ -	\$ 185,596	\$ -	\$ -	\$ -	\$ -	\$ 185,596
FY 2009-2010	\$ -	\$ 264	\$ 4,694	\$ 97,132	\$ -	\$ -	\$ -	\$ -	\$ 102,090
FY 2010-2011	\$ -	\$ -	\$ 22,638	\$ 113,081	\$ 56,844	\$ 2,762,000	\$ 794,618	\$ -	\$ 3,749,180
FY 2011-2012	\$ -	\$ -	\$ 1,826	\$ 158,883	\$ 10,880	\$ -	\$ 393,531	\$ -	\$ 565,121
FY 2012-2013	\$ -	\$ 145	\$ 2,468	\$ 147,157	\$ 223,841	\$ -	\$ 382,780	\$ -	\$ 756,390
FY 2013-2014	\$ -	\$ -	\$ 693	\$ 128,253	\$ -	\$ -	\$ 306,553	\$ -	\$ 435,498
FY 2014-2015	\$ -	\$ 1,391	\$ 39,861	\$ 177,866	\$ -	\$ -	\$ 782,227	\$ 381,199	\$ 1,382,544
FY 2015-2016	\$ -	\$ -	\$ -	\$ 246,101	\$ 375,000	\$ -	\$ 2,562,719	\$ -	\$ 3,183,820
FY 2016-2017	\$ -	\$ -	\$ -	\$ 266,578	\$ -	\$ -	\$ 920,862	\$ 162,866	\$ 1,350,306
FY 2017-2018	\$ -	\$ -	\$ -	\$ 314,853	\$ 178,442	\$ -	\$ 1,254,659	\$ 5,480,907	\$ 7,228,861
FY 2018-2019	\$ -	\$ -	\$ 3,161	\$ 313,399	\$ 206,658	\$ -	\$ 2,090,408	\$ 25,607	\$ 2,639,233
Year To Date	\$ 150,000	\$ 1,800	\$ 75,341	\$ 2,276,964	\$ 1,051,665	\$ 2,762,000	\$ 9,488,357	\$ 6,050,579	\$ 21,856,705

Notes:

(1) \$356,250 of the \$375,000 expenditures in FY 2015-2016 for a traffic calming project conducted by DPW at South Park was reimbursed by the funds held with the trustee bank in FY 2016-2017.

(2) To date, \$9,488,358 has been expended for grants to non profit organizations that serve SoMa residents. The funded programs include: Housing Coordination Program, Community Council, Financial Literacy Program, Neighborhood and Business Coordination Program, Neighborhood Art and Culture Project, Neighborhood Capacity Building Program, School Site Coordination, Tenant Counselling/Housing Program, Land Trust, and Small Business Loans.

Alternative Means of Satisfying the Open Space Requirement in the SoMa Mixed Use Districts

Effective January 2019, Planning Code Section 425, which allowed an alternative means of satisfying the open space requirement of the SoMa Mixed Use Districts, was repealed. Prior to the repeal, no developers subject to the open space requirements in SoMa opted to pay the in-lieu fee.

Section 425 of the Planning Code was replaced by Section 426 of the Planning Code, which provides an alternative means of satisfying the open space requirements of two places: Eastern Neighborhoods Mixed Use Districts except for Central SoMa Special Use District (described in Section F4 below) and Central SoMa Special Use District (described in Section E below).

B. VISITACION VALLEY

The Visitacion Valley Fee Area is located along the southeastern border of the City and includes the area bounded by McLaren Park to the west, the San Mateo County line to the south, Mansell St. to the north, and Highway 101 and Bayview Park to the east. The Fee Area includes the following planning areas: Executive Park Subarea Plan of the Bayview Hunters Point Area Plan, and the Visitacion Valley Redevelopment Area, including the Schlage Lock development site and the Sunnydale Housing Authority site. Together the findings in these plans and programs support the need for improvements and expansions in pedestrian and streetscape amenities, bicycle infrastructure, recreation and open space facilities, and childcare to offset demand increases from new development.

B1. Visitacion Valley Community Facilities and Infrastructure Fee

Background. The Visitacion Valley Community Facilities and Infrastructure Fee, which became effective in November 2005, is applicable to any development project that meets certain criteria in the Visitacion Valley area. The developer may reduce the fee owed by providing on-site community facility space that is accessible to the general public or by providing in-kind improvements. Fees collected are to be deposited into the Visitacion Valley Community Facilities and Infrastructure Fund.

Designated Use of Funds. Planning Code Section 420.6 specifies that collected fees are to be used solely to fund community facilities and infrastructure in Visitacion Valley, including but not limited to pedestrian and streetscape improvements, bicycle infrastructure, recreation and open space, childcare, and program administration. Any expenditure from the fund must be approved by the Board of Supervisors.

Major improvement projects funded by the Visitacion Valley Community Infrastructure Impact Fee from FY 2016-17 to FY 2018-19 include pedestrian bike streetscapes in Visitacion Valley and improvements at Herz Playground.

Table B1.1: Visitacion Valley Community Infrastructure Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended ⁽¹⁾	Year-End Balance
FY 2005-2006	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2006-2007	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2007-2008	\$ -	\$ 110,632	\$ 2,343	\$ -	\$ 112,975
FY 2008-2009	\$ 112,975	\$ 94,934	\$ 2,920	\$ -	\$ 210,829
FY 2009-2010	\$ 210,829	\$ 1,133,830	\$ 7,264	\$ -	\$ 1,351,923
FY 2010-2011	\$ 1,351,923	\$ 76,593	\$ 14,288	\$ 6,408	\$ 1,436,396
FY 2011-2012	\$ 1,436,396	\$ 100,940	\$ 16,528	\$ 83	\$ 1,553,780
FY 2012-2013	\$ 1,553,780	\$ 391,275	\$ 11,547	\$ 1,327,713	\$ 628,890
FY 2013-2014	\$ 628,890	\$ -	\$ 4,117	\$ 15,711	\$ 617,296
FY 2014-2015	\$ 617,296	\$ -	\$ 4,065	\$ 724	\$ 620,637
FY 2015-2016	\$ 620,637	\$ 1,842	\$ 3,597	\$ 2,589	\$ 623,487 ⁽²⁾
FY 2016-2017	\$ 623,487	\$ 583	\$ 9,405	\$ 223,121	\$ 410,355
FY 2017-2018	\$ 410,355	\$ -	\$ 8,352	\$ 312,004	\$ 106,703
FY 2018-2019	\$ 106,703	\$ -	\$ 11,695	\$ 5,585	\$ 112,813
Total		\$ 1,910,629	\$ 96,120	\$ 1,893,937	

Notes:

(1) Funds that have been appropriated and transferred for designated uses are considered expended. Administrative costs are reported when incurred.

(2) \$216,955 was transferred to DPW in FY 2014-2015 and was returned to CPC in FY 2015-2016.

Table B1.2: Visitation Valley Community Infrastructure Impact Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2009-2010	Building 8 - Candlestick Cove Townhome	\$ 25,584
FY 2009-2010	Building 7 - Candlestick Cove Townhome	\$ 21,794
FY 2009-2010	Building 5 - Candlestick Cove Townhome	\$ 26,488
FY 2009-2010	Building 25 - Candlestick Cove Townhome	\$ 20,392
FY 2009-2010	Building 11 - Candlestick Cove Townhome	\$ 26,488
FY 2009-2010	Building 6 - Candlestick Cove Townhome	\$ 25,584
FY 2009-2010	Building 24 - Candlestick Cove Townhome	\$ 16,554
FY 2009-2010	Building 22 - Candlestick Cove Townhome	\$ 31,508
FY 2009-2010	Building 15 - Candlestick Cove Townhome	\$ 19,176
FY 2009-2010	Bayside Vista Condominium Homes	\$ 209,096
FY 2010-2011	113 Diamond Cove	\$ 15,692
FY 2010-2011	101 Executive Park Blvd.	\$ 60,900
FY 2011-2012	101 Executive Park Blvd.	\$ 59,080
FY 2011-2012	100 Diamond Cove	\$ 8,769
FY 2011-2012	113 Diamond Cove	\$ 15,692
FY 2011-2012	201 Diamond Cove	\$ 7,533
FY 2011-2012	213 Diamond Cove	\$ 2,825
FY 2011-2012	112 Diamond Cove	\$ 7,041
FY 2012-2013	101 Otter Cove Ter	\$ 10,595
FY 2012-2013	108 Seal Cover Ter	\$ 7,323
FY 2012-2013	113 Seal Cover Ter	\$ 9,324
FY 2012-2013	115 Otter Cove Ter	\$ 12,694
FY 2012-2013	120 Diamond Cove Ter	\$ 9,697
FY 2012-2013	200 Diamond Cove Ter	\$ 7,323
FY 2012-2013	100 Diamond Cove Ter	\$ 35,075
FY 2012-2013	101 Otter Cove Ter	\$ 42,948
FY 2012-2013	108 Seal Cover Ter	\$ 29,507
FY 2012-2013	112 Diamond Cove Ter	\$ 28,164
FY 2012-2013	113 Seal Cover Ter	\$ 37,296
FY 2012-2013	115 Otter Cove Ter	\$ 51,315
FY 2012-2013	120 Diamond Cove Ter	\$ 39,075
FY 2012-2013	200 Diamond Cove Ter	\$ 29,507
FY 2012-2013	201 Diamond Cove Ter	\$ 30,132
FY 2012-2013	213 Diamond Cove Ter	\$ 11,298
FY 2015-2016	1769 11th Av	\$ 1,842
FY 2016-2017	1769 11th Av	\$ 92
FY 2016-2017	1840 Golden Gate Av	\$ 491
Total		\$ 1,910,629

Table B1.3: Visitacion Valley Community Infrastructure Impact Fees Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2010-2011	Utility Undergrounding on section of Leland Avenue from Bayshore Boulevard to Delta Street	\$ 6,408	N/A	N/A
FY 2011-2012	Utility Undergrounding on section of Leland Avenue from Bayshore Boulevard to Delta Street	\$ 83	N/A	N/A
FY 2012-2013	San Francisco Public Library - Visitacion Valley Branch on Buildings, Structures, & Improvement Project	\$ 1,327,713	\$ 9,350,000	14%
FY 2013-2014	Program administration	\$ 15,711	N/A	N/A
FY 2014-2015	Program administration	\$ 724	N/A	N/A
FY 2015-2016	Program administration	\$ 2,589	N/A	N/A
FY 2016-2017	Blanken Tunnel - Streetscape Improvement Project	\$ 206,000	N/A	N/A
FY 2016-2017	Program administration	\$ 17,121	N/A	N/A
FY 2017-2018	Herz Playground - Improvement Enhancement Project	\$ 310,000	N/A	N/A
FY 2017-2018	Program administration	\$ 2,004	N/A	N/A
FY 2018-2019	Program administration	\$ 5,585	N/A	N/A
Total		\$ 1,893,937		

C. MARKET AND OCTAVIA

The Market and Octavia Area Plan was adopted to direct new market rate housing into the Market and Octavia area. The Area Plan covers the general area within a short walking distance of Market Street between the Van Ness Avenue and Church Street Muni stations and along the new Octavia Boulevard on the former Central Freeway right-of-way. The Market and Octavia Area Plan adopted a layered approach to impact fees. All new residential and commercial projects will contribute to the Market and Octavia Community Improvements Fund and projects that seek additional density through purchase of density credits, an option only available to select parcels in the Van Ness and Market Downtown Residential Special Use Districts, will also contribute to the Van Ness and Market Community Facilities Infrastructure Fund, which is described in Section D of this report. On February 24, 2011, the Area Plan was extended to include the Upper Market Neighborhood Commercial District (NCD) to capture an increased amount of new residential and commercial development.

C1. Market and Octavia and Upper Market Neighborhood Commercial District (NCD) Affordable Housing Fee

Background. The Market and Octavia and Upper Market Neighborhood Commercial District Affordable Housing Fee became effective in May 2008. Planning Code Section 416 requires new development projects in the Market Octavia Plan Area (which includes the Van Ness and Market Special Use District) and the Upper Market NCD subject to the Inclusionary Affordable Housing Program to pay an additional affordable housing fee. The fee may not be met through an in-kind improvement or financed via a Mello-Roos Community Facilities District. However, a developer will not be charged the fee for a unit that is designated as part of a below market rate unit under the Planning Code.

Designated Use of Funds. Fees collected are to be deposited into the Citywide Affordable Housing Fund; however, these funds are to be separately accounted for. The Mayor's Office of Housing and Community Development is required to spend the funds according to the following priorities: (1) to increase the supply of housing affordable to qualifying households in the Market and Octavia Plan Area; (2) to increase the supply of housing affordable to qualifying households within one mile of the boundaries of the Plan Area; and (3) to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses.

Table C1.1: Market and Octavia and Upper Market Neighborhood Commercial District Affordable Housing Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2011-2012	\$ -	\$ 118,956	\$ -	\$ -	\$ 118,956
FY 2012-2013	\$ 118,956	\$ 262,278	\$ -	\$ -	\$ 381,234
FY 2013-2014	\$ 381,234	\$ 3,037,660	\$ 12,387	\$ -	\$ 3,431,281
FY 2014-2015	\$ 3,431,281	\$ 924,561	\$ 12,453	\$ -	\$ 4,368,295
FY 2015-2016	\$ 4,368,295	\$ 2,882,168	\$ 40,314	\$ 1,599,197	\$ 5,691,580
FY 2016-2017	\$ 5,691,580	\$ 1,548,189	\$ 48,050	\$ 1,846,166	\$ 5,441,653
FY 2017-2018	\$ 5,441,653	\$ 4,942,452	\$ 92,754	\$ 5,436,347	\$ 5,040,513
FY 2018-2019	\$ 5,040,513	\$ 1,743,664	\$ 127,576	\$ -	\$ 6,911,753
Total		\$ 15,459,929	\$ 333,534	\$ 8,881,710	

Table C1.2: Market and Octavia and Upper Market Neighborhood Commercial District Affordable Housing Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2011-2012	38 Dolores	\$ 21,242
FY 2011-2012	299 Valencia Street	\$ 97,715
FY 2012-2013	8 Octavia	\$ 262,278
FY 2013-2014	323 Octavia	\$ 103,337
FY 2013-2014	38 Dolores	\$ 372,704
FY 2013-2014	388 Fulton	\$ 37,636
FY 2013-2014	401 Grove	\$ 297,853
FY 2013-2014	100 Van Ness	\$ 1,680,094
FY 2013-2014	2200 Market	\$ 80,112
FY 2013-2014	1600 Market	\$ 186
FY 2013-2014	1998 Market	\$ 465,738
FY 2014-2015	2175 Market	\$ 188,875
FY 2014-2015	2198 Market	\$ 325,795
FY 2014-2015	450 Hayes	\$ 44,276
FY 2014-2015	323 Octavia	\$ 103,337
FY 2014-2015	8 Octavia	\$ 262,278
FY 2015-2016	150 Van Ness	\$ 2,364,165
FY 2015-2016	400 Grove	\$ 146,305
FY 2015-2016	450 Hayes	\$ 184,027
FY 2015-2016	580 Hayes	\$ 187,672
FY 2016-2017	388 Fulton	\$ 182,460
FY 2016-2017	22 Franklin	\$ 214,450
FY 2016-2017	1554 Market	\$ 897,487
FY 2016-2017	2100 Market	\$ 253,792
FY 2017-2018	1500 Mission	\$ 4,716,447
FY 2017-2018	2240 Market	\$ 226,006
FY 2018-2019	555 Fulton	\$ 599,736
FY 2018-2019	188 Octavia	\$ 126,463
FY 2018-2019	1700 Mission	\$ 133,512
FY 2018-2019	235 Valencia	\$ 136,407
FY 2018-2019	1699 Market	\$ 747,547
Total		\$ 15,459,929

Table C1.3: Market and Octavia Affordable Housing Fee and Upper Market Neighborhood Commercial District Inclusionary Housing Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fee
FY 2015-2016	455 Fell Street Central Freeway	\$ 1,599,197	\$ 1,599,197	100%
FY 2016-2017	455 Fell Street Central Freeway	\$ 1,846,166	\$ 1,846,166	100%
FY 2017-2018	455 Fell Street Central Freeway	\$ 5,436,347	\$ 12,132,406	45%
FY 2018-2019	455 Fell Street Central Freeway	\$ -	\$ 1,731,481	0%
Total		\$ 8,881,710		

C2. Market and Octavia Community Infrastructure Impact Fee

Background. The Market and Octavia Community Infrastructure Impact Fee became effective in April 2008. The fee is imposed on residential and non-residential development projects within the Market and Octavia Infrastructure Program Area that meets certain criteria. The purpose of the proposed Market and Octavia Community Infrastructure Impact Fee is to provide specific public improvements, including community open space, pedestrian and streetscape improvements and other facilities and services.

Fees collected are deposited in the Market and Octavia Community Improvements Fund. In lieu of paying this fee, developers may propose to directly provide community improvements to the City. Developers also have the option to finance the fee or in-kind improvement via a Mello-Roos Community Facilities District.

Designated Use of Funds. Planning Code Section 421.5(b) specifies that funds may be used to design, engineer, acquire, develop and improve neighborhood open spaces, pedestrian and streetscape improvements, community facilities, childcare facilities, and other improvements that result in new publicly-accessible facilities and related resources within the Market and Octavia Plan Area, or within 250 feet of the Plan Area. If necessary, funds may also be used by the Planning Commission for program administration and to commission economic analyses or an updated nexus study.

Table C2.1: Market and Octavia Community Infrastructure Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended ⁽¹⁾	Year-End Balance
FY 2007-2008	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2008-2009	\$ -	\$ 29,330	\$ -	\$ -	\$ 29,330
FY 2009-2010	\$ 29,330	\$ 78,808	\$ 1,537	\$ 2,972	\$ 106,703
FY 2010-2011	\$ 106,703	\$ 113,882	\$ 1,814	\$ -	\$ 222,400
FY 2011-2012	\$ 222,400	\$ 1,268,943	\$ 5,327	\$ 38,827	\$ 1,457,843
FY 2012-2013	\$ 1,457,843	\$ 2,466,982	\$ 18,593	\$ 420,000	\$ 3,523,419
FY 2013-2014	\$ 3,523,419	\$ 4,814,179	\$ 35,990	\$ 2,058,700	\$ 6,314,887
FY 2014-2015	\$ 6,314,887	\$ 3,097,268	\$ 49,221	\$ 2,826,900	\$ 6,634,476
FY 2015-2016	\$ 6,634,476	\$ 3,015,469	\$ 57,593	\$ 8,685,428	\$ 1,022,110
FY 2016-2017	\$ 1,022,110	\$ 2,721,202	\$ 84,908	\$ 3,295,209	\$ 533,011
FY 2017-2018	\$ 533,011	\$ 8,577,062	\$ 219,300	\$ 8,368,487	\$ 960,885
FY 2018-2019	\$ 960,885	\$ 2,201,921	\$ 351,901	\$ 1,741,848	\$ 1,772,859
Total		\$ 28,385,046	\$ 826,184	\$ 27,438,371	

Note:

(1) Funds that have been appropriated and transferred to projects for designated uses are considered expended. Administrative costs are reported when incurred.

Table C2.2: Market and Octavia Community Infrastructure In-Kind Improvements

Project Description	Fee Amount Waived
Dolores Sreet and Market Street streetscape improvements	\$ 513,000
Open Space and Community Facility	\$ 4,952,484

Table C2.3: Market and Octavia Community Infrastructure Impact Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2008-2009	435 Duboce Avenue	\$ 29,330
FY 2009-2010	74 Otis Street	\$ 74,288
FY 2009-2010	75 Lily Street	\$ 4,520
FY 2010-2011	299 Valencia Street	\$ 86,474
FY 2010-2011	580 Hayes Street	\$ 6,640
FY 2010-2011	162 Landers Street	\$ 11,280
FY 2010-2011	424 Octavia Street	\$ 2,560
FY 2010-2011	432 Octavia Street	\$ 2,560
FY 2010-2011	370 Linden Street	\$ 1,808
FY 2010-2011	N/A	\$ 2,560
FY 2011-2012	205 Franklin Street	\$ 84,048
FY 2011-2012	543 Grove Street	\$ 10,559
FY 2011-2012	55 Dolores Street	\$ 9,571
FY 2011-2012	616 20th Street	\$ 4,606
FY 2011-2012	38 Dolores Street	\$ 959,127
FY 2011-2012	299 Valencia Street	\$ 201,032
FY 2012-2013	25 Dolores Street	\$ 110,214
FY 2012-2013	489 Hayes Street	\$ 4,720
FY 2012-2013	8 Octavia Street	\$ 671,624
FY 2012-2013	230 Lily Street	\$ 7,971
FY 2012-2013	335 Oak Street	\$ 10,771
FY 2012-2013	543 Grove Street	\$ 42,235
FY 2012-2013	100 Van Ness Avenue	\$ 820,160
FY 2012-2013	1600 Market Street	\$ 33,573
FY 2012-2013	1998 Market Street	\$ 336,923
FY 2012-2013	2175 Market Street	\$ 188,577
FY 2012-2013	2200 Market Street	\$ 66,090
FY 2012-2013	350 Linden Street	\$ 19,718
FY 2012-2013	401 Grove Street	\$ 221,857
FY 2012-2013	299 Valencia Street	\$ (67,454) ⁽¹⁾
FY 2013-2014	380 Fulton Street	\$ 27,392
FY 2013-2014	400 Grove Street	\$ 78,320
FY 2013-2014	100 Van Ness Avenue	\$ 1,658,394
FY 2013-2014	1600 Market Street	\$ 131,707
FY 2013-2014	1998 Market Street	\$ 853,599
FY 2013-2014	2200 Market Street	\$ 164,129
FY 2013-2014	401 Grove Street	\$ 551,924
FY 2013-2014	323 Octavia Street	\$ 1,814,326
FY 2013-2014	370 Linden Street	\$ 3,489
FY 2013-2014	388 Fulton Street	\$ 96,289
FY 2013-2014	441 Linden Street	\$ 6,609
FY 2013-2014	38 Dolores Street	\$ (572,000) ⁽¹⁾
FY 2014-2015	1 Frankin Stree	\$ 379,244
FY 2014-2015	2175 Market Street	\$ 517,839
FY 2014-2015	2198 Market Street	\$ 906,211
FY 2014-2015	25 Dolores Street	\$ 457,466
FY 2014-2015	350 Linden Street	\$ 81,837
FY 2014-2015	380 Fulton Street	\$ 113,193
FY 2014-2015	555 Fulton Street	\$ 467,054
FY 2014-2015	85 Brosnan Street	\$ 60,919
FY 2014-2015	450 Hayes Street	\$ 113,505
FY 2015-2016	150 Van Ness Avenue	\$ 1,904,233
FY 2015-2016	1543 Mission Street	\$ 14,259
FY 2015-2016	400 Grove Street	\$ 149,226

FY 2015-2016	450 Hayes Street	\$ 471,765
FY 2015-2016	580 Hayes Street	\$ 475,987
FY 2016-2017	126 Laguna Street	\$ 13,844
FY 2016-2017	1554 Market Street	\$ 1,134,548
FY 2016-2017	160 Germania Street	\$ 26,750
FY 2016-2017	21 Rosemont Place	\$ 41,301
FY 2016-2017	2100 Market Street	\$ 179,849
FY 2016-2017	2100 Market Street	\$ 532,428
FY 2016-2017	22 Franklin Street	\$ 268,237
FY 2016-2017	25 Elgin Park	\$ 26,762
FY 2016-2017	52 Otis Street	\$ 2,246
FY 2016-2017	388 Fulton Street	\$ 409,293
FY 2016-2017	388 Fulton Street	\$ 58,041
FY 2016-2017	441 Linden Street	\$ 27,903
FY 2017-2018	101 Sanchez Street	\$ 44,245
FY 2017-2018	1500 Mission Street	\$ 5,945,818
FY 2017-2018	1699 Market Street	\$ 1,904,291
FY 2017-2018	2240 Market Street	\$ 646,414
FY 2017-2018	708 Buchanan Street	\$ 12,044
FY 2017-2018	750 14Th Street	\$ 24,251
FY 2018-2019	124 Haight Street	\$ 29,419
FY 2018-2019	1700 Market Street	\$ 337,488
FY 2018-2019	188 Octavia Street	\$ 255,509
FY 2018-2019	235 Valencia Street	\$ 355,854
FY 2018-2019	269 Waller Street	\$ 10,198
FY 2018-2019	555 Fulton Street	\$ 1,193,264
FY 2018-2019	760 14Th Street	\$ 20,190
Total		\$ 28,385,046

Note:

(1) Negative amounts show corrections for the previous collections.

Table C2.4: Market and Octavia Community Infrastructure Impact Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2009-2010	Permit tracking system programming costs (DBI	\$ 2,972	N/A	N/A
FY 2011-2012	Implementing traffic changes for the Hayes 2-way street project	\$ 38,827	N/A	N/A
FY 2012-2013	Construction of Franklin Street Bulbouts (SFMTA)	\$ 250,000	\$ 250,000	100%
FY 2012-2013	Implementing traffic changes for the Haight 2-way street project	\$ 330,000	\$ 5,900,000	6%
FY 2012-2013	Predevelopment of Pedestrian Improvements (SFMTA)	\$ 50,000	\$ 3,610,000	1%
FY 2013-2014	Program Administration	\$ 18,700	N/A	N/A
FY 2013-2014	Implementing Community Challenge Grant Project (General Service Agency)	\$ 50,000	\$ 50,000	100%
FY 2013-2014	Planting and Maintenance of CIP Trees	\$ 50,000	\$ 50,000	100%
FY 2013-2014	Patricia's Green Rotating Art Project (Art Commission)	\$ 20,000	\$ 85,000	24%
FY 2013-2014	Bicycle Lane Improvements in Polk Street Northbound (SFMTA)	\$ 50,000	\$ 800,000	6%
FY 2013-2014	Pedestrian Improvements in Upper Market Street (SFMTA)	\$ 1,160,000	\$ 3,610,000	32%
FY 2013-2014	Pedestrian Improvements Franklin and Gough Intersections (SFMTA)	\$ 500,000	\$ 500,000	100%

FY 2014-2015	Implementing Community Challenge Grant Project (General Service Agency)	\$ 180,000	\$ 180,000	100%
FY 2014-2015	Planting and Maintenance of CIP Trees	\$ 50,000	\$ 50,000	100%
FY 2014-2015	Patricia's Green Rotating Art Project (Art Commission)	\$ 20,000	\$ 85,000	24%
FY 2014-2015	Page Street Green Connection (DPW and CPC)	\$ 250,000	N/A	N/A
FY 2014-2015	Margaret Hayward Playground (REC)	\$ 150,000	\$ 150,000	100%
FY 2014-2015	Brady Block Park - Design (CPC)	\$ 100,000	\$ 100,000	100%
FY 2014-2015	Pedestrian Improvements in Upper Market Street (DPW)	\$ 950,000	N/A	N/A
FY 2014-2015	Re-establish Octavia Boulevard Right of Way with Margeret Hayward Playground (CPC)	\$ 150,000	N/A	N/A
FY 2014-2015	Streetscape Greening Enhancement (DPW)	\$ 350,000	N/A	N/A
FY 2014-2015	Library Materials	\$ 126,900	N/A	N/A
FY 2014-2015	Living Alleyway Community Challenge program	\$ 500,000	\$ 500,000	100%
FY 2015-2016	Implementing Community Challenge Grant Project (General Service Agency)	\$ 180,000	\$ 180,000	100%
FY 2015-2016	Sidewalk Greening Program (CPC)	\$ 50,000	N/A	N/A
FY 2015-2016	Pedestrian Improvements at Van Ness and Mission (SFMTA)	\$ 500,000	\$ 500,000	100%
FY 2015-2016	Child Care Capital Fund (DSS)	\$ 1,273,000	\$ 1,273,000	100%
FY 2015-2016	Margaret Hayward Playground (REC)	\$ 2,734,000	\$ 2,734,000	100%
FY 2015-2016	Streetscape Enhancement (SFMTA)	\$ 1,000,000	\$ 1,000,000	100%
FY 2015-2016	Page Street Green Connection (SFMTA)	\$ 1,000,000	\$ 1,000,000	100%
FY 2015-2016	MUNI Forward	\$ 300,000	\$ 300,000	100%
FY 2015-2016	Brady Block Park - Develop (CPC)	\$ 100,000	\$ 100,000	100%
FY 2015-2016	Program Administration	\$ 3,428	N/A	N/A
FY 2015-2016	Page Street Green Connection (DPW)	\$ 25,000	N/A	N/A
FY 2015-2016	Living Alleyway Community Challenge Program	\$ 500,000	\$ 500,000	100%
FY 2015-2016	Patricia's Green Rotating Art Project (Art Commission)	\$ 20,000	\$ 85,000	24%
FY 2015-2016	Better Market Street	\$ 1,000,000	\$ 5,160,289	19%
FY 2016-2017	The Hub Transportation Impact Study (CPC)	\$ 137,043	\$ 250,000	55%
FY 2016-2017	Streetscape Enhancement (SFMTA)	\$ 1,350,000	\$ 1,683,854	80%
FY 2016-2017	Pedestrian Improvements at Upper Market (SFMTA)	\$ 700,000	\$ 700,000	100%
FY 2016-2017	Margaret Hayward Playground (REC)	\$ 1,000,000	\$ 1,000,000	100%
FY 2016-2017	Re-Connect Buchanan Street Mall ROW Study (REC)	\$ 100,000	\$ 100,000	100%
FY 2016-2017	Program Administration	\$ 8,166	N/A	N/A
FY 2017-2018	Patricia's Green Rotating Art Project (Art Commission)	\$ 100,000	\$ 100,000	100%
FY 2017-2018	The Hub Transportation Impact Study (CPC)	\$ 112,957	\$ 112,957	100%
FY 2017-2018	Sidewalk Greening (CPC)	\$ 50,000	\$ 50,000	100%
FY 2017-2018	Pedestrian Improvements at Upper Market (SFMTA)	\$ 1,138,157	\$ 1,138,157	100%
FY 2017-2018	Streetscape Enhancement (SFMTA)	\$ 2,000,000	\$ 2,000,000	100%
FY 2017-2018	Koshland Park Access (SFMTA)	\$ 450,000	\$ 450,000	100%
FY 2017-2018	Pedestrian Improvements at Upper Market (SFMTA)	\$ 357,100	\$ 357,100	100%
FY 2017-2018	Hayward Park (REC)	\$ 4,100,000	\$ 4,100,000	100%
FY 2017-2018	Program Administration	\$ 60,273	N/A	N/A
FY 2018-2019	Market/Octavia Plaza Rotating Art Project (Art Commission)	\$ 50,000	\$ 50,000	100%
FY 2018-2019	Neighborhood Heritage Program (CPC)	\$ 50,000	\$ 50,000	100%
FY 2018-2019	Sidewalk Greening (DPW)	\$ 200,000	\$ 200,000	100%
FY 2018-2019	Octavia Boulevard Irrigation System (DPW)	\$ 100,000	\$ 100,000	100%
FY 2018-2019	Light Rail Service Enhancement (SFMTA)	\$ 1,250,000	\$ 8,500,000	15%
FY 2018-2019	Program Administration	\$ 91,848	N/A	N/A
Total		\$ 27,438,371		

D. VAN NESS AND MARKET DOWNTOWN RESIDENTIAL SPECIAL USE DISTRICT

The Van Ness and Market Residential Special Use District (SUD) is comprised of the parcels zoned C-3-G (Downtown General Commercial) within the Market Octavia Plan area. Fees are assessed to this area in addition to the fees under the Market and Octavia Area Plan. The SUD enables the creation of a very dense residential neighborhood through significant increases in development potential. The SUD seeks to improve access to necessary public infrastructure and amenities in the area by providing open space, streetscape improvements, community facilities and public transit.

D1. Van Ness and Market Downtown Residential Special Use District Affordable Housing Fee

Background. Planning Code Section 424.3(b) requires all uses in any development projects within the Van Ness and Market Downtown Residential Special Use District to pay a fee if any portion of the building area exceeds a certain base development site Floor Area Ratio (FAR) specified in the legislation. The current Inclusionary Affordable Housing program is combined with the Affordable Housing FAR bonus program. The public improvements acceptable in exchange for granting the FAR bonus, and that would be necessary to serve the additional population created by the increased density, are open space acquisition and improvement, complete streets and affordable housing. All public improvements shall be consistent with the Market and Octavia Area Plan.

Designated Use of Funds. Fees collected are deposited into the Citywide Affordable Housing Fund. Collection, management, enforcement, and expenditure of funds shall conform to the requirements outlined in Planning Code Section 415.1, specifically including, but not limited to, the provisions of Section 415.7. Fees from this Fund are to be used to: (1) increase the supply of housing affordable to qualifying households, and (2) pay the expenses of the Mayor’s Office of Housing in connection with monitoring and administering compliance with the requirements of the Inclusionary Affordable Housing Program.

Table D1.1: Van Ness and Market Downtown Residential Special Use District Affordable Housing Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2014-2015	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2015-2016	\$ -	\$ 1,714,729	\$ 7,278	\$ -	\$ 1,722,007
FY 2016-2017	\$ 1,722,007	\$ 1,441,080	\$ 14,996	\$ -	\$ 3,178,082
FY 2017-2018	\$ 3,178,082	\$ 6,955,580	\$ 113,324	\$ -	\$ 10,246,986
FY 2018-2019	\$ 10,246,986	\$ -	\$ 230,984	\$ -	\$ 10,477,971
Total		\$ 10,111,388	\$ 366,582	\$ -	

Table D1.2: Van Ness and Market Downtown Residential Special Use District Affordable Housing Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2015-2016	150 Van Ness Avenue	\$ 1,714,729
FY 2016-2017	1554 Market Street	\$ 1,441,080
FY 2017-2018	1500 Mission Street	\$ 6,955,580
Total		\$ 10,111,388

D2. Van Ness and Market Downtown Residential Special Use District Infrastructure Fee

Background. The Van Ness & Market Residential SUD enables the creation of a very dense residential neighborhood in an area built for back-office and industrial uses. While envisioned in the Plan, such projects would create localized levels of demand for open space, streetscape improvements, and public transit above and beyond the levels both existing in the area today and funded by the Market and Octavia Community Improvements Fee. In lieu of paying this fee, developers may opt to provide in-kind improvements that mitigate the impacts of growth in the general vicinity of the Van Ness and Market Downtown Residential Special Use District area, meet identified community needs as analyzed in the Market and Octavia Area Plan Community Improvements Program, and serve as a substitute for improvements funded by infrastructure impact fee revenue such as street improvements, transit improvements, and community facilities.

Designated Use of Funds. Planning Code Section 424.5(a)(1) specifies that the Van Ness and Market Neighborhood Infrastructure Fund is to be used solely to design, engineer, acquire and develop neighborhood open spaces and streetscape improvements that result in new publicly-accessible facilities within the Van Ness and Market Downtown Residential Special Use District. Funds may also be used by the Planning Commission to commission studies, or to commission landscape, architectural or other planning, design and engineering services in support of the proposed public improvements.

Table D2.1: Van Ness and Market Downtown Residential Special Use District Infrastructure Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2016-2017	\$ -	\$ 6,211	\$ 2	\$ -	\$ 6,213
FY 2017-2018	\$ 6,213	\$ 1,686,061	\$ 15,750	\$ -	\$ 1,708,024
FY 2018-2019	\$ 1,708,024	\$ -	\$ 36,595	\$ 1,500,000	\$ 244,619
Total		\$ 1,692,271	\$ 52,348	\$ 1,500,000	

Table D2.2: Van Ness and Market Downtown Residential Special Use District Infrastructure Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2017-2018	1554 Market Street	\$ 6,211
FY 2018-2019	1500 Mission Street	\$ 1,686,061
Total		\$ 1,692,271

Table D2.3: Van Ness and Market Downtown Residential Special Use District Infrastructure Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2018-2019	Van Ness Bus Rapid Transit Project - Van Ness and Mission Pedestrian Improvements	\$ 1,500,000	\$ 1,500,000	100%

E. CENTRAL SOMA SPECIAL USE DISTRICT

In December 2018, the Board of Supervisors adopted the Central South of Market Area Plan (Central SoMa), which is bounded on the west by Sixth Street, on the east by Second Street, on the north by the border of the Downtown Plan area, and on the south by Townsend Street. The area plan is expected to deliver 16 million square feet of new housing and office space within walking distance of the Central Subway's 4th Street alignment by 2040. This area is within the boundaries of the East SoMa and Western SoMa Plans, which together, are part of the Eastern Neighborhoods, described in detail in Section F below.

To support the new Special Use District, the Board of Supervisors also adopted two new fees, effective January 2019. Projects within Central SoMa are still required to pay the Eastern Neighborhoods Infrastructure Fee as provided in Planning Code Section 423, Alternative Means of Satisfying the Open Space Requirement and the Payment in Case of Variance for Open Space. As of the writing of this report, no fees associated with Central SoMa have been collected.

E1. Central SoMa Community Services Facilities Fee

Background. This fee became effective in January 2019, authorized by Section 432 of the Planning Code. This fee is applied to any new residential or non-residential construction or addition of space in excess of 800 gross square feet.

Designated Use of Funds. Fees collected are to be deposited into the Central SoMa Community Services Facilities Fund. The Mayor's Office of Housing is responsible for expending funds to design, engineer, and develop community services facilities, including cultural/arts facilities, social welfare facilities, and community health facilities in the Central SoMa Special Use District.

No Central SoMa Community Services Facilities Fees have been collected.

E2. Central SoMa Infrastructure Impact Fee

Background. This fee became effective in January 2019, authorized by Section 433 of the Planning Code. This fee is applied to any new residential or non-residential construction or addition of space in excess of 800 gross square feet and as further described in Planning Code Section 433. Projects subject to this fee are also subject to the Eastern Neighborhoods Infrastructure Impact Fee (E3).

Designated Use of Funds. Fees collected are to be deposited into the Central SoMa Infrastructure Impact Fund. Expenditures are recommended by the Interagency Plan Implementation Committee (IPIC) for allocation and administration. Monies deposited in the fund must be used to design, engineer, and develop community public transit.

No Central SoMa Community Services Facilities Fees have been collected.

F. EASTERN NEIGHBORHOODS

The Eastern Neighborhoods Area Plan includes the Mission, Central Waterfront, East South of Market (SoMa), Western SoMa, and Showplace Square/Potrero Hill neighborhoods, and the largest area of industrially zoned land. With land in short supply in the City, the Eastern Neighborhoods area has become a target area for development to meet San Francisco's affordable housing needs. The Eastern Neighborhoods Area Plan was adopted in early 2009 to provide a significant amount of new housing affordable to all income levels while providing a comprehensive package of public benefits accessible to the area to address existing deficiencies and the impact of new developments. The Area Plan is generally comprised of three zoning types: (1) residential, which is generally portions of the Mission, Potrero Hill and Dogpatch; (2) PDR where it is intended to ensure space for existing and new PDR businesses and activities; and (3) Mixed-Use where it is intended to promote a mix of different types of activities. The Eastern Neighborhoods are subject to four distinct fees, with collected funds dedicated to affordable housing, infrastructure improvements and open space in the Plan Area.

F1. Eastern Neighborhoods Area Plan Affordable Housing Requirement

Background. The Eastern Neighborhoods Area Plan Affordable Housing Requirement, which became effective in January 2009, applies to Eastern Neighborhood development projects that are 20 units or less or development projects less than 25,000 gross square feet. The fee was previously known as the Eastern Neighborhoods Area Plan Alternative Affordable Housing In-Lieu Fee.

Designated Use of Funds. Fees collected are to be deposited into the Citywide Affordable Housing Fund; however, the funds are to be separately accounted for. The Mayor's Office of Housing is responsible for expending funds according to the following priorities: (1) to increase the supply of housing affordable to qualifying households in the Eastern Neighborhoods Project Areas; (2) to increase the supply of housing affordable to qualifying households within one mile of the boundaries of the Eastern Neighborhoods Project Areas; (3) to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses.

Table F1.1 Eastern Neighborhoods Area Plan Affordable Housing Requirement Summary

Funds Held with CCSF					
Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2017-2018	\$ -	\$ 3,840,931	\$ -	\$ -	\$ 3,840,931 ⁽¹⁾
FY 2018-2019	\$ 3,840,931	\$ -	\$ -	\$ -	\$ 3,840,931
Total		\$ 3,840,931	\$ -	\$ -	

Notes:

(1) In the previous report, \$4,581,246 of revenue and \$19,708 of interest earned in FY 2015-2016 was erroneously reported in E1 Eastern Neighborhoods Area Plans Affordable Housing Fee, instead of E3 Eastern Neighborhoods Infrastructure Impact Fee. It has been corrected in this report.

Table F1.2 Eastern Neighborhoods Area Plan Affordable Housing Requirement Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2017-2018	595 Mariposa St	\$ 909,865
FY 2017-2018	502 7th St	\$ 839,629
FY 2017-2018	2600 Harrison	\$ 1,112,471
FY 2017-2018	606 Capp St	\$ 978,965
Total		\$ 3,840,931

F2. Affordable Housing Requirements for Urban Mixed Use Districts in Eastern Neighborhoods

Background. In December 2008, the Board of Supervisors approved affordable housing requirements beyond those required by the Inclusionary Affordable Housing Program, for Urban Mixed Use (UMU) Zoning Districts of the Eastern Neighborhoods. Planning Code Section 419 outlines the higher set-aside requirements for the UMU Zoning Districts of Eastern Neighborhoods. The affordable housing set asides are based on three tiers, which dictate the height increases allowed for sites designated as a particular tier. The units set-aside must be occupied by income-eligible households. To satisfy this affordable housing requirement, developers may also opt to: provide offsite below market rate (BMR) units; pay an in-lieu fee; dedicate a portion of the total developable area of the principal site to the City and County of San Francisco for the purpose of constructing units affordable to qualified households; or provide units as affordable to qualified "middle income" households.

Designated Use of Funds. Any fees collected are deposited into the Citywide Affordable Housing Fund administered by the Mayor’s Office of Housing and Community Development (MOHCD). The funds collected must be used in the following manner: (1) increase the supply of housing affordable to qualifying households; (2) provide assistance to low and moderate income homebuyers; and (3) pay the expenses of MOHCD in connection with monitoring and administering compliance with the requirements of the program. Fee assessed per Planning Code Section 419 and interest earned are also reported in Table H3.1 Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Summary, with all expenditures reported in Table H3.2 Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Expenditure Detail in this report.

Table F2.1: Eastern Neighborhoods Affordable Housing Requirements UMU Area In-Lieu Fees Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2013-2014	\$ -	\$ 1,526,796	\$ -	\$ -	\$ 1,526,796
FY 2014-2015	\$ 1,526,796	\$ 589,802	\$ -	\$ -	\$ 2,116,598
FY 2015-2016	\$ 2,116,598	\$ 21,503,695	\$ -	\$ -	\$ 23,620,293
FY 2016-2017	\$ 23,620,293	\$ -	\$ -	\$ -	\$ 23,620,293
FY 2017-2018	\$ 23,620,293	\$ 1,303,430	\$ -	\$ -	\$ 24,923,723
FY 2018-2019	\$ 24,923,723	\$ 8,713,890	\$ -	\$ -	\$ 33,637,613
Total		\$ 33,637,613	\$ -	\$ -	

Table F2.2: Eastern Neighborhoods Affordable Housing Requirements UMU Area In-Lieu Fees Collected by Payers

Fiscal Year	Address	Fee Amount Collected
FY 2013-2014	1717 17th Street	\$ 174,697
FY 2013-2014	2652 Harrison Street	\$ 1,139,680
FY 2013-2014	310 Carolina Street	\$ 212,419
FY 2014-2015	520 9th Street	\$ 589,802
FY 2015-2016	800 Indiana Street	\$ 21,503,695
FY 2017-2018	540 De Haro	\$ 1,303,430
FY 2018-2019	950 Tennessee St	\$ 8,713,890
Total		\$ 33,637,613

F3. Eastern Neighborhoods Infrastructure Impact Fee

Background. The Eastern Neighborhoods Infrastructure Impact Fee, adopted in early 2009, was created to provide necessary public infrastructure to new residents while increasing neighborhood livability and investment in the district. Planning Code Section 423 establishes three tiers for development projects located in the Eastern Neighborhoods and the fee varies by tier. Developers may opt to provide an in-kind improvement in lieu of paying the fee.

Designated Use of Funds. Fees collected are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Expenditures must be recommended by the Planning Commission and approved by the Board of Supervisors. The Fund is to be used to design, engineer, acquire, develop and improve public open space and recreational facilities; transit, streetscape and public realm improvements; and community facilities including child care and library materials; or housing preservation and development within the Eastern Neighborhoods Plan Area. Funds may be used for childcare facilities that are not publicly owned or "publicly-accessible." Funds generated for "library resources" should be used for materials in branches that directly service Eastern Neighborhoods residents. Funds may also be used for administrative costs and to fund economic analyses and legal costs.

The Planning Code divides Eastern Neighborhoods Infrastructure Funds into five infrastructure expenditure categories. The Administrative Code further requires that 80-percent of spending within the open space and transportation and streetscape categories be spent on identified "Priority Projects", including Townsend Street pedestrian improvements, Folsom Street streetscape improvements, 16th Street streetscape and transit improvements, Victoria Manalo Draves Park pedestrian improvements, and 17th Street/Folsom Street Park.

Table F3.1: Eastern Neighborhoods Infrastructure Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned (1)	Funds Expended (2)	Year-End Balance
FY 2008-2009	\$ -	\$ 6,552	\$ 3	\$ -	\$ 6,555
FY 2009-2010	\$ 6,555	\$ 331,454	\$ 757	\$ 3,098	\$ 335,668
FY 2010-2011	\$ 335,668	\$ 146,187	\$ 4,157	\$ -	\$ 486,013
FY 2011-2012	\$ 486,013	\$ 134,924	\$ 5,997	\$ -	\$ 626,933
FY 2012-2013	\$ 626,933	\$ 2,526,086	\$ 16,937	\$ 1,104,131	\$ 2,065,826
FY 2013-2014	\$ 2,065,826	\$ 6,990,222	\$ 24,322	\$ 1,699,142	\$ 7,381,229
FY 2014-2015	\$ 7,381,229	\$ 20,457,644	\$ 111,193	\$ 5,769,890	\$ 22,180,176
FY 2015-2016	\$ 22,180,176	\$ 24,742,202	\$ 174,374	\$ 22,645,425	\$ 24,451,327
FY 2016-2017	\$ 24,451,327	\$ 10,646,449	\$ 280,333	\$ 29,471,547	\$ 5,906,562
FY 2017-2018	\$ 5,906,562	\$ 18,879,326	\$ 597,226	\$ 19,412,972	\$ 5,970,142
FY 2018-2019	\$ 5,970,142	\$ 20,554,922	\$ 926,789	\$ 15,780,114	\$ 11,671,739
Total		\$ 105,415,969	\$ 2,142,088	\$ 95,886,319	

Notes:

(1) Prior to FY 2013-2014, the fund did not accrue interest in error. In FY 2013-2014, the interest rate was calculated using the monthly cash balance and applicable monthly interest rates since the first deposit in FY 2008-2009, and the cash was transferred to cover the lost interest revenue in the prior years and part of FY 2013-2014. This table shows as if the interest revenue had been accrued in the fund correctly.

(2) Funds that have been appropriated and transferred for designated uses are considered expended. Administrative costs are reported when incurred.

(3) FY 2015-2016 fee revenue collected includes \$428,883 from operating the parking lot at 17th and Folsom Street. Rec & Park purchased the land from SFPUC with proceeds from the Eastern Neighborhoods Community Improvements Fund. For an interim period between the purchase and the commencement of construction, Rec & Park operated the parking and collected revenue. Appropriation for this revenue is included in the FY 2016-2017 budget. There was a transposition of this amount in the last report, and the amount has been updated.

(4) In the previous report, \$4,581,246 of revenue and \$19,708 of interest earned in FY 2015-2016 was erroneously reported in E1 Eastern Neighborhoods Area Plans Affordable Housing Fee, instead of E3 Eastern Neighborhoods Infrastructure Impact Fee. It has been corrected in this report.

Table F3.2: Eastern Neighborhoods Infrastructure Impact Fee In-Kind Improvements

Description	Fee Amount Waived
Potrero Launch Childcare Center	\$ 1,916,000
Ringold Alley Improvements	\$ 1,800,000
Daggett Park	\$ 2,370,000
Dogpatch Art Plaza	\$ 850,000

Table F3.3: Eastern Neighborhoods Infrastructure Impact Fee Collected by Payer

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2008-2009	980 Harrison Street	\$ 6,552	FY 2012-2013 (cont'd)	953 Indiana Street	\$ 5,883
FY 2009-2010	425 Bryant Street	\$ 11,104		2225 3rd Street	\$ 247,266
	655 Fourth Street	\$ 21,500		2730 17th Street	\$ 3,120
	170 Clara Street	\$ 14,296		38 Harriet Street	\$ 79,106
	445-449 Tehama Street	\$ 1,392		740 Valencia Street	\$ 15,726
	2730 16th Street	\$ 13,674		888 Brannan Street	\$ 134,959
	750 Second Street	\$ 269,488		1550 Bryant Street	\$ 51,945
FY 2010-2011	2225 3rd Street	\$ 59,950		2324 19th Street	\$ 2,255
	342 South Van Ness	\$ 6,048		132 Hawthorne Street	\$ 45,315
	620 Treat Avenue	\$ 2,694		251 Arkansas Street	\$ 10,863
	19 Capp Street	\$ 4,800	740 Valencia Street	\$ 2,564	
	893 Folsom	\$ 966	FY 2013-2014	1133 19th Street	\$ 9,646
	2660 Harrison Street	\$ 10,284		1380 7th Street	\$ 739,521
	134 Barlett Street	\$ 4,424		1400 7th Street	\$ 170,765
	893 Folsom Street	\$ 966		170 Cypress Street	\$ 2,304
	574 Natoma Street	\$ 8,640		248 9th Street	\$ 150,758
N/A	\$ 47,415	251 Arkansas Street		\$ 3,982	
FY 2011-2012	960 Harrison Street	\$ 15,200		2558 Mission Street	\$ 283,408
	720 York Street	\$ 2,798		300 South Van Ness Avenue	\$ 55,211
	740 Valencia Street	\$ 7,137		324 5th Street	\$ 9,539
	38 Harriet Street	\$ 19,302		333 Brannan Street	\$ 1,690,768
	620 Treat Avenue	\$ 10,051	3360 20th Street	\$ 15,989	
	145 Albion Street	\$ 8,815	345 Brannan Street	\$ 1,182,179	
	574 Natoma Street	\$ 36,326	372 5th Street	\$ 44,157	
	616 20th Street	\$ 29,454	444 De Haro Street	\$ 300,460	
FY 2012-2013	1731 15th Street	\$ 5,840	455 Potrero Avenue	\$ 12,935	
	3418 26th Street	\$ 30,628	480 Potrero Avenue	\$ 122,252	
	111 Townsend Street	\$ 29,690	500 2nd Street	\$ 48,174	
	12 Sherman Street	\$ 6,867	665 3rd Street	\$ 410,684	
	1340 Natoma Street	\$ 4,612	671 Harrison Street	\$ 35,367	
	147 South Park	\$ 8,622	685 Florida Street	\$ 76,080	
	1875 Mission Street	\$ 40,118	838 Kansas Street	\$ 6,118	
	2000 20th Street	\$ 2,690	851 Tennessee Street	\$ 38,419	
	2121 3rd Street	\$ 87,522	930 Shotwell Street	\$ 10,905	
	240 5th Street	\$ 217,761	938 Howard Street	\$ 82,229	
	2660 Harrison Street	\$ 10,275	1340 Natoma Street	\$ 18,709	
	275 Brannan Street	\$ 154,230	2000 20th Street	\$ 11,023	
	3010 20th Street	\$ 4,638	240 5th Street	\$ 897,902	
	400 South Van Ness Avenue	\$ 85,141	2660 Harrison Street	\$ 41,965	
	411 Valencia Street	\$ 122,696	3418 26th Street	\$ 125,468	
808 Brannan Street	\$ 72,777	400 South Van Ness Avenue	\$ 264,514		
888 Brannan Street	\$ 646,091	616 20th Street	\$ 122,184		
900 Folsom Street	\$ 402,725	953 Indiana Street	\$ 6,608		

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2014-2015	1 Henry Adams Street	\$ 369,302	FY 2015-2016 (cont'd)	140 Pennsylvania Avenue	\$ 25,705
	1001 17th Street	\$ 39,267		1400 7th Street	\$ 595,182
	101 Townsend Street	\$ 149,990		1450 15th Street	\$ 54,541
	1050 Valencia Street	\$ 130,112		1512 20th Street	\$ 11,848
	111 Townsend Street	\$ 45,127		1785 15th Street	\$ 123,723
	1201 Tennessee Street	\$ 1,656,239		1800 Mission Street	\$ 152,494
	145 Albion Street	\$ 36,729		2051 3rd Street	\$ 746,566
	147 South Park	\$ 36,178		2325 3rd Street	\$ 15,379
	1785 15th Street	\$ 15,772		2345 3rd Street	\$ 7,444
	1875 Mission Street	\$ 165,296		236 Shipley Street	\$ 146,265
	2121 3rd Street	\$ 362,434		237 Shipley Street	\$ 95,697
	2324 19th Street	\$ 9,406		2405 3rd Street	\$ 10,696
	2495 Harrison Street	\$ 9,759		241 10th Street	\$ 308,224
	251 Arkansas Street	\$ 16,563		248 9th Street	\$ 770
	2558 Mission Street	\$ 1,158,756		251 Missouri Street	\$ 9,429
	259 Clara Street	\$ 137,385		2538 3rd Street	\$ 18,440
	2635 18th Street	\$ 9,033		2881 Mission Street	\$ 2,772
	270 Brannan Street	\$ 1,984,274		290 7th Street	\$ 25,670
	2701 21st Street	\$ 7,712		2944 21st Street	\$ 5,682
	272 Clara Street	\$ 20,396		3130 20th Street	\$ 73,853
	300 South Van Ness Avenue	\$ 81,403		3249 17th Street	\$ 44,899
	312 Texas Street	\$ 9,904		333 Brannan Street	\$ 365,449
	3420 18th Street	\$ 181,035		333 Pennsylvania Avenue	\$ 51,113
	346 Potrero Avenue	\$ 767,553		340 Bryant Street	\$ 170,712
	350 8th Street	\$ 4,468,102		3527 18th Street	\$ 11,655
	365 11th Street	\$ 17,026		382 Texas Street	\$ 12,733
	39 San Carlos Street	\$ 57,866		47 Moss Street	\$ 31,172
	410 Townsend Street	\$ 263,720		480 Potrero Avenue	\$ 416,192
	460 Bryant Street	\$ 204,053		500 Capp Street	\$ 6,387
	482 Bryant Street	\$ 64,266		505 Brannan Street	\$ 2,528,642
	5 Hallam Street	\$ 51,787		510 Townsend Street	\$ 2,688,153
	500 Capp Street	\$ 1,548		510 Townsend Street	\$ 2,688,153
	520 9th Street	\$ 123,912		548 Rhode Island Street	\$ 17,251
	626 Potrero Avenue	\$ 52,735		550 Florida Street	\$ 21,480
642 Harrison Street	\$ 40,406	600 South Van Ness Avenue	\$ 292,006		
645 Texas Street	\$ 881,149	601 19th Street	\$ 36,123		
660 3rd Street	\$ 138,800	716 Clementina Street	\$ 9,808		
680 Indiana Street	\$ 197,869	720 York Street	\$ 3,006		
748 Treat Avenue	\$ 5,746	734 Wisconsin Street	\$ 8,544		
801 Brannan Street	\$ 4,369,457	748 Treat Avenue	\$ 23,700		
838 Kansas Street	\$ 25,291	777 Tennessee Street	\$ 678,996		
85 Bluxome Street	\$ 271,742	80 Missouri Street	\$ 24,024		
888 Brannan Street	\$ 116,793	80 Sycamore Street	\$ 9,849		
900 Folsom Street	\$ 1,604,300	800 Indiana Street	\$ 3,039,832		
930 Shotwell Street	\$ 44,919	801 Brannan Street	\$ 119,256		
938 Rhode Island Street	\$ 25,401	896 De Haro Street	\$ 51,444		
955 Natoma Street	\$ 31,130	923 Folsom Street	\$ 1,073,459		
FY 2015-2016	1001 17th Street	\$ 161,172	17th Street & Folsom Street Garage	\$ 428,883	
	1125 Mission Street	\$ 136,916	EN Mission Housing Fee	\$ 1,183,080	
	1140 Folsom Street	\$ 1,432,242	EN SOMA Housing Fee	\$ 2,393,731	
	1155 Mission Street	\$ 50,221	EN Mission Housing Fee	\$ 26,645	
	1167 Mission Street	\$ 32,755	EN SOMA Housing Fee	\$ 977,790	
	119 7th Street	\$ 714,137	882 Carolina St	\$ 20,170	
	12 Sherman Street	\$ 28,940	1 Henry Adams St	\$ 741,157	
	1275 Minnesota Street	\$ 8,718	1 Henry Adams St	\$ 637,038	
	131 Missouri Street	\$ 31,917	131 Missouri St	\$ 131,117	
	1330 Hampshire Street	\$ 19,152	836 Rhode Island St	\$ 9,434	
	1340 Alabama Street	\$ 9,167	238 Missouri St	\$ 12,331	
FY 2016-2017	1380 7th Street	\$ 2,940,469	865 Rhode Island St	\$ 18,107	
			44 Woodward St	\$ 1,040	

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2016-2017 (cont'd)	1 Enterprise St	\$ 535	FY 2017-2018 (cont'd)	1152 Potrero Avenue	\$ 29,860
	1111 8th St	\$ 22,185		1170 Rhode Island Street	\$ 7,363
	532 Natoma St	\$ 24,420		1174 Folsom Street	\$ 545,164
	572 7th St	\$ 142,185		1221 York Street	\$ 8,967
	680 Indiana St	\$ 26,760		1298 Howard Street	\$ 1,366,593
	1198 Valencia St	\$ 578,698		1301 16th Street	\$ 1,612,898
	100 Hooper St	\$ 2,858,451		1304 Florida Street	\$ 10,047
	1051 Mississippi St	\$ 3,240		1359 Minna Street	\$ 6,950
	1110 York St	\$ 22,744		153 Arkansas Street	\$ 29,836
	1246 Folsom St	\$ 3,570		1532 Harrison Street	\$ 315,554
	1321 De Haro St	\$ 41,858		1532 Howard Street	\$ 75,497
	1395 22nd St	\$ 3,610,806		1601 Mariposa Street	\$ 1,573,100
	1398 Bryant St	\$ 31,847		1801 Mission Street	\$ 174,953
	1400 16th St	\$ 147,303		2000 Bryant Street	\$ 1,522,808
	15 Hill St	\$ 10,297		206 San Jose Avenue	\$ 9,701
	150 Hooper St	\$ 431,475		210 Arkansas Street	\$ 1,666,087
	1528 15th St	\$ 2,296		2101 Mission Street	\$ 198,018
	160 Gilbert St	\$ 13,915		2171 3rd Street	\$ 242,126
	200 Kansas St	\$ 42,268		2277 Mission Street	\$ 7,787
	208 Pennsylvania Av	\$ 9,833		2325 3rd Street	\$ 79,075
	2300 26th St	\$ 19,952		2360 3rd Street	\$ 8,557
	2300 26th St	\$ 11,934		246 Shipley Street	\$ 47,987
	2347 3rd St	\$ 7,686		2600 Harrison Street	\$ 196,407
	2475 3rd St	\$ 8,289		2621 Harrison Street	\$ 43,093
	44 Woodward St	\$ 20,800		2877 Folsom Street	\$ 20,216
	445 Natoma St	\$ 8,706		3076 26th Street	\$ 3,918
	457 Tehama St	\$ 57,940		3324 19th Street	\$ 13,200
	461 Valencia St	\$ 13,393		333 12th Street	\$ 2,067,785
	495 De Haro St	\$ 8,180		34 Langton Street	\$ 62,446
	50 Lucky St	\$ 10,231		3441 20th Street	\$ 38,336
	526 Utah St	\$ 12,133		345 6th Street	\$ 1,043,862
	542 Brannan St	\$ 17,029		3620 Cesar Chavez Street	\$ 409,911
	645 Harrison St	\$ 396,846		363 6th Street	\$ 1,695,115
	653 Harrison St	\$ 16,265		447 Vermont Street	\$ 12,576
	655 Capp St	\$ 69,445		502 7th Street	\$ 120,370
	701 3rd St	\$ 774,455		534 Texas Street	\$ 43,392
	75 Arkansas St	\$ 552,442		538 Mississippi Street	\$ 11,352
	750 Harrison St	\$ 379,317		540 De Haro Street	\$ 200,225
	767 Valencia St	\$ 24,367		548 Brannan Street	\$ 16,052
	780 Brannan St	\$ 37,054		560 De Haro Street	\$ 197,892
	811 Treat Av	\$ 7,550		595 Mariposa Street	\$ 181,902
	815 Tennessee St	\$ 654,599		606 Capp Street	\$ 195,720
	910 Carolina St	\$ 43,444		630 Natoma Street	\$ 45,419
910 Carolina St	\$ (5,007)	714 Kansas Street	\$ 13,033		
949 Natoma St	\$ 57,064	72 Converse Street	\$ 41,787		
1380 7th Street	\$ (2,369,144)	735 Bryant Street	\$ 61,370		
480 Potrero Avenue	\$ (2,707)	75 14th Street	\$ 32,818		
290 Division Street	\$ 7,205	763 Tehama Street	\$ 7,160		
753 Alabama Street	\$ 4,980	769 Tehama Street	\$ 9,762		
1401 Howard St	\$ 66,922	835 South Van Ness Avenue	\$ 48,148		
EN SOMA Housing Fee	\$ 138,000	854 Capp Street	\$ 71,187		
EN SOMA Housing Fee	\$ 2,000	88 Arkansas Street	\$ 1,132,174		
1450 15th Street	\$ 229,981	901 Tennessee Street	\$ 298,540		
140 Pennsylvania Avenue	\$ 105,403	915 Minna Street	\$ 421,131		
160 Russ Street	\$ 69,127	918 Alabama Street	\$ 11,055		
72 Converse Street	\$ 11,976	2538 3rd Street	\$ (3,697)		
3040 24th Street	\$ 29,034	2877 Folsom Street	\$ (1,099)		
1076 Howard Street	\$ 80,725	357 Arkansas Street	\$ 11,790		
1117 Howard Street	\$ 23,766	168 Welsh Street	\$ 16,040		

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2018-2019	1335 Folsom Street	\$ 407,605	FY 2018-2019 (cont'd)	350 11th Street	\$ 144,129
	2419 3rd Street	\$ 10,085		3532 23rd Street	\$ 64,948
	2419 3rd Street	\$ 570		37 Grace Street	\$ 93,220
	1372 Natoma Street	\$ 19,742		371 South Van Ness Avenue	\$ 34,112
	1376 Natoma Street	\$ 19,742		421 Bryant Street	\$ 11,281
	547 Missouri Street	\$ 36,860		438 Treat Avenue	\$ 26,670
	1201 Illinois Street	\$ 235,625		483 Bartlett Street	\$ 4,044
	1 De Haro Street	\$ 683,113		550 7th Street	\$ 117,707
	1058 Mississippi Street	\$ 43,539		603 Tennessee Street	\$ 314,683
	1140 7th Street	\$ 854,968		605 20th Street	\$ 50,025
	1140 Harrison Street	\$ 5,640,961		655 Folsom Street	\$ 726,387
	1350 Howard Street	\$ 11,519		655 Kansas Street	\$ 864
	1379 Kansas Street	\$ 10,930		695 Connecticut Street	\$ 1,290
	140 South Park	\$ 18,173		704 Wisconsin Street	\$ 16,455
	1458 Howard Street	\$ 16,706		761 Bryant Street	\$ 19,553
	1789 Mission Street	\$ 3,960		77 Federal Street	\$ 829,482
	18 Shotwell Street	\$ 34,267		792 Capp Street	\$ 43,053
	1863 Mission Street	\$ 365,313		794 Rhode Island Street	\$ 12,805
	188 Hooper Street	\$ 1,217,537		825 York Street	\$ 16,312
	225 Shipley Street	\$ 123,007		856 Capp Street	\$ 124,317
	2290 3rd Street	\$ 654,656		891 Carolina Street	\$ 26,447
	2415 3rd Street	\$ 17,062		898 Carolina Street	\$ 3,936
	249 Pennsylvania Avenue	\$ 758,709		917 Rhode Island Street	\$ 3,393
	25 Grace Street	\$ 96,673		950 Tennessee Street	\$ 1,004,819
	250 10th Street	\$ 90,767		975 Bryant Street	\$ 1,621,172
	2505 3rd Street	\$ 18,135		547 Mission Street	\$ (2,648)
	2829 25th Street	\$ 66,950		En Soma Housing Fee	\$ 2,054,233
	3134 24th Street	\$ 10,494		En Soma Housing Fee	\$ 806,892
	3441 26th Street	\$ 5,302		En Mission Housing Fee	\$ 235,034
	349 8th Street	\$ 664,961		Total	\$ 105,415,969
3490 20th Street	\$ 12,377				

Table F3.4: Eastern Neighborhoods Infrastructure Impact Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources ⁽¹⁾	Estimated % of Project Funded by Fees
FY 2009-2010	Permit tracking system programming costs (DBI workorder)	\$ 3,098	N/A	N/A
FY 2012-2013	Program Administration	\$ 104,131	N/A	N/A
FY 2012-2013	Program Administration	\$ 127,442	N/A	N/A
FY 2013-2014	17th & Folsom Park Project Purchase 17th and Folsom parcel from SFPUC (Dept of Recreation &	\$ 1,300,000	\$ 1,300,000	100%
FY 2013-2014	SOMA Park Rehabilitation Project Construction hard cost for South Park (REC)	\$ 100,000	\$ 100,000	100%
FY 2013-2014	Community Opportunity Grant Project (General Service Agency)	\$ 25,000	\$ 25,000	100%
FY 2013-2014	16th Street Improvements Conceptual Engineering Report & Folsom Street Improvements (SFMTA)	\$ 845,000	\$ 67,000,000	1%
FY 2013-2014	Folsom Street Improvements Installment of Buffered Bike Lane (SFMTA)	\$ 250,000	\$ 250,000	100%
FY 2013-2014	Transfer Out to: Public Library for Library Materials	\$ 51,700	\$ 51,700	100%
FY 2014-2015	Community Opportunity Grant Project (General Service Agency)	\$ 200,000	\$ 200,000	100%
FY 2014-2015	17th & Folsom Park Project (REC)	\$ 1,120,000	\$ 1,120,000	100%
FY 2014-2015	SOMA Park Rehabilitation Project (REC)	\$ 1,200,000	\$ 1,200,000	100%
FY 2014-2015	16th Street Improvements Conceptual Engineering Report & Folsom Street Improvements (SFMTA)	\$ 600,000	N/A	N/A

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources ⁽¹⁾	Estimated % of Project Funded by Fees
FY 2014-2015	22nd Street (Green Connection) (DPW)	\$ 150,000	\$ 150,000	100%
FY 2014-2015	IPIC-Pedestrian Enhancement Funds (DPW)	\$ 578,800	N/A	N/A
FY 2014-2015	11th Street Park (Formerly New Park in SOMA) (CPC)	\$ 300,000	N/A	N/A
FY 2014-2015	Activating Existing Parks - Initial Projects (REC)	\$ 658,000	N/A	N/A
FY 2014-2015	Transfer Out to: Public Library for Library Materials	\$ 712,900	\$ 712,900	100%
FY 2014-2015	Program Administration	\$ 250,190	\$ 250,190	100%
FY 2015-2016	Transfer Out to: Citywide Affordable Housing Fund	\$ 3,576,811	\$ 3,576,811	100%
FY 2015-2016	22nd Street (Green Connection) (DPW)	\$ 2,000,000	\$ 2,000,000	100%
FY 2015-2016	2nd Street Improvement (DPW)	\$ 750,000	\$ 2,390,049	31.38%
FY 2015-2016	Community Opportunity Grant Project (General Service Agency)	\$ 200,000	\$ 200,000	100%
FY 2015-2016	Jackson Playground Rehabilitation (REC)	\$ 220,000	\$ 220,000	100%
FY 2015-2016	11th Street Park (Formerly New Park in SOMA) (REC)	\$ 1,222,000	\$ 1,222,000	100%
FY 2015-2016	Folsom Street / Howard Street (SFMTA)	\$ 4,500,000	N/A	N/A
FY 2015-2016	16th Street Improvements Conceptual Engineering Report & Folsom Street Improvements (SFMTA)	\$ 5,619,000	N/A	N/A
FY 2015-2016	Pedestrian Enhancement and Bicycle Fund (SFMTA)	\$ 1,000,000	N/A	N/A
FY 2015-2016	Child Care Capital Fund (HSA)	\$ 84,400	N/A	N/A
FY 2015-2016	Central Waterfront (REC)	\$ 500,000	N/A	N/A
FY 2015-2016	Eastern Neighborhood- Reserve (Gene Friend) (REC)	\$ 1,000,000	N/A	N/A
FY 2015-2016	Program Administration	\$ 229,108	\$ 229,108	100%
FY 2015-2016	Eastern Neighborhood SoMa Housing Fee	\$ 977,790	N/A	N/A
FY 2015-2016	Eastern Neighborhood Mission Housing Fee	\$ 26,645	N/A	N/A
FY 2015-2016	17th & Folsom Park Project (REC)	\$ 739,671	\$ 739,671	100%
FY 2016-2017	Folsom Street / Howard Street (SFMTA)	\$ 12,792,000	N/A	N/A
FY 2016-2017	Community Opportunity Grant Project (General Service Agency)	\$ 200,000	\$ 200,000	100%
FY 2016-2017	IPIC-Pedestrian Enhancement Funds (DPW)	\$ 1,418,000	\$ 1,418,000	100%
FY 2016-2017	Central Waterfront (REC)	\$ 1,190,700	\$ 1,190,700	100%
FY 2016-2017	Juri Commons (REC)	\$ 155,000	\$ 155,000	100%
FY 2016-2017	Mission Recreation Center (REC)	\$ 1,000,000	\$ 1,000,000	100%
FY 2016-2017	22nd Street (Green Connection) (DPW)	\$ 1,000,000	\$ 1,000,000	100%
FY 2016-2017	Pedestrian, Bike, and Streetscape Project (DPW)	\$ 300,000	\$ 300,000	100%
FY 2016-2017	11th Street Park (Formerly New Park in SOMA) (REC)	\$ 7,288,000	\$ 7,288,000	100%
FY 2016-2017	Childcare Program (HSA)	\$ 1,322,000	\$ 2,984,000	44%
FY 2016-2017	Garfield Square Pool Building Improvement (REC)	\$ 1,225,000	\$ 1,225,000	100%
FY 2016-2017	Gene Friend SOMA Recreation Center (REC)	\$ 450,300	\$ 450,300	100%
FY 2016-2017	East SOMA (MOHCD)	\$ 138,000	\$ 138,000	100%
FY 2016-2017	Mission (MOHCD)	\$ 2,000	\$ 2,000	100%
FY 2016-2017	2nd Street Improvement (DPW)	\$ 150,000	\$ 150,000	100%
FY 2016-2017	Program Administration	\$ 674,269	\$ 674,269	100%
FY 2016-2017	Dudley Hotel Improvement (MOHCD)	\$ 166,278	\$ 166,278	100%
FY 2017-2018	2nd Street Improvement (DPW)	\$ 1,312,000	\$ 1,312,000	100%
FY 2017-2018	2nd Street Improvement (DPW)	\$ 2,000,000	\$ 2,000,000	100%
FY 2017-2018	Pedestrian, Bike, and Streetscape Project (DPW)	\$ 1,639,000	\$ 1,639,000	100%
FY 2017-2018	16th Street Improvements (SFMTA)	\$ 3,800,000	\$ 3,800,000	100%
FY 2017-2018	2nd Street Improvement (DPW)	\$ 750,000	\$ 750,000	100%
FY 2017-2018	Garfield Square Pool Building Improvement (REC)	\$ 4,313,000	\$ 4,313,000	100%
FY 2017-2018	Juri Commons (REC)	\$ 500,000	\$ 500,000	100%
FY 2017-2018	Central Waterfront (REC)	\$ 1,203,000	\$ 1,203,000	100%
FY 2017-2018	East SOMA (MOHCD)	\$ 2,054,233	\$ 2,054,233	100%
FY 2017-2018	Program Administration	\$ 779,353	\$ 779,353	100%
FY 2017-2018	Dudley Hotel Improvement (MOHCD)	\$ 956,606	\$ 1,122,884	100%
FY 2017-2018	Rehabilitation Repairs (MOHCD)	\$ 105,780	\$ 515,792	21%

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources ⁽¹⁾	Estimated % of Project Funded by Fees
FY 2018-2019	Childcare Program (HSA)	\$ 700,000	N/A	N/A
FY 2018-2019	Gene Friend SOMA Recreation Center (REC)	\$ 700,000	\$ 700,000	100%
FY 2018-2019	Treat Plaza Project (DPW)	\$ 300,000	\$ 300,000	100%
FY 2018-2019	16th Street Improvements (SFMTA)	\$ 5,056,000	N/A	N/A
FY 2018-2019	16th Street Improvements (SFMTA)	\$ 2,224,000	N/A	N/A
FY 2018-2019	11th Street Park (Formerly New Park in SOMA) (REC)	\$ 4,000,000	\$ 4,190,000	95%
FY 2018-2019	East SOMA (MOHCD)	\$ 806,892	\$ 806,892	100%
FY 2018-2019	Mission (MOHCD)	\$ 235,034	N/A	N/A
FY 2018-2019	Program Administration	\$ 547,701	\$ 547,701	100%
FY 2018-2019	Dudley Hotel Improvement (MOHCD)	\$ 505,741	\$ 1,628,625	100%
FY 2018-2019	Rehabilitation Repairs (MOHCD)	\$ 129,467	\$ 212,277	61%
FY 2018-2019	Rehabilitation Repairs (MOHCD)	\$ 575,279	\$ 1,091,072	62%
Total		\$ 95,886,319		

Note:

(1) Based on information provided by implementing departments.

F4. Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts

Background. Planning Code Section 135.3 imposes a formula-determined open space requirement on all newly constructed structures, all structures to which gross floor area equal to 20 percent or more of existing gross floor area is added, and all structures in the Service/Secondary Office (SSO) and Eastern Neighborhoods Mixed Use Districts within which floor area is converted to office use other than office use accessory to a non-office use. The types of open space that may fulfill this requirement include a plaza, urban park, urban garden, view terrace, sun terrace, greenhouse, small sitting area, atrium, indoor park, a public sitting area in a galleria, arcade, or pedestrian mall or walkway. Effective December 2008, the open space requirement may be satisfied through payment of a fee pursuant to the Planning Code Section 426.

Designated Use of Funds. Fees collected are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Fees are to be used for the purpose of acquiring, designing, and improving park land, park facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Eastern Neighborhoods Mixed Use Districts.

Table F4.1: Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts In-Lieu Fees Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned (1)	Funds Expended (2)	Year-End Balance
FY 2007-2008	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2008-2009	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2009-2010	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2010-2011	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2011-2012	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2012-2013	\$ -	\$ 50,285	\$ -	\$ -	\$ 50,285
FY 2013-2014	\$ 50,285	\$ 26,967	\$ -	\$ -	\$ 77,252
FY 2014-2015	\$ 77,252	\$ 316,237	\$ -	\$ -	\$ 393,489
FY 2015-2016	\$ 393,489	\$ 168,330	\$ -	\$ 390,000	\$ 171,819
FY 2016-2017	\$ 171,819	\$ 3,695	\$ -	\$ 170,000	\$ 5,514
FY 2017-2018	\$ 5,514	\$ 378,792	\$ -	\$ 200,000	\$ 184,305
FY 2018-2019	\$ 184,305	\$ 13,098	\$ -	\$ 190,000	\$ 7,404
Total		\$ 957,404	\$ -	\$ 950,000	

Notes:

(1) Interest accrued in this fund was recorded in the Eastern Neighborhoods Infrastructure Fund.

(2) Funds that have been appropriated and transferred to projects for designated uses are considered expended.

Table F4.2: Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts In-Lieu Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2012-2013	808 Brannan Street	\$ 29,595
FY 2012-2013	132 Hawthorne Street	\$ 20,690
FY 2013-2014	665 3Rd Street	\$ 1,209
FY 2013-2014	500 2Nd Street	\$ 24,420
FY 2013-2014	240 5Th Street	\$ 1,339
FY 2014-2015	111 Townsend Street	\$ 21,105
FY 2014-2015	300 South Van Ness Avenue	\$ 6,899
FY 2014-2015	346 Potrero Avenue	\$ 141,857
FY 2014-2015	365 11Th Street	\$ 1,107
FY 2014-2015	410 Townsend Street	\$ 133,517
FY 2014-2015	642 Harrison Street	\$ 10,238
FY 2014-2015	660 3Rd Street	\$ 408
FY 2014-2015	900 Folsom Street	\$ 1,106
FY 2015-2016	1043 Minna Street	\$ 63,494
FY 2015-2016	3130 20Th Street	\$ 37,429
FY 2015-2016	35 Lafayette Street	\$ 66,669
FY 2015-2016	923 Folsom Street	\$ 738
FY 2016-2017	645 Harrison Street	\$ 1,177
FY 2016-2017	750 Harrison Street	\$ 2,518
FY 2017-2018	1076 Howard Street	\$ 28,820
FY 2017-2018	340 Potrero Avenue	\$ 9
FY 2017-2018	450 Bryant Street	\$ 37,143
FY 2017-2018	915 Minna Street	\$ 312,820
FY 2018-2019	1458 Howard Street	\$ 8,474
FY 2018-2019	431 Bryant Street	\$ 19,895
FY 2018-2019	431 Bryant Street	\$ (15,271)
Total		\$ 957,404

Table F4.3: Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts In-Lieu Fees Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	% Project Cost Funded by Fees
FY 2015-2016	Franklin Square Improvements - Par Course	\$ 80,000	\$ 80,000	100%
FY 2015-2016	Jackson Playground Rehabilitation	\$ 310,000	\$ 310,000	100%
FY 2016-2017	Juri Commons	\$ 170,000	\$ 170,000	100%
FY 2017-2018	Community College Grant	\$ 200,000	\$ 200,000	100%
FY 2018-2019	11th Street Park	\$ 190,000	\$ 190,000	100%
Total		\$ 950,000		

F5. Payment in Case of Variance or Exception for Required Open Space

Background. Planning Code Section 329 requires large projects proposed in Eastern Neighborhoods Mixed Use Districts to be reviewed directly by the Planning Commission. Large projects are defined in the Code as: (1) construction of a new building or addition to an existing building that exceeds 75 feet in height; (2) projects involving a net addition or new construction of more than 25,000 gross square feet; or (3) effective November 3, 2011 (with the adoption of Ordinance 196-11), a project that includes a vertical addition to an existing building with a height of 75 feet or less that results in a total building height greater than 75 feet. The Code no longer defines projects having 200 or more linear feet of contiguous street frontage on any public right of way as large projects. In the Eastern Neighborhoods Mixed Use Districts, should a variance from usable open space requirements for residential uses be granted by the Zoning Administrator, or an exception be granted, a fee shall be required for each square foot of usable open space not provided pursuant to that variance.

Designated Use of Funds. Fees collected from the Eastern Neighborhoods Mixed Use Districts are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Fees are to be used for the purpose of acquiring, designing, and improving park land, park facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Eastern Neighborhoods Mixed Use Districts.

No open space in-lieu fees have been collected for the Eastern neighborhoods Mixed Use Districts.

G. BALBOA PARK COMMUNITY

The Balboa Park Community is located in south central San Francisco. The Balboa Park Station Area Plan was adopted in 2009 to improve neighborhood character, the neighborhood commercial district, and transit by increasing the housing and retail capacity in the area. The Balboa Park Station Area Plan will mitigate impacts from new development through street improvements, transit improvements, and community facilities and services improvements.

G1. Balboa Park Community Infrastructure Impact Fee

Background. The Balboa Park Community Infrastructure Impact Fee was established in April 2009 to enable the City to provide necessary public infrastructure to new residents while increasing neighborhood livability and investment in the district. The fee applies to any development project located in the Balboa Park Community Improvements Program Area. Developers may also opt to provide an in-kind improvement in lieu of paying the impact fee, subject to Planning Commission approval.

Designated Use of Funds. Fees collected are to be deposited into the Balboa Park Community Improvements Fund. Expenditures must be recommended by the Planning Commission and approved by the Board of Supervisors. Planning Code 422.5(b) specifies that funds are to be used to design, engineer, acquire, and develop and improve streets, transit, parks, plazas and open space, and community facilities and services as defined in the Balboa Park Community Improvements Program. Funds may be used for childcare facilities that are not publicly owned or publicly accessible. Funds may also be used to commission economic analyses and to pay for administrative or legal costs.

The major difference between the Balboa Park Area and other plan areas is that a significant majority of development is proposed on publicly owned land which gives priority to the development of affordable housing. For that reason, the plan is not expected to generate a significant amount of impact fee revenue.

Table G1.1: Balboa Park Community Infrastructure Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended ⁽¹⁾	Year-End Balance
FY 2008-2009	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2009-2010	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2010-2011	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2011-2012	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2012-2013	\$ -	\$ 11,202	\$ 1	\$ -	\$ 11,203
FY 2013-2014	\$ 11,203	\$ 40,336	\$ 142	\$ -	\$ 51,681
FY 2014-2015	\$ 51,681	\$ 373,210	\$ 1,764	\$ -	\$ 426,656
FY 2015-2016	\$ 426,656	\$ 8,936	\$ 2,478	\$ -	\$ 438,069
FY 2016-2017	\$ 438,069	\$ 20,002	\$ 3,391	\$ 259,000	\$ 202,462
FY 2017-2018	\$ 202,462	\$ 193,561	\$ 8,559	\$ 277,000	\$ 127,582
FY 2018-2019	\$ 127,582	\$ -	\$ 9,876	\$ 48,000	\$ 89,458
Total		\$ 647,247	\$ 26,211	\$ 584,000	

Note:

(1) Funds that have been appropriate and transferred to projects for designated uses are considered expended.

Table G1.2: Balboa Park Community Infrastructure In-Kind Improvements

Project Description	Fee Amount Waived
Balboa Park Plaza	\$ 1,579,000

Table G1.3: Balboa Park Community Infrastructure Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2012-2013	1100 Ocean Avenue	\$ 11,202
FY 2013-2014	270 Brighton Avenue	\$ 40,336
FY 2014-2015	1490 Ocean Avenue	\$ 166,472
FY 2014-2015	280 Brighton Avenue	\$ 206,738
FY 2015-2016	1117 Ocean Avenue	\$ 8,936
FY 2016-2017	755 Ocean Avenue	\$ 20,002
FY 2017-2018	1441 Ocean Avenue	\$ 7,971
FY 2017-2018	1490 Ocean Avenue	\$ 142,221
FY 2017-2018	2083 San Jose Avenue	\$ 16,885
FY 2017-2018	863 Ocean Avenue	\$ 26,485
Total		\$ 647,247

Table G1.4: Balboa Park Community Infrastructure Expenditure Summary

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Projected Funded by Fees
FY 2016-2017	Pedestrian, Bike, Streetscape	\$ 103,000	\$ 103,000	100%
FY 2016-2017	Child Care Capital Fund	\$ 41,000	\$ 41,000	100%
FY 2016-2017	Balboa Park Recreation and Open Space	\$ 79,000	\$ 79,000	100%
FY 2016-2017	Balboa Park (MTA)	\$ 36,000	\$ 36,000	100%
FY 2017-2018	Balboa Park Recreation and Open Space	\$ 120,000	\$ 120,000	100%
FY 2017-2018	Pedestrian, Bike, Streetscape	\$ 157,000	\$ 157,000	100%
FY 2018-2019	Planning and Near-Term Improvements	\$ 48,000	\$ 48,000	100%
Total		\$ 584,000		

H. DOWNTOWN COMMERCIAL C-3 DISTRICT

The Downtown C-3 District is a center for city, regional, national and international commerce. Plans were adopted in 1985 to acquire and develop public recreation and park facilities for use by the daytime population of the District. The Downtown C-3 District is composed of four separate districts: C-3-O (Downtown Office); C-3-R (Downtown Retail); C-3-G (Downtown General Commercial); C-3-S (Downtown Support). The C-3-O district has a sub-district for special development called the C-3-O (SD) district. The Area Plan for C-3-O (SD) (Transit Center District Plan) was adopted in 2012 to build on the 1985 Downtown Plan that envisioned the area around the Transbay Terminal as the heart of the new downtown.

H1. Downtown Park Fee

Background. The Downtown Park Fee was created in September 1985. The need for additional public park and recreation facilities in the downtown districts will increase as the daytime population increases as a result of continued office development in those areas. In order to provide the City and County of San Francisco with the financial resources to acquire and develop public park and recreation facilities, a Downtown Park Fund was established.

Designated Use of Funds. Planning Code Section 412.5 specifies that the Downtown Park Fund shall be used solely to acquire and develop public recreation and park facilities for use by the daytime population of the C-3 Use Districts. The Fund is administered jointly by the Recreation and Park Commission and the Planning Commission. The two Commissions must hold a joint public hearing to elicit public comment prior to allocating monies in the Fund for acquisition of property for park use and/or for development of property for park use. The Recreation and Park Commission alone administers the development of the recreational and park facilities on any acquired property designated for park use by the Board of Supervisors, using the funds that have been allocated for that purpose.

Table H1.1: Downtown Park Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended (1)	Year-End Balance (2)
Prior to FY 1998	\$ -	\$ 2,544,866	\$ 433,887	\$ 1,908,813	\$ 1,069,940
FY 1997-1998	\$ 1,069,940	\$ 16,310	\$ 62,008	\$ -	\$ 1,148,258
FY 1998-1999	\$ 1,148,258	\$ -	\$ 53,440	\$ -	\$ 1,201,698
FY 1999-2000	\$ 1,201,698	\$ 906,042	\$ 90,689	\$ -	\$ 2,198,429
FY 2000-2001	\$ 2,198,429	\$ 892,340	\$ 165,315	\$ -	\$ 3,256,084
FY 2001-2002	\$ 3,256,084	\$ 3,661,145	\$ 161,348	\$ 2,869,112	\$ 4,209,465
FY 2002-2003	\$ 4,209,465	\$ 1,134,140	\$ 110,003	\$ 983,441	\$ 4,470,167
FY 2003-2004	\$ 4,470,167	\$ -	\$ 73,813	\$ 886,208	\$ 3,657,772
FY 2004-2005	\$ 3,657,772	\$ 112,206	\$ 74,411	\$ 910,274	\$ 2,934,115
FY 2005-2006	\$ 2,934,115	\$ 25,117	\$ 113,609	\$ 137,351	\$ 2,935,490
FY 2006-2007 (3)	\$ 2,935,490	\$ 574,112	\$ 151,656	\$ 385,148	\$ 3,276,110
FY 2007-2008	\$ 3,276,110	\$ -	\$ 131,968	\$ 161,039	\$ 3,217,039
FY 2008-2009	\$ 3,247,039	\$ 1,096,546	\$ 98,617	\$ 39,962	\$ 4,402,239
FY 2009-2010	\$ 4,402,239	\$ 346,922	\$ 49,875	\$ 133,791	\$ 4,665,245
FY 2010-2011	\$ 4,665,245	\$ -	\$ 40,809	\$ 2,105,135	\$ 2,600,919
FY 2011-2012	\$ 2,600,919	\$ -	\$ 27,806	\$ 509,120	\$ 2,119,605
FY 2012-2013	\$ 2,119,605	\$ 305,890	\$ 19,812	\$ 61,852	\$ 2,383,455
FY 2013-2014	\$ 2,383,455	\$ 1,152,910	\$ 19,457	\$ 62,230	\$ 3,493,592
FY 2014-2015	\$ 3,493,592	\$ 1,519,255	\$ 28,953	\$ 85,432	\$ 4,956,368
FY 2015-2016	\$ 4,956,368	\$ 3,365,782	\$ 32,308	\$ 4,086,192	\$ 4,268,266
FY 2016-2017	\$ 4,268,266	\$ 2,930,697	\$ 42,938	\$ 3,086,800	\$ 4,155,099
FY 2017-2018	\$ 4,155,099	\$ 1,909,498	\$ 76,154	\$ 1,209,633	\$ 4,931,117
FY 2018-2019	\$ 4,931,117	\$ 246,939	\$ 100,858	\$ 1,566,304	\$ 3,712,610
Total		\$ 22,740,715	\$ 2,159,734	\$ 21,187,837	

Note:

(1) Funds Expended do not include any non-liquidated encumbrances or unexpended project balances not closed to fund balance at year-end. Planning Code Section 249.28 established a Transbay C-3 Special Use District which is wholly within the Transbay Redevelopment Project Area. Fees collected from subject projects shall be paid to and administered by the San Francisco Redevelopment Agency for the development of open space in accordance with the Transbay Redevelopment Plan and its companion documents. FY 2015-2016 funds expended includes a \$3.5 million transfer to OCII for the Transbay C-3 Special Use District.

(2) Year-end fund balance includes encumbrances, reserves, and fund balances

(3) \$25,000 payment from 725 Pine Street was incorrectly recorded at the time of the deposit and a correction was made in FY 2010-2011. However, this table reflects this payment as if it were recorded correctly in FY 2006-2007.

Table H1.2: Downtown Park In-Kind Improvements

Project Description	Fee Amount Waived
San Francisco Museum & Historical Society for the US Mint	\$ 329,768

Table H1.3: Downtown Park Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1998	100 First Plaza	\$ 772,326
	525 Market Street	\$ 101,450
	2 Harrison Street	\$ 627,000
	343 Sansome Street	\$ 306,230
	235 Pine Street	\$ 295,000
	600 California Street	\$ 442,860

Fiscal Year	Address	Fee Amount Collected
FY 1997-1998	480 Sutter Street	\$ 16,310
FY 1999-2000	101 Second Street	\$ 552,496
	150 California Street	\$ 353,546
FY 2000-2001	300-342 Howard Street	\$ 775,040
	244-256 Front Street	\$ 117,300
FY 2001-2002	530-532 Folsom Street	\$ 91,888
	235 Second Street	\$ 358,292
	1320-1328 Mission Street	\$ 7,371
	51-67 Second Street	\$ 566,602
	663-665 Sutter Street	\$ 79,010
	560 Mission Street	\$ 1,157,280
	SF Redevelopment Agency - Rincon Point Park - South Beach Project	\$ 1,400,000
	200 California Street	\$ 702
FY 2002-2003	Foundry Square Association	\$ 1,134,140
FY 2004-2005	N/A	\$ 112,206
FY 2005-2006	49 Kearny Street	\$ 25,117
FY 2006-2007	725 Pine Street	\$ 25,000
	835 Market Street	\$ 98,200
	400 Howard Street	\$ 483,992
	Refund for 530-532 Folsom St	\$ (33,080)
FY 2008-2009	555 Mission Street	\$ 1,096,546
FY 2009-2010	N/A	\$ 39,922
	875-899 Howard Street	\$ 307,000
FY 2012-2013	120 Howard Street	\$ 142,658
	350 Mission Street	\$ 90,612
	505 Howard Street	\$ 72,620
FY 2013-2014	181 Fremont Street	\$ 119,684
	222 2nd Street	\$ 142,761
	505 Howard Street	\$ 415,673
	101 1st Street	\$ 474,792
FY 2014-2015	350 Bush Street	\$ 800,281
	500 Pine Street	\$ 101,370
	535 Mission Street	\$ 564,844
	690 Folsom Street	\$ 34,196
	969 Market Street	\$ 18,564
FY 2015-2016	222 2nd Street	\$ 849,772
	250 Howard Street	\$ 1,863,190
	350 Mission Street	\$ 651,580
	515 Folsom Street	\$ 1,239
FY 2016-2017	101 1st Street	\$ 2,912,271
	481 Jessie Street	\$ 18,426
FY 2017-2018	1 Sansome Street	\$ 4,883
	100 California Street	\$ 22,515
	181 Fremont Street	\$ 778,071
	526 Mission Street	\$ 671,172
	633 Folsom Street	\$ 227,677
	875 Howard Street	\$ 52,469
	888 Howard Street	\$ 18,224
	945 Market Street	\$ 134,487
FY 2018-2019	120 Stockton Street	\$ 149,987
	300 Grant Avenue	\$ 83,331
	443 Stevenson Street	\$ 7,219
	655 Montgomery Street	\$ 6,402
Total		\$ 22,740,715

Table H1.4: Downtown Park Fee Expenditure Detail

Project Name		Prior to FY 2000- 2001	FY 2001- 2002	FY 2002- 2003	FY 2003- 2004	FY 2004- 2005	FY 2005- 2006	FY 2006- 2007	FY 2007- 2008	FY 2008- 2009	FY 2009- 2010
Mid-Embarcadero Music Concourse (status: complete)	Fee Amount Expended		\$ 469,112	\$ 83,441	\$ (83,441)					\$ 4,142	\$ 34,035
	Project Expenditures, All Sources		\$1,148,478	\$ 83,441	\$ (83,441)					\$ 4,142	\$ 34,035
	Estimated % of Project Funded by Fees		41%	100%	100%					100%	100%
Union Square Renovation (1) (status: complete)	Fee Amount Expended		\$2,400,000	\$ 900,000							
	Project Expenditures, All Sources		N/A	N/A							
	Estimated % of Project Funded by Fees		N/A	N/A							
Renovation of Sue Bierman Park (status: complete)	Fee Amount Expended				\$ 69,649	\$ 4,848	\$ 2,145	\$ 151,908	\$ 42,066	\$ 35,820	\$ 30,571
	Project Expenditures, All Sources				\$ 69,649	\$ 4,848	\$ 2,145	\$ 151,908	\$ 42,066	\$ 35,820	\$ 30,571
	Estimated % of Project Funded by Fees				100%	100%	100%	100%	100%	100%	100%
Audits (Office of the Controller)	Fee Amount Expended					\$ 5,426	\$ 4,848				
	Project Expenditures, All Sources					\$ 5,426	\$ 4,848				
	Estimated % of Project Funded by Fees					100%	100%				
City & County of San Francisco Impact Fee Study	Fee Amount Expended						\$ 35,058	\$ 73,615	\$ 2,751		
	Project Expenditures, All Sources						\$ 35,058	\$ 73,615	\$ 2,751		
	Estimated % of Project Funded by Fees						100%	100%	100%		
Construction of Victoria Manolo Draves Park (status: complete)	Fee Amount Expended						\$ 95,300	\$ 159,625	\$ 116,222		
	Project Expenditures, All Sources						\$1,763,585	\$1,458,968	\$ 248,911		
	Estimated % of Project Funded by Fees						5%	11%	47%		
Willie Woo Woo Wong Park	Fee Amount Expended										
	Project Expenditures, All Sources										
	Estimated % of Project Funded by Fees										
Guy Place Park	Fee Amount Expended										
	Project Expenditures, All Sources										
	Estimated % of Project Funded by Fees										
GGP Dog Play Area	Fee Amount Expended										
	Project Expenditures, All Sources										
	Estimated % of Project Funded by Fees										
Other (2)	Fee Amount Expended	\$1,908,813			\$ 900,000	\$ 900,000					\$ 69,185
	Project Expenditures, All Sources	\$1,908,813			\$ 900,000	\$ 900,000					\$ 69,185
	Estimated % of Project Funded by Fees	100%			100%	100%					100%
Transfer to OCII (3)	Fee Amount Expended										
	Project Expenditures, All Sources										
	Estimated % of Project Funded by Fees										
Total	Fee Amount Expended	\$1,908,813	\$2,869,112	\$ 983,441	\$ 886,208	\$ 910,274	\$ 137,351	\$ 385,148	\$ 161,039	\$ 39,962	\$ 133,791
	Project Expenditures, All Sources	\$1,908,813	\$1,148,478	\$ 83,441	\$ 886,208	\$ 910,274	\$1,805,636	\$1,684,491	\$ 293,729	\$ 39,962	\$ 133,791
	Estimated % of Project Funded by Fees	100%	250%	1179%	100%	100%	8%	23%	55%	100%	100%

Project Name		FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	Total
Mid-Embarcadero Music Concourse (status: complete)	Fee Amount Expended	\$ 8,746									\$ 516,035
	Project Expenditures, All Sources	\$ 8,746									\$ 1,195,401
	Estimated % of Project Funded by Fees	100%									43%
Union Square Renovation (1) (status: complete)	Fee Amount Expended										\$ 3,300,000
	Project Expenditures, All Sources										
	Estimated % of Project Funded by Fees										
Renovation of Sue Bierman Park (status: complete)	Fee Amount Expended	\$1,153,024	\$ 180,209								\$ 1,670,240
	Project Expenditures, All Sources	\$1,153,024	\$ 180,209								\$ 1,670,240
	Estimated % of Project Funded by Fees	100%	100%								100%
Audits (Office of the Controller)	Fee Amount Expended										\$ 10,274
	Project Expenditures, All Sources										\$ 10,274
	Estimated % of Project Funded by Fees										100%
City & County of San Francisco Impact Fee Study	Fee Amount Expended										\$ 111,424
	Project Expenditures, All Sources										\$ 111,424
	Estimated % of Project Funded by Fees										100%
Construction of Victoria Manolo Draves Park (status: complete)	Fee Amount Expended										\$ 371,147
	Project Expenditures, All Sources										\$ 3,471,465
	Estimated % of Project Funded by Fees										11%
Willie Woo Woo Wong Park	Fee Amount Expended							\$ 152,709	\$ 363,149	\$1,606,664	\$ 2,122,522
	Project Expenditures, All Sources							\$ 152,709	\$ 363,149	\$1,606,664	\$ 2,122,522
	Estimated % of Project Funded by Fees							100%	100%	100%	100%
Guy Place Park	Fee Amount Expended								\$ 37,346	\$ (42,123)	\$ (4,776)
	Project Expenditures, All Sources								\$ 37,346	\$ (42,123)	\$ (4,776)
	Estimated % of Project Funded by Fees								100%	100%	100%
GGP Dog Play Area	Fee Amount Expended								\$ 3,796		\$ 3,796
	Project Expenditures, All Sources								\$ 3,796		\$ 3,796
	Estimated % of Project Funded by Fees								100%		100%
Other (2)	Fee Amount Expended	\$ 943,365	\$ 328,911	\$ 61,852	\$ 62,230	\$ 85,432	\$ 575,389	\$ 21,821	\$ 27,271	\$ 1,762	\$ 5,886,031
	Project Expenditures, All Sources	\$ 943,365	\$ 328,911	\$ 61,852	\$ 62,230	\$ 85,432	\$ 575,389	\$ 21,821	\$ 27,271	\$ 1,762	\$ 5,886,031
	Estimated % of Project Funded by Fees	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Transfer to OCII (3)	Fee Amount Expended						\$3,510,803	\$2,912,271	\$ 778,071		\$ 7,201,145
	Project Expenditures, All Sources						N/A	N/A	N/A		N/A
	Estimated % of Project Funded by Fees						N/A	N/A	N/A		N/A
Total	Fee Amount Expended	\$2,105,135	\$ 509,120	\$ 61,852	\$ 62,230	\$ 85,432	\$4,086,192	\$3,086,800	\$1,209,633	\$1,566,304	\$ 21,187,838
	Project Expenditures, All Sources	\$2,105,135	\$ 509,120	\$ 61,852	\$ 62,230	\$ 85,432	N/A	N/A	N/A	N/A	N/A
	Estimated % of Project Funded by Fees	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A

Notes:

(1) The Union Square renovation also received significant funding from debt financing that was issued in 2002 by the Union Square Garage.

(2) Other expenditures include: an offset of debt service from the Union Square Renovation (\$900,000 in FY 2003-2004, \$900,000 in FY 2004-2005, and \$800,000 in FY 2010-2011) and ADA remediation at Union Square (\$69,185 in FY 2009-2010, \$143,365 in FY 2010-2011, and \$328,911 in FY 2011-2012, \$61,852 in FY 2012-2013, \$62,230 in FY 2013-2014, \$85,432 in FY 2014-2015, \$575,389 in FY 2015-2016, \$21,821 in FY 2016-2017, \$27,271 in FY 2017-2018, and \$1,762 in FY 2018-2019)

(3) Per Planning Code Section 249.28 (b)(3), "fees collected from subject projects shall be paid to and administered by the San Francisco Redevelopment Agency for the development of open space in accordance with the Transbay Redevelopment Plan." The Office of Community Investment and Infrastructure (OCII) is the Successor Agency to the San Francisco Redevelopment Agency.

H2. Transit Center District Open Space Impact Fee

Background. Transit Center District Open Space Impact Fee, adopted in 2012, was created to address anticipated public open space needs from new development near the future Transbay Terminal. The Transit Center District Plan area is situated between Market, Steuart, Folsom and Second Streets. The fee is applicable to any development project that results in at least one new residential unit, new group housing facility or residential care facility, addition of space of more than 800 gross square feet, or conversion of existing space use. Planning Code Section 424.6.2 establishes a fee calculation methodology. Developers may opt to provide an in-kind improvement in lieu of paying the fee. The City adopted and established the Mello-Roos District in January 2015 to help fund the Transbay Terminal projects and other streetscape and open space improvements.

Designated Use of Funds. Fees collected are to be deposited into the Transit Center District Open Space Fund and must be used to design, engineer, acquire, develop, and improve both new and existing public open spaces and recreational facilities in the Transit Center District Plan Area, the greater downtown, and citywide as established in the Transit Center District Plan and the Transit Center District Plan Implementation Program Document. Funds may also be used for administrative and legal costs and to fund economic analyses.

Table H2.1: Transit Center District Open Space Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended ⁽¹⁾	Year-End Balance
FY 2011-2012	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2012-2013	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2013-2014	\$ -	\$ 313,500	\$ 54	\$ 313,500	\$ 54
FY 2014-2015	\$ 54	\$ -	\$ (4)	\$ -	\$ 51
FY 2015-2016	\$ 51	\$ 1,624,898	\$ 26,393	\$ 1,186,500	\$ 464,842
FY 2016-2017	\$ 464,842	\$ 1,922,941	\$ 41,609	\$ 2,148,000	\$ 281,392
FY 2017-2018	\$ 281,392	\$ 8,101,024	\$ 299,291	\$ 7,025,400	\$ 1,656,307
FY 2018-2019	\$ 1,656,307	\$ 876,766	\$ 772,052	\$ -	\$ 3,305,125
Total		\$ 12,839,130	\$ 1,139,395	\$ 10,673,400	

Note:

(1) Funds that have been appropriate and transferred to projects for designated uses are considered expended.

Table H2.2: Transit Center District Open Space Impact Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2013-2014	101 1st Street	\$ 313,500
FY 2015-2016	350 Mission Street	\$ 549,177
	41 Tehama Street	\$ 1,075,721
FY 2016-2017	101 1st Street	\$ 1,922,941
FY 2017-2018	181 Fremont Street	\$ 4,134,354
	526 Mission Street	\$ 3,966,670
FY 2018-2019	75 Howard Street	\$ 876,766
Total		\$ 12,839,130

Table H2.3: Transit Center District Open Space Impact Fee In-Kind Improvements

Project Description	Fee Amount Waived
Mid-Block Crossings (Transit Tower)	\$ 1,000,000
Natoma (Transit Tower)	\$ 11,000,000
Bus Boarding Island on Mission Street (Transit Tower)	\$ 500,000
Transit Tower In-Kind Agreement	\$ 15,200,000
City Park (Transit Tower)	\$ 8,500,000

Table H2.4: Transit Center District Open Space Impact Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Projected Funded by Fees
FY 2013-2014	Central Subway Plaza/Chinatown Project	\$ 313,500	N/A	N/A
FY 2015-2016	CS Plaza Transit Center District Funds (SFMTA)	\$ 686,500	N/A	N/A
	Portsmouth Square Open Space (CPC)	\$ 135,000	\$ 135,000	100%
	Enhanced Portsmouth Square Public Space (REC)	\$ 365,000	\$ 365,000	100%
FY 2016-2017	CS Plaza Transit Center	\$ 400,000	N/A	N/A
	Central Subway Open Space	\$ 1,600,000	N/A	N/A
	Portsmouth Square	\$ 148,000	\$ 148,000	100%
FY 2017-2018	Guy Place Park	\$ 1,525,000	\$ 1,525,000	100%
	Central Subway Open Space	\$ 1,780,000	N/A	N/A
	Portsmouth Square	\$ 1,352,000	\$ 1,352,000	100%
	Central Subway Open Space	\$ 2,220,000	N/A	N/A
	Portsmouth Square Open Space (CPC)	\$ 148,400	N/A	N/A
Total		\$ 10,673,400		

H3. Transit Center District Transportation and Street Improvement Impact Fee

Background. The Transit Center District Transportation Street Improvement Impact Fee, which became effective in September 2012, was created to address new burdens on existing streets and transportation systems, and the need for new and enhanced transportation services and improvements to rights-of-way for all modes of transportation. The fee is applicable to any development project in the C-3-O (SD) District that results in at least one new residential unit, new group housing facility or residential care facility, addition of space of more than 800 gross square feet, or conversion of existing space use. Planning Code Section 424.7.2 establishes a fee calculation methodology. Developers may opt to provide an in-kind improvement in lieu of paying the fee.

Designated Use of Funds. Fees collected are to be deposited into the Transit Center District Transportation and Street Improvement Fund. The Fund must be used to study, design, engineer, develop and implement transportation infrastructure, facilities, equipment, services and programs as well as improvements to public streets, in the Transit Center District Plan Area, and the greater downtown as established in the Transit Center District Plan and the Transit Center District Implementation Program Document. The Funds may also be used for administrative and legal costs and to fund economic analyses.

Table H3.1: Transit Center District Transportation and Street Improvement Impact Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned (1)	Funds Expended (2)	Year-End Balance
FY 2011-2012	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2012-2013	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2013-2014	\$ -	\$ 46,208	\$ -	\$ 46,208	\$ -
FY 2014-2015	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2015-2016	\$ -	\$ 5,145,274	\$ -	\$ 2,650,000	\$ 2,495,274
FY 2016-2017	\$ 2,495,274	\$ 283,427	\$ -	\$ 2,484,000	\$ 294,701
FY 2017-2018	\$ 294,701	\$ 25,177,418		\$ 25,056,482	\$ 415,638
FY 2018-2019	\$ 415,638	\$ 2,061,690		\$ 2,000,000	\$ 477,327
Total		\$ 32,714,017	\$ -	\$ 32,236,690	

Note:

(1) Interest earned by Transit Center District Transportation and Street Improvement Impact Fee is recorded in the Transit Center District Open Space Impact Fee account.

(2) Funds that have been appropriate and transferred to projects for designated uses are considered expended.

Table H3.2: Transit Center District Impact Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2013-2014	101 1st Street	\$ 46,208
FY 2015-2016	350 Mission Street	\$ 1,846,223
	41 Tehama Street	\$ 3,299,051
FY 2016-2017	101 1st Street	\$ 283,427
FY 2017-2018	181 Fremont Street	\$ 12,652,467
	526 Mission Street	\$ 12,524,951
FY 2018-2019	75 Howard Street	\$ 2,061,690
Total		\$ 32,714,017

Table H3.3: Transit Center District Transportation and Street Improvement Impact Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Projected Funded by Fees
FY 2013-2014	Central Subway Plaza/Chinatown Project	\$ 46,208	N/A	N/A
FY 2015-2016	Design & Control for TCDP Streetscape Plan	\$ 2,650,000	\$ 2,650,000	100%
FY 2016-2017	Streetscape Design/Construction (DPW)	\$ 1,350,000	N/A	N/A
	Transit Center (TJPA)	\$ 1,134,000	N/A	N/A
FY 2017-2018	Complete Streets Transit Center	\$ 290,000	N/A	N/A
	Transportation/Street Program Administration	\$ 482	N/A	N/A
	Railyard Alignment (RAB)	\$ 3,800,000	\$ 3,800,000	100%
	Streetscape Design	\$ 100,000	\$ 100,000	100%
	Streetscape Design	\$ 20,000,000	N/A	N/A
FY 2018-2019	Transit Center (TJPA)	\$ 866,000	N/A	N/A
FY 2018-2019	Better Market Street	\$ 2,000,000	N/A	N/A
Total		\$ 32,236,690		

H4. Downtown Payment in Case of Variance or Exception for Required Open Space

Background. Planning Code Section 427(b) requires in the C-3-O (SD) District, a developer is subject to a fee for each square foot of usable open space not provided if a variance is granted by the Zoning Administrator to reduce the amount of open space required.

Designated Use of Funds. In lieu payments collected are to be deposited into the Transit Center District Open Space Fund. Fees are to be used for the purpose of acquiring, designing, and improving park land, park facilities, and other open space resources, which are expected to be used solely for the purpose acquiring, designing, and improving public open space, recreational facilities, and other open space resources.

No open space in-lieu fees have been collected for C-3-O (SD) Districts.

H5. Union Square Park, Recreation, and Open Space Fee

Background. Section 435 of the Planning Code establishes the Union Square Park, Recreation, and Open Space Fee. The fee was created to provide funding to increase the supply of park, recreation, and open space facilities to serve the needs attributable to new office development in the C-3-R Downtown Retail Zoning District, a retail destination with shopping, dining, and hospitality services. As new office development occurs, additional park, recreation, and open space facilities will be needed to maintain the quality of urban experience that makes the C-3-R Downtown Retail Zoning District an attractive destination for residents and tourists. The fee became effective in March 2019 and is applicable to any office development project in the C-3-R Downtown Retail Zoning District.

Designated Use of Funds. Fees collected are to be deposited into the Union Square Park, Recreation, and Open Space Fund. The Fund must be used to pay for City activities and for new and improved facilities designed to address park, recreation, or open space needs in the C-3-R Downtown Retail Zoning District. The City Administrator proposes specific projects for use of proceeds in the Fund, which are subject to review, amendment, and approval by the Mayor and Board of Supervisors.

No Union Square Park, Recreation, and Open Space fees have been collected as of this report.

I. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT

The North of Market Residential Special Use District was first created in March 1985 and subsequently amended by ordinance several times, with the last amendment effective in June 2016. The purpose of the district is to protect and enhance housing resources in an area near downtown, conserve and upgrade existing and moderate income housing stock, preserve buildings of architectural and historic importance, preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of commercial establishments and hotels not intended primarily for residents in the area.

I1. North of Market Residential Special Use District Affordable Housing Fee

Background. This fee was established in Planning Code Section 263.7 in March 1985. The Planning Code creates a special height exception, allowing residential buildings greater than 80 feet to be built, to effect a transition from higher downtown heights to generally lower heights of existing buildings in the North of Market Residential Special Use District. However, because development at heights greater than 80 feet may create pressures on existing affordable housing in the area, a fee was created to stabilize, rehabilitate, and retain existing affordable units in the area.

Designated Use of Funds. Fees collected are to be deposited into the North of Market Affordable Housing Fund. The Fund must be used to stabilize, rehabilitate, and retain affordable housing in the North of Market Residential special use District. No portion of the Fund may be used to pay for administrative, general overhead, or similar expense of any entity. The fund is administered by the Mayor's Office of Housing and Community Development (MOHCD).

No North of Market Residential Special Use District Affordable Housing Fees have been collected as of this report.

J. CITYWIDE IMPACT FEES

Citywide impact fees are applied to new and increased development in the City irrespective of the neighborhood in which the development occurs. Fees are assessed to pay for and/or defray the costs of infrastructure or facilities required to meet additional demand for specified services. Individual citywide impact fees are dedicated towards particular types of infrastructure including affordable housing, childcare facilities, transit facilities, public art, and water and wastewater treatment.

J1. Transit Impact Development Fee

Background. The Transit Impact Development Fee (TIDF), effective in 1981, was enacted to allow the San Francisco Municipal Railway (MUNI) to support transit service as new office development projects were built in the downtown commercial district of the City. In a 2004 update, the TIDF was expanded from one levied only on office uses in the greater downtown area to one levied on all non-residential uses in the City above 3,000 square feet.

Pursuant to Planning Code Section 411, the fee is imposed on all new non-residential development projects citywide, with some exemptions. The current inflation-adjusted fee is imposed for the following categories of economic activity: cultural/institution/education; management, information, and professional services; medical and health services; retail and entertainment; production/distribution/repair; and visitor services activities. Developers do not have the option of providing an in-kind improvement in lieu of paying the fee. Beginning July 1, 2010, developers no longer had the option of paying the fee in installments with interest. However, developers did have the option of deferring the fee while the City's Fee Deferral Program was effective from July 1, 2010 to July 1, 2013 (see Introduction section in this report for details).

Designated Use of Funds. Collected fees are to be held in trust by the Treasurer of the City and County of San Francisco under Section 66006 of the Mitigation Fee Act and are to be distributed according to the fiscal and budgetary provisions of the San Francisco Charter and the Mitigation Fee Act. TIDF funds may be used to increase service hours reasonably necessary to mitigate the impacts of new non-residential development on public transit and maintain the applicable base service standard, including, but not limited to: capital costs associated with establishing new transit routes, expanding transit routes, and increasing service on existing transit routes, including, but not limited to procurement of related items such as rolling stock, and design and construction of bus shelters, stations, tracks, and overhead wires; operation and maintenance of rolling stock associated with new or expanded transit routes or increases in service on existing routes; capital or operating costs required to add service hours to existing routes; and related overhead costs. TIDF funds may also be used for all costs required to administer, enforce, or defend Planning Code Section 411.

The Transit Impact Development Fee is mostly replaced by the Transportation Sustainability Fee effective December 25, 2015, with a few exceptions:

- Projects related to any Redevelopment Plan, Redevelopment Agreement, Interagency Cooperation Agreement, or any other agreement entered into by the City, the former Redevelopment Agency or the Successor Agency to the Redevelopment Agency that is valid and effective on the effective date of the TSF;
- Projects in the approval process as of the effective date of the TSF;
- Any new development for which a development application was approved prior to the effective date of the TSF and for which the TIDF has not been paid.

Table J1.1: Transit Impact Development Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected ⁽¹⁾	Interest Earned ⁽²⁾	Funds Expended	Year-End Balance ⁽³⁾
Prior to FY 1999	\$ -	\$ 89,634,323	\$ -	\$ 32,157,169	\$ 57,477,154
FY 1998-1999	\$ 57,477,154	\$ 749,725	\$ 3,112,190	\$ 4,950,958	\$ 56,388,111
FY 1999-2000	\$ 56,388,111	\$ 5,515,492	\$ 3,097,040	\$ 4,643,206	\$ 60,357,437
FY 2000-2001	\$ 60,357,437	\$ 2,945,978	\$ 3,207,310	\$ 9,047,790	\$ 57,462,935
FY 2001-2002	\$ 57,462,935	\$ 7,879,767	\$ 2,497,164	\$ 18,113,104	\$ 49,726,762
FY 2002-2003	\$ 49,726,762	\$ 4,023,552	\$ 1,159,141	\$ 10,567,690	\$ 44,341,765
FY 2003-2004	\$ 44,341,765	\$ 1,344,207	\$ 868,128	\$ 10,020,677	\$ 36,533,423
FY 2004-2005	\$ 36,533,423	\$ 928,449	\$ 721,005	\$ 6,168,613	\$ 32,014,264
FY 2005-2006	\$ 32,014,264	\$ 1,161,809	\$ 1,045,325	\$ 11,072,282	\$ 23,149,116
FY 2006-2007	\$ 23,149,116	\$ 1,980,198	\$ 978,028	\$ 11,158,131	\$ 14,949,211
FY 2007-2008	\$ 14,949,211	\$ 889,475	\$ 807,997	\$ 805,075	\$ 15,841,608
FY 2008-2009	\$ 15,841,608	\$ 4,513,011	\$ 426,248	\$ 6,615,073	\$ 14,165,794
FY 2009-2010	\$ 14,165,794	\$ 1,849,047	\$ 171,615	\$ 14,207,719	\$ 1,978,737
FY 2010-2011	\$ 1,978,737	\$ 1,048,049	\$ 47,466	\$ 570,686	\$ 2,503,566
FY 2011-2012	\$ 2,503,566	\$ 1,691,289	\$ 25,879	\$ 1,885,574	\$ 2,335,160
FY 2012-2013	\$ 2,335,160	\$ 4,720,312	\$ 38,535	\$ 658	\$ 7,093,349
FY 2013-2014	\$ 7,093,349	\$ 12,572,845	\$ 62,224	\$ 2,360	\$ 19,726,059
FY 2014-2015	\$ 19,726,059	\$ 13,799,570	\$ 159,421	\$ 3,029,467	\$ 30,655,583
FY 2015-2016	\$ 30,655,583	\$ 37,468,397	\$ 257,417	\$ 2,998,869	\$ 65,382,528
FY 2016-2017	\$ 65,382,528	\$ 48,125,132	\$ 741,626	\$ 30,264,244	\$ 83,985,041
FY 2017-2018	\$ 83,985,041	\$ 18,461,054	\$ 920,401	\$ 81,216,642	\$ 22,149,854
FY 2018-2019	\$ 22,149,854	\$ 4,210,938	\$ 838,623	\$ 7,270,616	\$ 19,928,799
Total		\$ 265,512,618	\$ 21,182,783	\$ 266,766,603	

Note:

(1) Fee revenue collected includes installment interest payments.

(2) Interest earned is the interest earned on TIDF deposits in the City Treasury. Interest earned by TIDF and TSF is recorded in the TIDF account for FY18 and FY19.

(3) In this report, year-end balance is cash balance reported by SFMTA.

Table J1.2: Transit Impact Development Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
Prior to FY 2000	Prior to FY 2000	\$ 90,384,048			
FY 1999-2000	101 2nd Street	\$ 1,307,576	FY 2007-2008	52 Dore St	\$ 20,250
	1199 Bush	\$ 221,832		Pier 1,1.5, 3 & 5	\$ 117,750
	126 South Park Ave	\$ 5,936	FY 2008-2009	555 Mission Street	\$ 2,293,864
	150 California	\$ 773,930		535 Mission Street	\$ 1,468,800
	199 Fremont	\$ 2,007,710		500 8th Street	\$ 621
	275 Sacramento	\$ 254,520	FY 2009-2010	One Kearny / 710 Market St	\$ 135,475
	616 Minna	\$ 30,263		77 Van Ness Avenue	\$ 99,805
	One Market	\$ 164,000		2369 Market Street Project	\$ 16,000
		2460 Alameda St		\$ 172,638	
FY 2000-2001	215 Fremont	\$ 124,750		2369 Market Street Project	\$ 9,375
	475 Brannan	\$ 317,500		1311 22nd Street	\$ 19,138
	601 Townsend	\$ 352,355		875 Howard St. Project	\$ 646,890
	680 2nd Street	\$ 306,455	FY 2010-2011	101 California	\$ 662,475
	1301 Sansome	\$ 48,341		1170-1172 Market	\$ 20,989
	149 Bluxome	\$ 94,769		440-456 Montgomery	\$ 66,261
	35 Stanford	\$ 26,975		2125 Chestnut	\$ 16,057
	550 Kearny	\$ 39,935		199 Vallencia	\$ 2,268
	650 Townsend	\$ 1,448,348		269 Potrero Avenue	\$ 49,856
	945 Battery	\$ 84,532		4 Embarcadero Center, Suite 3330	\$ 57,358
945 Bryant	\$ 100,640	660 Alabama		\$ 67,473	
		5800 3rd Street		\$ 22,945	
		3000 20th Street		\$ 6,992	
FY 2001-2002	1098 Harrison	\$ 36,200		1 Lorraine Court	\$ 64,767
	230-250 Brannan	\$ 352,646		1375 Van Dyke	\$ 10,608
	319 11th Street	\$ 7,700	FY 2011-2012	101 California	\$ 662,475
	55 Market	\$ 1,339,245		1170-1172 Market	\$ 20,989
	60 Brannan	\$ 261,550		440-456 Montgomery	\$ 66,261
	1301 Sansome	\$ 96,683		660 Alabama	\$ 2,977
	1328 Mission	\$ 17,690		5800 3rd Street	\$ 131,089
	160 King	\$ 592,882	FY 2011-2012	231 Franklin Street	\$ 51,871
	235 2nd Street	\$ 819,195		1190 Mission Street	\$ 7,696
	435 Pacific	\$ 145,785		25 Essex Street	\$ 39,654
	560 Mission	\$ 2,893,200		701 Portola Ave	\$ 94,234
	851 Van Ness	\$ 16,110		717 Battery Street	\$ 186,136
	945 Battery	\$ 169,065		2300 Harrison Street	\$ 45,694
	Pier One	\$ 382,090		2299 Market Street	\$ 8,111
		620 Treat		\$ 923	
FY 2002-2003	1329 Mission	\$ 12,627		1150 Ocean Ave	\$ 176,070
	1596 Howard	\$ 158,426		1155 4th Street	\$ 12,054
	181 South Park Ave	\$ 1,700		555 Deharo Street	\$ 10,520
	405 Howard	\$ 2,126,850	FY 2011-2012	808 Brannan Street	\$ 9,135
	500 Howard	\$ 599,600		208 Utah	\$ 97,464
	501 Folsom	\$ 66,367		570 Townsend	\$ 9,859
		1405 Van Dyke		\$ 599	
		299 Valencia		\$ 57,476	
		101 California		\$ 662,475	
FY 2003-2004	235 2nd Street	\$ 276,900	FY 2012-2013	1170-1172 Market	\$ 20,989
	543 Howard Street	\$ 157,330		440-456 Montgomery	\$ 66,261
	West Portal Office	\$ 3,817		55 9th Street	\$ 60,300
	Golden Gate Polk Property	\$ 8,680			
FY 2004-2005	501 Folsom	\$ 30,000			
	1381 Webster	\$ 2,890			
FY 2005-2006	625 Townsend	\$ 265,581			
FY 2006-2007	3560 18th Street	\$ 8,200			
	400 Howard Street	\$ 1,209,980			
	450 Sansome	\$ 12,293			

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2012-2013 (cont'd)	120 Howard Street	\$ 799,977	FY 2013-2014 (cont'd)	505 Howard Street	\$ 2,612,489
	3500 19th Street	\$ 8,141		444 De Haro Street	\$ 528,520
	3010 20th ST	\$ 3,726		665 3rd Street	\$ 722,408
	505 Howard Street	\$ 456,414		1420 Mission Street	\$ 8,678
	660 Alabama Street	\$ 2,977		2200 Market Street	\$ 21,820
	398 Kansas Street	\$ 24,000		181 Fremont Street	\$ 688,119
	185 Berry ST	\$ 652,568		500 2nd Street	\$ 84,686
	740 Valencia ST	\$ 12,820		721 Beach Street	\$ 11,061
	275 Brannan Street	\$ 116,885		101 1st Street	\$ 2,737,650
	808 Brannan Street	\$ 55,155		1998 Market Street	\$ 69,523
	942 Mission Street	\$ 76,988		2055 Union Street	\$ 344,316
	970 Tennessee Street	\$ 11,950		680 Folsom Street	\$ 375,000
	100 Potrero Street	\$ 28,028		580 York Street	\$ 17,437
	570 Townsend Street	\$ 56,761		33 8th Street	\$ 14,614
	8 Octavia Street	\$ 56,698		3360 20th Street	\$ 31,287
	299 Valencia Street	\$ 11,188		1717 17th Street	\$ 33,756
	740 Valencia Street	\$ 4,573		1415 Mission Street	\$ 3,785
	350 Mission Street	\$ 476,534		310 Carolina Street	\$ 8,892
	375 Alabama Street	\$ 19,276		460 Bryant Street	\$ 358,711
	1550 Bryant Street	\$ 276,879		200 6th Street	\$ 34,952
	2559 Van Ness Avenue	\$ 4,610		400 South Van Ness Ave	\$ 86,721
	888 Brannan Street	\$ 591,928		345 Brannan Street	\$ 1,351,062
	1098 Hassiron Street	\$ 16,816		375 Alabama, Brannan St	\$ 19,276
	1100 Ocean Ave	\$ 81,262		999 Brannan Street	\$ 57,317
	1190 Mission Street	\$ 44,479		808 Brannan Street	\$ 9,135
555 Deharo Street	\$ 10,520	1098 Harrison Street	\$ 16,816		
808 Brannan Street	\$ 9,135	248 9th Street	\$ 2,942		
FY 2013-2014	101 California	\$ 662,475	All	Adjustment (1)	\$ 8,248,729
	1170-1172 Market	\$ 20,989	FY 2014-2015	1 FRANKLIN ST	\$ 39,289
	440-456 Montgomery	\$ 66,261		101 TOWNSEND ST	\$ 489,325
	264 Dore Street	\$ 2,557		111 TOWNSEND ST	\$ 56,701
	901 Market Street	\$ 20,994		1127 MARKET ST	\$ 107,412
	323 Octavia Street	\$ 49,463		1355 MARKET ST	\$ 667,601
	2299 Market Street	\$ 47,575		140 NEW MONTGOMERY ST	\$ 20,587
	375 Alabama Street	\$ 19,276		1601 GALVEZ AV	\$ 61,664
	100 Potrero Ave	\$ 28,028		1890 BRYANT ST	\$ 167,199
	660 Alabama	\$ 2,977		201 FOLSOM ST	\$ 114,638
	200 4th Street	\$ 20,898		217 EDDY ST	\$ 2,567
	222 2nd Street	\$ 822,308		2175 MARKET ST	\$ 70,108
	899 Valencia Street	\$ 11,417		2198 MARKET ST	\$ 74,654
	201 Foldsom Street	\$ 19,425		2552 TAYLOR ST	\$ 13,203
	953 Indiana Street	\$ 17,250		2559 VAN NESS AV	\$ 26,950
	999 Brannan Street	\$ 57,317		270 BRANNAN ST	\$ 2,267,497
	3500 19th Street	\$ 33,545		280 BRIGHTON AV	\$ 40,076
	388 Fulton Street	\$ 7,775		2867 SAN BRUNO AV	\$ 55,860
	938 Howard Street	\$ 144,643		290 DIVISION ST	\$ 37,800
	185 Channel Street	\$ 124,752		300 SOUTH VAN NESS AV	\$ 139,906
401 Grove Street	\$ 68,314	346 POTRERO AV		\$ 23,344	
1155 4th Street	\$ 73,635	350 08TH ST	\$ 241,843		

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2014-2015 (cont'd)	350 BUSH ST	\$ 4,576,499	FY 2015-2016 (cont'd)	1800 OWENS ST	\$ 6,363,522
	365 11TH ST	\$ 32,256		2111 HARRISON ST	\$ 71,117
	410 TOWNSEND ST	\$ 463,600		222 02ND ST	\$ 4,894,732
	482 BRYANT ST	\$ 39,527		234 09TH ST	\$ 24,422
	500 PINE ST	\$ 669,575		2345 03RD ST	\$ 14,581
	560 ALABAMA ST	\$ 11,905		236 SHIPLEY ST	\$ 22,892
	626 POTRERO AV	\$ 37,777		239 SHIPLEY ST	\$ 13,107
	642 HARRISON ST	\$ 77,023		241 10TH ST	\$ 21,885
	660 03RD ST	\$ 528,400		248 09TH ST	\$ 37,886
	665 HARRISON ST	\$ 126,499		250 04TH ST	\$ 93,891
	690 FOLSOM ST	\$ 108,126		250 HOWARD ST	\$ 10,760,840
	801 BRANNAN ST	\$ 339,658		2898 SLOAT BL	\$ 119,971
	85 BLUXOME ST	\$ 507,337		310 CAROLINA ST	\$ 36,768
	888 BRANNAN ST	\$ 20,531		3130 20TH ST	\$ 281,411
	899 VALENCIA ST	\$ 67,172		3221 20TH ST	\$ 54,435
	900 FOLSOM ST	\$ 68,106		3249 17TH ST	\$ 12,346
	928 TOLAND ST	\$ 138,681		333 BRANNAN ST	\$ 2,305,200
	949 MARKET ST	\$ 305,651		340 BRYANT ST	\$ 300,623
	100 Potrero St	\$ 56,056		3435 MISSION ST	\$ 1,609
	1098 Harrison St	\$ 16,816		350 MISSION ST	\$ 3,541,392
	3130 20th St	\$ 10,206		369 18TH AV	\$ 16,928
	375 Alabama Street	\$ 19,276		399 FREMONT ST	\$ 55,419
	450 Hayes St	\$ 9,954		400 GROVE ST	\$ 29,644
	555 De Haro St	\$ 31,560		41 TEHAMA ST	\$ 12,387
660 Alabama	\$ 2,977	425 BRANNAN ST	\$ 7,027		
808 Brannan St	\$ 9,135	450 HAYES ST	\$ 41,373		
999 Brannan St	\$ 57,317	480 POTRERO AV	\$ 9,542		
101 California	\$ 662,475	505 BRANNAN ST	\$ 1,903,406		
1170-1172 Market	\$ 20,989	510 TOWNSEND ST	\$ 3,689,587		
440-456 Montgomery	\$ 66,261	580 HAYES ST	\$ 24,082		
FY 2015-2016	1 SANSOME ST	\$ 4,652	600 SOUTH VAN NESS AV	\$ 46,878	
	101 LELAND AV	\$ 12,931	601 19TH ST	\$ 70,758	
	1095 MARKET ST	\$ 40,283	721 BEACH ST	\$ 65,740	
	1125 MISSION ST	\$ 241,217	80 MISSOURI ST	\$ 47,058	
	1155 MARKET ST	\$ 1,874	942 MISSION ST	\$ 460,618	
	119 07TH ST	\$ 30,927	100 PORTRERO ST.	\$ 28,028	
	1200 04TH ST	\$ 124,173	1098 HARRISON ST.	\$ 16,816	
	1275 MARKET ST	\$ 152,086	375 ALABAMA ST	\$ 19,276	
	1275 MINNESOTA ST	\$ 8,179	500 PINE STREET	\$ (27,622)	
	1380 07TH ST	\$ 153,627	801 BRANNAN ST	\$ (339,658)	
	1400 07TH ST	\$ 119,284	808 BRANNAN ST	\$ 9,135	
	1415 MISSION ST	\$ 22,327	999 BRANNAN ST.	\$ 57,317	
	1420 MISSION ST	\$ 50,948	101 California	\$ 662,475	
	1455 MARKET ST	\$ 16,919	1170-1172 Market	\$ 20,989	
	150 VAN NESS AV	\$ 149,110	440-456 Montgomery	\$ 66,261	
	1512 20TH ST	\$ 23,745	3130 20th Street	\$ 5,103	
	1527 PINE ST	\$ 40,721	2132 Oakdale Ave/2121 Newcome	\$ 23,450	
	1731 POWELL ST	\$ 10,304	388 Fulton Street	\$ 39,558	
	1800 MISSION ST	\$ 299,001	1325 Ocean Ave	\$ 18,383	
				FY 2016-2017	

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected	
FY 2016-2017 (cont'd)	949 Market Street	\$ 1,916,749	FY 2017-2018 (cont'd)	46 Geary	\$ 65,000	
	626 Mission Bay Blvd North Blvd	\$ 15,045		1746 Post	\$ 112,108	
	1198 Valencia Street	\$ 77,366		345 6th Street	\$ 204,688	
	480 Potrero	\$ 2,707		1425 Mendell Street	\$ 85,013	
	1 Henry Adams Street	\$ 169,862		2565 3rd Street	\$ 19,596	
	588 Mission Bay Blvd North	\$ 14,797		417 Montgomery	\$ 5,208	
	32 Avila Street	\$ 143,853		2115 Taraval Street	\$ 50,858	
	1075 Market Street	\$ 130,220		633 Folsom Street	\$ 1,298,947	
	100 Hooper Street	\$ 4,858,627		1301 16th Street	\$ 635,662	
	701 3rd Street	\$ 1,473,996		100 Channel	\$ 3,093,072	
	1395 2nd Street	\$ 341,380		1174 Folsom Street	\$ 73,232	
	400 Bay Street	\$ 184,178		2535 18th Street	\$ 3,015	
	1169 Market Street	\$ 774,043		2101 Mission Street	\$ 927,409	
	1246 Folsom Street	\$ 2,995		1590 Yosemite Street	\$ 22,348	
	722 South Van Ness Avenue	\$ 4,419		181 Fremont Street	\$ 4,480,239	
	33 8th Street	\$ 88,948		48 Gold Street	\$ 14,627	
	1233-63 Connecticut Street	\$ 138,278		2573 3rd Street	\$ 43,925	
	2525 16th Street	\$ 17,430		363 6th Street	\$ 270,587	
	200 6th Street	\$ 1,573		5735 Mission Street	\$ 51,065	
	1401 Howard Street	\$ 252,944		1600 Owens	\$ 31,814	
	290 Division Street	\$ 27,460		136 South Park	\$ 15,240	
	303 2nd Street	\$ 43,452		780 Valencia	\$ 47,677	
	2544 3rd Street	\$ 2,225		2525 16th Street	\$ 17,427	
	1096 South Van Ness Avenue	\$ 126,855		3040 24th Street	\$ 17,771	
	101 1st Street	\$ 16,792,155		3130 20th Street	\$ 5,103	
	645 Harrison Street	\$ 1,784,651		721 Beach Street	\$ 3,318	
	753 Alabama Street	\$ 9,750		300 16th Street	\$ 3,611,440	
	132 Hawthorne Street	\$ 34,343		300 16th Street	\$ 3,081,579	
	2042 Clement Street	\$ 787		FY 2018-2019	1314 Fitzgerald Ave	\$ 8,613
	1515 3rd Street	\$ 2,319,056			1350 Van Dyke Ave	\$ 139,456
	1455 3rd Street	\$ 2,112,530			1413 Van Dyke Ave	\$ 41,893
	110 Channel	\$ 126,993			2255 Taraval Street	\$ 38,364
	1000 3rd Street	\$ 116,326			2290 3rd Street	\$ 13,541
900 Marin Street	\$ 171,696	249 Pennsylvania Ave	\$ 28,903			
1375 Van Dyke Avenue	\$ 56,822	350 11th Street	\$ 27,205			
999 Brannan	\$ 57,317	360 Spear Street	\$ 808,371			
1098 Harrison Street	\$ 16,816	555 Fulton Street	\$ 286,904			
2525 6th Street	\$ 17,427	555 Golden Gate Ave	\$ 305,154			
3130 20th Street	\$ 5,103	72 Ellis Street	\$ 1,316,672			
300 16th Street	\$ 13,531,588	777 Brannan Street	\$ 69,077			
210 Taylor Street	\$ 75,877	950 Market Street	\$ 465,380			
FY 2017-2018	1490 Ocean Ave	\$ 44,310	N/A	\$ 661,407		
	2421 3rd Street	\$ 12,763	Total	\$ 265,512,618		
	210 Arkansas Street	\$ 26,783	Notes:			
	1601 Mariposa Street	\$ 89,231	(1) Adjustment for installment payment accounting for period from FY 1999-2000 to FY 2009-2010.			
				(2) This report does not include fee details collected before FY 1999-2000.		

Table J1.3: Transit Impact Development Fee Expenditure Detail

Fiscal Year	Islais Creek Woods Annex (Bus Yard)	Light Rail Vehicle Purchase Phase II	Automatic Train Control System	Operating and Maintenance Support for Transit Service	Administration and Enforcement	Warrior's Arena Improvement Project	Vehicle Cellular/LTE WiFi Project	Escalator Project	Total
Prior to FY 1999									\$ 32,157,169
FY 1998-1999	\$ 498,715	\$ -	\$ -	\$ 4,426,728	\$ 25,515	\$ -	\$ -	\$ -	\$ 4,950,958
FY 1999-2000	\$ 147,235	\$ -	\$ -	\$ 4,423,994	\$ 71,977	\$ -	\$ -	\$ -	\$ 4,643,206
FY 2000-2001	\$ -	\$ -	\$ -	\$ 8,946,645	\$ 101,145	\$ -	\$ -	\$ -	\$ 9,047,790
FY 2001-2002	\$ -	\$ 7,502,636	\$ -	\$ 10,457,344	\$ 153,124	\$ -	\$ -	\$ -	\$ 18,113,104
FY 2002-2003	\$ -	\$ -	\$ -	\$ 10,457,344	\$ 110,346	\$ -	\$ -	\$ -	\$ 10,567,690
FY 2003-2004	\$ -	\$ -	\$ -	\$ 9,880,743	\$ 139,934	\$ -	\$ -	\$ -	\$ 10,020,677
FY 2004-2005	\$ -	\$ (3,869,623)	\$ -	\$ 9,880,743	\$ 157,493	\$ -	\$ -	\$ -	\$ 6,168,613
FY 2005-2006	\$ -	\$ 1,037,169	\$ -	\$ 9,880,743	\$ 154,370	\$ -	\$ -	\$ -	\$ 11,072,282
FY 2006-2007	\$ -	\$ -	\$ 1,144,557	\$ 9,880,743	\$ 132,831	\$ -	\$ -	\$ -	\$ 11,158,131
FY 2007-2008	\$ -	\$ -	\$ 646,210	\$ -	\$ 158,865	\$ -	\$ -	\$ -	\$ 805,075
FY 2008-2009	\$ -	\$ -	\$ 612,000	\$ 5,709,680	\$ 293,393	\$ -	\$ -	\$ -	\$ 6,615,073
FY 2009-2010	\$ -	\$ 4,054,736	\$ 9,729	\$ 9,635,699	\$ 507,555	\$ -	\$ -	\$ -	\$ 14,207,719
FY 2010-2011	\$ -	\$ -	\$ 18,358	\$ 251,652	\$ 300,676	\$ -	\$ -	\$ -	\$ 570,686
FY 2011-2012	\$ 594,050	\$ 1,085,721	\$ 42,521	\$ 28,987	\$ 134,295	\$ -	\$ -	\$ -	\$ 1,885,574
FY 2012-2013	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	\$ -	\$ 658
FY 2013-2014	\$ -	\$ -	\$ -	\$ -	\$ 2,360	\$ -	\$ -	\$ -	\$ 2,360
FY 2014-2015	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 29,467	\$ -	\$ -	\$ -	\$ 3,029,467
FY 2015-2016	\$ -	\$ -	\$ -	\$ 3,000,000	\$ (1,131)	\$ -	\$ -	\$ -	\$ 2,998,869
FY 2016-2017	\$ -	\$ -	\$ -	\$ 29,994,244	\$ -	\$ 270,000	\$ -	\$ -	\$ 30,264,244
FY 2017-2018	\$ -	\$ -	\$ -	\$ 57,830,829	\$ -	\$ 20,285,813	\$ 2,700,000	\$ 400,000	\$ 81,216,642
FY 2018-2019	\$ -	\$ -	\$ -	\$ 7,270,616	\$ -	\$ -	\$ -	\$ -	\$ 7,270,616
Total	\$ 1,240,000	\$ 9,810,639	\$ 2,473,375	\$ 194,956,734	\$ 2,472,873	\$ 20,555,813	\$ 2,700,000	\$ 400,000	\$ 266,766,603

J2. Transportation Sustainability Fee (TSF)

Background. Starting in 2009, The City and the San Francisco County Transportation Authority worked to develop the concept of a comprehensive citywide transportation fee and supporting nexus study (the “TSF Nexus Study”). In accordance with the TSF Nexus Study, a citywide transportation fee will allow the San Francisco Municipal Transportation Agency (SFMTA) and other regional transportation agencies serving San Francisco to meet the demand generated by new development and thus maintain their existing level of service.

Pursuant to Planning Code Section 411A, the TSF is imposed on all new non-residential development projects citywide, with some exemptions. The fee is calculated based on the amount of new gross square feet created by the development project, multiplied by the TSF rate in effect at the issuance of the first construction document for each of the applicable land use categories within the development project.

Designated Use of Funds. Collected fees are to be held in trust by the Treasurer of the City and County of San Francisco under Section 66006 of the Mitigation Fee Act and are to be distributed according to the fiscal and budgetary provisions of the San Francisco Charter and the Mitigation Fee Act. TSF funds may be used to fund transit capital maintenance projects, transit capital facilities and fleet, and complete streets (pedestrian and bicycle) infrastructure. These expenditures may include, but are not limited to: procurement of related items such as rolling stock, and design and construction of bus shelters, stations, tracks, and overhead wires; capital or maintenance costs required to add revenue service hours or enhanced capacity to existing routes; capital costs of pedestrian and bicycle facilities, including, but not limited to, sidewalk paving and widening, pedestrian and bicycle signalization of crosswalks or intersections, bicycle lanes within street right-of-way, physical protection of bicycle facilities from motorized traffic, bike sharing, bicycle parking, and traffic calming. Proceeds from the TSF may also be used to administer the Fund.

Table J2.1: Transportation Sustainability Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned (2)	Funds Expended	Year-End Balance (1)
FY 2014-2015	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2015-2016	\$ -	\$ 138,625	\$ -	\$ -	\$ 138,625
FY 2016-2017	\$ 138,625	\$ 4,262,053	\$ 564	\$ 4,585,851	\$ (184,609)
FY 2017-2018	\$ (184,609)	\$ 15,543,197		\$ 1,208,377	\$ 14,150,211
FY 2018-2019	\$ 14,150,211	\$ 13,010,563		\$ 2,060,188	\$ 25,100,585
Total		\$ 32,954,438	\$ 564	\$ 7,854,416	

Note:

(1) In this report, year-end balance is cash balance reported by SFMTA

(2) Interest earned by TIDF and TSF is recorded in the TIDF account for FY18 and FY19.

Table J2.2: Transportation Sustainability Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2015-2016	1543 Mission Street	\$ 68,536
	290 7th Street	\$ 70,090
FY 2016-2017	1111 8th Street	\$ 52,316
	1398 Bryant Street	\$ 86,955
	1400 16th Street	\$ 402,191
	1500 Pacific Avenue	\$ 618
	160 Folsom Street	\$ 2,143,044
	160 Gilbert Street	\$ 22,776
	200 Kansas Street	\$ 115,408
	2100 Market Street	\$ 299,410
	22 Franklin Street	\$ 90,504
	2300 26th Street	\$ 87,059
	240 Pacific Avenue	\$ 209,208
	44 Woodward Street	\$ 21,130
	445 Natoma Street	\$ 23,772
	481 Jessie Street	\$ 75,461
	52 Otis Street	\$ 10,795
	653 Harrison Street	\$ 44,413
	75 Arkansas Street	\$ 417,317
780 Brannan Street	\$ 101,171	
875 Stevenson Street	\$ 58,504	
FY 2017-2018	1 Sansome Street	\$ 34,509
	100 California Street	\$ 128,451
	1066 Market Street	\$ 1,007,216
	1076 Howard Street	\$ 160,040
	1298 Howard Street	\$ 630,766
	1433 Bush Street	\$ 395,952
	1500 Mission Street	\$ 2,303,801
	1532 Harrison Street	\$ 491,305
	1699 Market Street	\$ 626,603
	1801 Mission Street	\$ 39,157
	2000 Bryant Street	\$ 513,191
	2240 Market Street	\$ 205,417
	2325 3rd Street	\$ 158,907
	246 1st Street	\$ 108,704
	246 Shipley Street	\$ 69,640
	2675 Geary Boulevard	\$ 83,878
	333 12th Street	\$ 488,818
	3620 Cesar Chavez Street	\$ 178,140
	399 Geary Street	\$ 144,152
	526 Mission Street	\$ 6,154,794
	650 Andover Street	\$ 11,761
	719 Larkin Street	\$ 363,684
	72 Converse Street	\$ 24,961
	735 Bryant Street	\$ 119,852
	75 14th Street	\$ 14,847
770 Powell Street	\$ 416,032	
88 Arkansas Street	\$ 379,837	
888 Howard Street	\$ 128,792	
915 Minna Street	\$ 159,990	

Fiscal Year	Address	Fee Amount Collected
FY 2018-2019	1 De Haro Street	\$ 2,034,353
	1140 Harrison Street	\$ 2,765,311
	1145 Polk Street	\$ 82,655
	1229 Connecticut Street	\$ 81,655
	1335 Folsom Street	\$ 91,356
	140 South Park	\$ 49,632
	1458 Howard Street	\$ 45,625
	175 Bay Shore Boulevard	\$ 88,943
	1786 Carroll Avenue	\$ 36,496
	188 Octavia Street	\$ 143,008
	1950 Mission Street	\$ 174,842
	2070 Folsom Street	\$ 228,031
	229 Ellis Street	\$ 30,922
	2301 Lombard Street	\$ 339,662
	235 Valencia Street	\$ 229,003
	2415 3rd Street	\$ 46,598
	2444 Lombard Street	\$ 290,366
	2465 Van Ness Avenue	\$ 631,030
	2505 3rd Street	\$ 49,559
	2620 Jones Street	\$ 32,048
	2675 Geary Boulevard	\$ 142,618
	300 Grant Avenue	\$ 475,422
	349 8th Street	\$ 348,535
	390 1st Street	\$ 777,773
	400 Winston Drive	\$ 85,168
	431 Bryant Street	\$ 50,275
	438 Treat Avenue	\$ 72,838
	443 Stevenson Street	\$ 29,566
	603 Tennessee Street	\$ 199,645
	605 20th Street	\$ 70,802
	635 Fulton Street	\$ 152,770
	655 Folsom Street	\$ 263,409
761 Bryant Street	\$ 53,394	
77 Federal Street	\$ 968,185	
807 Franklin Street	\$ 468,064	
950 Gough Street	\$ 302,463	
950 Tennessee Street	\$ 246,061	
975 Bryant Street	\$ 832,479	
Total		\$ 32,954,438

Table J2.3: Transportation Sustainability Fee Expenditure Detail

Fiscal Year	Transit Capital Maintenance and Program Administration	Transit Service Expansion and Reliability Improvements		Complete Streets Improvements (Bicycle and Pedestrian)	Total
		Regional Transit Providers	MUNI		
FY 2016-2017	\$ 4,500,000	\$ 84,774	\$ -	\$ 1,077	\$ 4,585,851
FY 2017-2018	\$ -	\$ 124,351	\$ 1,030,040	\$ 53,987	\$ 1,208,377
FY 2018-2019	\$ 16,595	\$ 73,622	\$ 1,604,963	\$ 365,008	\$ 2,060,188
Total	\$ 4,516,595	\$ 282,747	\$ 2,635,003	\$ 420,071	\$ 7,854,416

J3. Affordable Housing – Jobs Housing Linkage Fee

Background. The Jobs Housing Linkage Fee applies to any development project, with some exceptions, that increases the total amount of any combination of the following uses by 25,000 or more gross square feet: entertainment, hotel, office, research and development, retail, Integrated Production, Distribution and Repair (PDR), and Small Enterprise Workspace and whose environmental evaluation application for the development project was filed on or before January 1, 1999. Prior to issuance of a building or site permit, the developer must elect to: (1) contribute a sum of land of value at least equivalent to the fee or use the funds or land to construct housing units; (2) pay a fee or; (3) a combination of payment to housing developer and payment of in-lieu fee. The Jobs Housing Linkage Fee became effective in March 1996, but is predated by the City's Office Affordable Housing Production Program (OAHP), predecessor to the Jobs-Housing Linkage Program. Therefore, this report includes revenue and expenditure details beginning in FY 1988-89.

Designated Use of Funds. Fees are to be deposited into the Citywide Affordable Housing Fund pursuant to Planning Code Section 413.10 This fee revenue must solely be used to increase the supply of housing affordable to qualifying households. The program is administered by the Mayor's Office of Housing and Community Development (MOHCD). No funds may be used to pay any administrative, general overhead, or similar expenses.

J4. Inclusionary Affordable Housing Program

Background. The Affordable Housing - Inclusionary Program requirements became effective in April 2002. They apply to any housing project that consists of 10 or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with 10 or more units, even if the development is on separate but adjacent lots and any development project that has submitted a complete Environmental Evaluation application prior to January 1, 2013. Developers must either pay a fee or build affordable housing units on or off-site of the principal development. The amount of the fee is determined by the Mayor's Office of Housing and Community Development (MOHCD) depending on multiple factors discussed in Planning Code Section 415.7(a).

Designated Use of Funds. Inclusionary Housing fees are deposited into the Citywide Affordable Housing Fund, which is administered by MOHCD. Pursuant to the Planning Code Section 415.5(f), funds must be used to (1) increase the supply of housing affordable to qualifying households subject to the conditions in the Section, including through the Small Sites program; (2) provide assistance to low and moderate income homebuyers; and (3) pay the expenses of MOHCD in connection with monitoring and administering compliance with the requirements of the Inclusionary Program. Additionally, funds may be used to conduct follow-up studies. All other monitoring and administrative expenses must be appropriated through the annual budget process or supplemental appropriation for MOHCD.

Jobs Housing Linkage fees and Inclusionary Housing fees are both deposited into the Citywide Affordable Housing Fund since, as stipulated by the Planning Code, both sources of funding can be used to finance eligible affordable housing projects. The Citywide Affordable Housing Fund has other sources of revenue in addition to fees, such as loan repayments and gift deposits. MOHCD uses the Citywide Affordable Housing Fund, along with funding from federal and state agencies and private investors, to finance the development, rehabilitation, and purchase of affordable housing. Fee assessed per Planning Code Section 419 and interests earned as described in Section E2 in this report are included below in Table H3.1 Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Summary, with all expenditures reported in Table H3.2 Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Expenditure Detail.

To begin a project, MOHCD issues a competitive Notice of Funding Availability (NOFA) with specific criteria to select a housing developer, typically a non-profit corporation responsible for developing, owning and operating the housing units. The NOFAs target specific populations such as very low-income seniors or families and describe the terms under which funds will be provided. To the successful bidder, MOHCD then provides a 55-year, low-interest loan with annual loan repayments sized according to the project's operating expenses and reserves. Depending on the availability of non-City funding, MOHCD's share of the cost to build affordable housing ranges from 25 percent to 50 percent of the total project cost. MOHCD places restrictions on the deed of trust to ensure the property remains affordable to low-income residents in the long-term.

Table J3.1: Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Summary

Fiscal Year	Jobs-Housing Linkage Fees		Inclusionary Program Fees		Sum of Fees Deposited into Citywide Affordable Housing Fund ⁽¹⁾			
	Fee Revenue Collected	Funds Expended	Fee Revenue Collected	Funds Expended	Beginning Balance	Interest Earned	Interest Expended	Year-End Balance
FY 1988-1989	\$ 1,386,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,386,316
FY 1989-1990	\$ 1,530,250	\$ -	\$ -	\$ -	\$ 1,386,316	\$ -	\$ -	\$ 2,916,566
FY 1990-1991	\$ 1,586,724	\$ -	\$ -	\$ -	\$ 2,916,566	\$ -	\$ -	\$ 4,503,290
FY 1991-1992	\$ -	\$ -	\$ -	\$ -	\$ 4,503,290	\$ -	\$ -	\$ 4,503,290
FY 1992-1993	\$ 246,171	\$ 4,173,237	\$ -	\$ -	\$ 4,503,290	\$ -	\$ -	\$ 576,224
FY 1993-1994	\$ 73,506	\$ -	\$ -	\$ -	\$ 576,224	\$ -	\$ -	\$ 649,730
FY 1994-1995	\$ 245,137	\$ -	\$ -	\$ -	\$ 649,730	\$ -	\$ -	\$ 894,867
FY 1995-1996	\$ 20,769	\$ -	\$ -	\$ -	\$ 894,867	\$ -	\$ -	\$ 915,636
FY 1996-1997	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 915,636	\$ -	\$ -	\$ 1,915,636
FY 1997-1998	\$ 2,766,662	\$ -	\$ -	\$ -	\$ 1,915,636	\$ -	\$ -	\$ 4,682,299
FY 1998-1999	\$ 58,064	\$ -	\$ -	\$ -	\$ 4,682,299	\$ -	\$ -	\$ 4,740,363
FY 1999-2000	\$ 10,753,894	\$ -	\$ -	\$ -	\$ 4,740,363	\$ -	\$ -	\$ 15,494,257
FY 2000-2001	\$ 14,296,744	\$ -	\$ -	\$ -	\$ 15,494,257	\$ -	\$ -	\$ 29,791,001
FY 2001-2002	\$ 4,799,188	\$ -	\$ -	\$ -	\$ 29,791,001	\$ -	\$ -	\$ 34,590,189
FY 2002-2003	\$ -	\$ -	\$ -	\$ -	\$ 34,590,189	\$ -	\$ -	\$ 34,590,189
FY 2003-2004	\$ 270,380	\$ -	\$ -	\$ -	\$ 34,590,189	\$ -	\$ -	\$ 34,860,569
FY 2004-2005	\$ 5,021,658	\$ -	\$ -	\$ -	\$ 34,860,569	\$ -	\$ -	\$ 39,882,227
FY 2005-2006	\$ 6,750,711	\$ -	\$ 11,026,146	\$ -	\$ 39,882,227	\$ -	\$ -	\$ 57,659,085
FY 2006-2007	\$ 3,142,062	\$ 39,928,099	\$ 7,068,537	\$ 8,713,846	\$ 57,659,085	\$ 1,803,503	\$ 277,064	\$ 20,754,178
FY 2007-2008	\$ 1,819,884	\$ 2,388,297	\$ 50,588,697	\$ 25,848,336	\$ 20,754,178	\$ 4,888,564	\$ -	\$ 49,814,690
FY 2008-2009	\$ -	\$ 6,226,808	\$ (7,155,039)	\$ 13,951,918	\$ 49,814,690	\$ 5,182,100	\$ -	\$ 27,663,025
FY 2009-2010 ^{(2),(3)}	\$ (8,775)	\$ 1,012,000	\$ (12,811,004)	\$ 203,328	\$ 27,663,025	\$ 530,030	\$ 4,809,621	\$ 9,348,327
FY 2010-2011 ⁽⁴⁾	\$ 15,878	\$ 4,581,613	\$ 67,448	\$ -	\$ 9,348,327	\$ 196,698	\$ 5,104,512	\$ (57,774)
FY 2011-2012 ⁽⁵⁾	\$ 567,229	\$ -	\$ 1,536,683	\$ -	\$ (57,774)	\$ 134,135	\$ -	\$ 2,180,273
FY 2012-2013	\$ 5,678,329	\$ -	\$ 9,186,937	\$ -	\$ 2,180,273	\$ 157,870	\$ -	\$ 17,203,409
FY 2013-2014	\$ 11,974,893	\$ 9,290,000	\$ 29,911,959	\$ -	\$ 17,203,409	\$ 375,190	\$ -	\$ 50,175,451
FY 2014-2015	\$ 8,918,731	\$ 450,000	\$ 25,541,071	\$ 11,569,631	\$ 50,175,451	\$ 1,385,652	\$ 233,072	\$ 73,768,202
FY 2015-2016	\$ 30,198,421	\$ 3,992,165	\$ 93,817,252	\$ 39,885,500	\$ 73,768,202	\$ 1,484,301	\$ 95,714	\$ 155,294,797
FY 2016-2017	\$ 16,075,251	\$ 1,440,991	\$ 39,354,125	\$ 32,740,989	\$ 155,294,797	\$ 1,808,884	\$ -	\$ 178,351,078
FY 2017-2018	\$ 3,036,705	\$ 181,842	\$ 14,477,961	\$ 41,047,735	\$ 178,351,078	\$ 3,669,674	\$ -	\$ 158,305,841
FY 2018-2019	\$ 12,741,971	\$ 9,249,025	\$ 31,408,983	\$ 43,872,129	\$ 158,305,841	\$ 4,628,896	\$ -	\$ 153,964,538
Total	\$ 144,966,755	\$ 82,914,077	\$ 294,019,757	\$ 217,833,412		\$ 26,245,497	\$ 10,519,983	

Notes:

(1) Jobs-Housing Linkage Fees and Inclusionary Housing Program Fees are both deposited into the Citywide Affordable Housing Fund. The Citywide Affordable Housing Fund has other sources of revenue not shown in this table (except where noted), including loan repayments and gift deposits.

(2) The negative fee revenue collected in FY 2009-2010 represent refunds to developers that did not move forward with their projects.

(3) The \$203,328 in FY 2009-2010 expenditures represents administrative expenses over the course of all prior fiscal years.

(4) In FY 2010-2011, the negative fee revenue collected reflects a \$25,000 correction from FY 2006-2007.

(5) In FY 2011-2012, loan repayment funds were used to fund project expenditures, not fee revenues.

Table J3.2: Jobs-Housing Linkage Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected	
FY 1988-89	1-59 Harrison Street	\$ 410,423	FY 2001-02 (cont'd)	611 Jones Street - North of Market (PC Sec 263.7)	\$ 8,775	
	345 California Street	\$ 34,882		755 Ocean Avenue	\$ 20,000	
	345 California Street - 1 Hilton Square	\$ 373,253	FY 2003-04	101 Valencia Street	\$ 5,380	
	345 California Street - Mandarin Oriental SF Hotel	\$ 367,757		2251 Alemany Boulevard	\$ 15,000	
	12 Vistaview Ct./175 & 181 Bayview Cir.	\$ 175,000		530 Chestnut Street	\$ 250,000	
	FY 1989-90	185 Berry Street	\$ 660,000	FY 2004-05	235 Second Street	\$ 559,793
		235 Pine Street	\$ 870,250		55 9th Street	\$ 3,998,808
FY 1990-91	600 California Street	\$ 1,536,724	FY 2005-06		501 Folsom Street	\$ 463,057
	530 Chestnut Street	\$ 50,000		1529-1565 Page Street	\$ 300,000	
FY 1992-93	1075 Front Street	\$ 238,010	FY 2006-07	888 Howard Street Hotel	\$ 4,806,926	
	2550, 2560, 2580-90 Geary Blvd.	\$ 5,060		400 Howard Street (Bldg 1 of 1st & Howard St)	\$ 1,643,785	
445 Burnett Avenuenue	\$ 3,100	185 Berry Street		\$ 874,900		
FY 1993-94	3330 Army Street	\$ 73,506		FY 2007-08	555 Mission Street Office Project	\$ 600,000
	1545-63 Page Street	\$ 125,907	735 7th Avenue - Safeway		\$ 111,600	
FY 1994-95	401 Main Street	\$ 119,231	FY 2009-10		400 Howard Street (Bldg 1 of 1st & Howard St)	\$ 62,287
	401 Main Street	\$ 20,769			2026 Lombard Street	\$ 362,285
FY 1995-96	401 Main Street	\$ 20,769		FY 2010-11	491 Bayshore Boulevard - Home	\$ 1,130,990
	111 Chestnut/240 Lombard	\$ 1,000,000	500 Pine Street		\$ 664,972	
FY 1996-97	401 Main Street	\$ 360,000	FY 2007-08	350 Bush Street	\$ 5,153,720	
	254 Front Street/ 275 Sacramento	\$ 413,483		55 9th Street	\$ (3,998,808)	
	1438 Green Street	\$ 91,935	FY 2009-10	611 Jones Street - North of Market (PC Sec 263.7)	\$ (8,775)	
650 / 690 Townsend Street	\$ 1,901,244	660 Alabama Street		\$ 15,878		
FY 1997-98	1438 Green Street	\$ 58,064	FY 2011-12	1190 Mission Street	\$ 12,569	
	Pier One Maritime	\$ 538,747		38 Dolores Street	\$ 21,242	
101 Second Street	\$ 1,122,008	660-680 Alabama		\$ 80,374		
700 7th Street	\$ 1,524,563	208 Utah Street		\$ 414,222		
FY 1999-00	475 Brannan Street	\$ 447,675		FY 2012-13	808 Brannan Street	\$ 38,823
	670-680 Second Street	\$ 423,000	120 Howard Street		\$ 1,477,480	
	101 Valencia Street	\$ 5,380	660 Alabama Street		\$ 80,374	
	700-768 7th Street	\$ 404,670	275 Brannan Street	\$ 284,695		
	300-342 Howard Street/199 Fremont	\$ 2,678,675	808 Brannan Street	\$ 134,341		
	150 California Street	\$ 348,926	942 Mission Street	\$ 105,398		
	1 Second, AKA 55 Second, 39-67 Second Street	\$ 1,997,272	100 Potrero Street	\$ 119,119		
	235 Second Street	\$ 1,262,979	350 Mission Street	\$ 811,764		
	350 Rhode Island	\$ 1,762,500	1550 Bryant Street	\$ 893,542		
	435 Pacific Avenue.	\$ 229,125	888 Brannan Street	\$ 1,618,230		
FY 2000-01	2101-2165 Bryant Street	\$ 1,043,400	FY 2013-14	375 Alabama Street	\$ 81,921	
	215 Fremont Street	\$ 338,047		1098 Harrison Street	\$ 71,466	
	2801 LeAvenuenworth Street	\$ 282,000		808 Brannan Street	\$ 134,341	
	38-44 Tehama Street	\$ 348,975		100 Potrero Street	\$ 23,601	
	1 Market Street	\$ 222,406		375 Alabama Street	\$ 81,921	
	881-899 Howard Street	\$ 1,119,015		222 2nd Street	\$ 1,474,761	
	530-534 Folsom Street	\$ 323,905		660 Alabama Street	\$ 80,374	
	35 Stanford Street	\$ 544,320		444 De Haro Street	\$ 608,160	
	400 Howard Street (Bldg 1 of 1st & Howard Streets)	\$ 4,003,639		665 Third Street	\$ 831,264	
	554 Mission Street	\$ 4,079,412		181 Fremont Street	\$ 1,242,126	
	160 King St	\$ 1,240,800		101 1st Street	\$ 4,940,141	
	3200 California Street	\$ 100,000		2026 Lombard Street	\$ (362,285)	
	1701 19th Avenue	\$ 240,000		33 8th Street	\$ 44,432	
250 Brannan Street	\$ 1,287,544	345 Brannan Street	\$ 2,440,249			
22 Fourth Street / 801 Market St	\$ 1,268,594	999 Brannan Street	\$ 243,596			
FY 2001-02	601 Brannan Street	\$ 633,475	FY 2014-2015	375 Alabama Street	\$ 81,921	
				808 Brannan Street	\$ 38,823	
				1098 Harrison Street	\$ 71,466	
				270 Brannan St	\$ 4,124,750	

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected	
FY 2014-2015 (cont'd)	460 Bryant St	\$ 412,811	FY 2015-2016 (cont'd)	808 Brannan	\$ 38,823	
	100 Potrero St	\$ 119,119		100 Potrero Street	\$ 119,119	
	660-680 Alabama St	\$ 80,374		999 Brannan Street	\$ 243,596	
	949 Market St	\$ 514,953	FY 2016-2017	949 Market St	\$ 3,229,290	
	888 Brannan St	\$ 64,287		100 Hooper St	\$ 6,888,920	
	3130 20th St	\$ 21,689		701 3rd St	\$ 1,859,960	
	85 Bluxome St	\$ 810,190		1169 Market St	\$ 1,160,054	
	350 Bush St	\$ 46,666		1098 Harrison St	\$ 71,466	
	500 Pine St	\$ 26,049		3130 20th St	\$ 21,689	
	410 Townsend St	\$ 533,520		33 8th St	\$ 270,432	
	660 3rd St	\$ 280,800		2525 16th St	\$ 74,067	
	144 King St	\$ 198,963		1050 Valencia St	\$ 78,955	
	1050 Valencia St	\$ 6,205		645 Harrison St	\$ 804,577	
	899 Valencia St	\$ 977,853		144 King St	\$ 1,205,022	
	1 Franklin St	\$ 123,889		1098 Harrison St	\$ 71,466	
	808 Brannan St	\$ 38,823		3130 20th St	\$ 21,689	
	100 Potrero	\$ 119,119		2515 Scott St	\$ 243,596	
	1098 Harrison	\$ 71,466		2525 6th St	\$ 74,067	
	375 Alabama	\$ 81,921		FY 2017-2018	633 Folsom St	\$ 2,165,477
	999 Brannan	\$ 243,596			526 Mission St	\$ 7,842,536
3130 20th Street	\$ 21,689	2101 Mission St	\$ 363,658			
		Mission St Tower	\$ (7,560,466)			
FY 2015-2016	Refund: 500 Pine Street	\$ (34,531)	FY 2018-2019	2525 16th St	\$ 74,067	
	340 Bryant Street	\$ 345,646		888 Howard St	\$ 129,744	
	222 2nd Street	\$ 8,778,414		3130 20th St	\$ 21,689	
	333 Brannan St	\$ 4,135,640		300 Grant Ave	\$ 664,835	
	942 Mission St	\$ 630,594	360 Spear St	\$ 1,347,284		
	350 Mission Street	\$ 6,100,465	250 4th St	\$ 781,307		
	250 4th St	\$ 126,174	2465 Van Ness Ave	\$ 4,322,115		
	3130 20th Street	\$ 142,411	1 De Haro St	\$ 2,465,620		
	1800 Mission Street	\$ 238,322	120 Stockton St	\$ 62,699		
	375 Alabama Street	\$ 81,921	72 Ellis St	\$ 1,574,185		
	505 Brannan Street	\$ 3,156,186	2525 16th St	\$ 74,067		
	510 Townsend Street	\$ 5,818,224	77 Federal St	\$ 1,449,859		
	1125 Mission Street	\$ 277,417				
Total					\$ 144,966,756	

Table J3.3: Jobs Housing Linkage/ Inclusionary Affordable Housing Fee Expenditure Detail

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 1992-1993	101 Valencia	\$ 50,000	\$ -	\$ -	Affordable Homeownership Housing	Completed
	101 Valencia	\$ 2,020,000	\$ -	\$ -	Affordable Homeownership Housing	Completed
	1200 Connecticut	\$ 188,080	\$ -	\$ -	Affordable Housing for Low-Income Families	Completed
	Hamlin Hotel, 385 Eddy	\$ 726,435	\$ -	\$ -	Affordable Housing for Homeless Individuals	Completed
	201 Turk St.	\$ 660,000	\$ -	\$ -	Affordable Housing for Low-Income Families	Completed
	Del Carlo Court, 3330 Army	\$ 382,900	\$ -	\$ -	Affordable Housing for Low-Income Families	Completed
	1200 Connecticut	\$ 75,822	\$ -	\$ -	Affordable Housing for Low-Income Families	Completed
	518 Minna	\$ 70,000	\$ -	\$ -	Affordable Housing for Low-Income Families	Completed
FY 2006-2007	570 Townsend	\$ -	\$ 3,290,910	\$ -	Affordable Housing for Low-Income and Homeless Families	Project cancelled
	1166 Howard St.	\$ 11,470,529	\$ -	\$ -	New construction, 73 units; Affordable Housing for Low-Income Families	Completed
	150 Broadway	\$ 538,834	\$ -	\$ -	New construction, 81 units; Affordable Housing for Low-Income Families	Completed
	145 Taylor	\$ 1,704,522	\$ -	\$ -	New construction, 67 units; Affordable Housing for Low-Income Families	Completed
	1631 Hayes	\$ 2,587,253	\$ -	\$ -	New construction, 70 beds; Affordable Transitional Housing for Homeless Families	Completed
	401 Bay Street	\$ 10,000,000	\$ -	\$ -	New construction, 112 units; Affordable Housing for Low-Income Families	Completed
	145 Taylor	\$ 8,103,387	\$ -	\$ -	New construction, 67 units; Affordable Housing for Low-Income Families	Completed
FY 2006-2007 (cont'd)	Geneva Carter	\$ 539,905	\$ -	\$ -	New construction, 101 units; Affordable Housing for Low-Income Families	Completed
	De Long Street- Habitat for Community	\$ 282,055	\$ -	\$ -	New construction, 12 single-family homes; Affordable Housing for Low-Income Households	Completed
	2949 18th Street	\$ 4,701,614	\$ -	\$ -	New construction, 93 units; Affordable Housing for Low-Income Seniors & Homeless Families	Completed
	990 Polk	\$ 204,118	\$ 3,887,754	\$ -	New construction, 110 units; Affordable Housing for Low-Income Seniors	Completed
	650 Eddy	\$ -	\$ 1,574,463	\$ -	New construction, 83 units; Affordable Supportive Housing for Homeless	Completed
	Arnett Watson Apartments - 650 Eddy	\$ -	\$ 5,603,210	\$ -	New construction, 83 units; Affordable Supportive Housing for Homeless	Completed
	1036 Mission	\$ -	\$ 5,422,936	\$ 277,064	New construction, 78 units; Affordable Housing for Low-Income Families	12/1/2007
FY 2007-2008	275 10th Street- Bishop Swing	\$ -	\$ 5,041,107	\$ -	New construction, 134 units; Affordable Housing for Homeless	12/1/2007
	149 Mason Street	\$ 3,618,328	\$ 1,976,131	\$ -	New construction, 56 units; Affordable Housing for Homeless	6/1/2008
	3575 Geary	\$ 2,184,179	\$ 4,947,089	\$ -	New construction, 150 units; Affordable Housing for Low-Income Seniors	9/1/2008
	601 Alabama	\$ -	\$ 4,794,743	\$ -	New construction, 34 units; Affordable Homeownership Housing	Completed

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2008-2009	1251 Turk Street- Rosa Parks	\$ -	\$ 5,000,000	\$ -	New construction, 100 units; Affordable Housing for Low-Income Seniors	TBD
	Arendt House - 850 Broderick	\$ -	\$ 2,720,940	\$ -	New construction, 46 units; Affordable Housing for Homeless Seniors	Completed
	44 McAllister Civic Center Residence	\$ 1,340,471	\$ 4,254,815		Rehab., 212 units; Affordable Housing for Homeless	Completed
	1652 Sunnydale Ave.	\$ 1,012,000	\$ -	\$ -	TBD; HOPE SF Site	TBD
	1095 Connecticut	\$ 1,000,000	\$ -	\$ -	TBD; HOPE SF Site	TBD
	4466-4468 Mission	\$ 268,009	\$ -	\$ -	Acquisition Rehab., 3 units; Affordable Housing for Low-Income Families	Completed
FY 2009-2010	29th Avenue Apartments	\$ -	\$ -	\$ 1,899,027	New construction, 20 units; Affordable Housing for Homeless Adults	3/1/2010
	480 Ellis - The Arlington	\$ -	\$ -	\$ 1,300,000	Rehab., 172 units; Affordable Housing for Low-Income and Homeless Individuals	Completed
	909 Howard	\$ -	\$ -	\$ 1,610,594	New construction, 150 units; Affordable Housing for Low-Income Families	12/1/2007
FY 2010-2011	Booker T. Washington - 800 Presidio	\$ -	\$ -	\$ 788,484	Predevelopment of affordable housing for low-income family and youth	Fall 2011
	220 Golden Gate LP	\$ 3,581,613	\$ -	\$ 4,258,418	174 units for formerly homeless adults	Fall 2009
	CHP Scott Street - Edward II	\$ 1,000,000	\$ -	\$ -	Predevelopment of 24 units of affordable housing for transition-age youth	Summer 2011
FY 1988-1989 to FY 2010-2011	Administrative Expenditures	\$ -	\$ 203,328	\$ 57,610		N/A
FY 2013-2014	Phelan Loop - 1100 Ocean	\$ 9,290,000	\$ -	\$ -	Predevelopment and construction of affordable housing for low-income families and transition-age youth	Under construction; Completion February 2015
FY 2014-2015	Booker T Washington, 800 Presidio			\$ 233,072	New construction, 50 units; Affordable Housing for Low-Income Families and Transition-Age Youth	Fall 2015
	1101 Connecticut	\$ 450,000		\$ -	New construction, 72 units; Affordable Housing for Low-Income Families	Winter 2016
	Hunters view Assoc LP 112 Mid Pt PH2A		\$ 938,304	\$ -	New construction; 107 units; Affordable Housing for Low-Income Families	Completed
	Hunters view Assoc PH 2A-Block 10		\$ 2,287,290	\$ -	New construction, 72 units; Affordable Housing for Low-Income Families	Winter 2015
	Vera Haile Senior Hsg, 129 Golden Gate		\$ 810,218	\$ -	New construction, 90 units; Affordable Housing for Low-Income Seniors	Completed
	Bill Sorro Community, 200 Sixth St		\$ 3,526,002	\$ -	New construction, 67 units; Affordable Housing for Low-Income Families and Disabled Households	Winter 2014
	55 Laguna Senior Housing		\$ 764,285	\$ -	Acquisition rehab., 40 units; Affordable Housing for Low-Income Seniors	Spring 2015
	1036 Mission Family Housing		\$ 1,936,426	\$ -	New construction, 83 units; Affordable Housing for Low-Income Families	Fall 2016

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2014-2015 (cont'd)	95 Laguna Senior Housing		\$ 453,914	\$ -	New construction, 79 units; Affordable Housing for Low-Income Seniors	Spring 2017
	Administrative Expenditures		\$ 853,193	\$ -		
FY 2015-2016	Booker T Washington, 800 Presidio		\$ 1,569,381	\$ 95,714	New construction, 50 units; Affordable Housing for Low-Income Families and Transition-Age Youth	Fall 2015
	Hunters view Block 10	\$ 2,538,788	\$ 1,099,886	\$ -	New construction, 72 units; Affordable Housing for Low-Income Families	Winter 2015
	168-186 Eddy & Taylor	\$ 1,453,377		\$ -	New construction, 113 units; Affordable Housing for Low-Income Families	Spring 2017
	Hunters view Assoc LP, 112 Middle Pt		\$ 300,000	\$ -	New construction; 107 units; Affordable Housing for Low-Income Families	Completed
	Hunters view Assoc LP 112 Mid Pt PH2A		\$ 443,393	\$ -	New construction; 107 units; Affordable Housing for Low-Income Families	Completed
	Bill Sorro Community, 200 Sixth St		\$ 7,827,138	\$ -	New construction, 67 units; Affordable Housing for Low-Income Families and Disabled Households	Winter 2014
	95 Laguna Senior Housing		\$ 741,583	\$ -	New construction, 79 units; Affordable Housing for Low-Income Seniors	Spring 2017
	308 Turk St - Community Land Trust		\$ 580,709	\$ -	Acquisition rehab, 20 units; Affordable Housing for Low and Moderate Income Households	Completed
	1500 Page St - Mercy Housing Arc		\$ 1,455,281	\$ -	Acquisition rehab, 17 units; Affordable Housing for Low-Income Disabled Households	Winter 2015
	1101 Connecticut Potrero Ph 1 Blk X		\$ 758,612	\$ -	New construction, 72 units; Affordable Housing for Low-Income Families	Winter 2016
	380 San Jose Ave		\$ 1,050,839	\$ -	Acquisition rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Summer 2016
	642-646 Guerrero St		\$ 1,481,708	\$ -	Acquisition rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Summer 2016
	70-72C Belcher St		\$ 1,581,460	\$ -	Acquisition rehab, 5 units; Affordable Housing for Low and Moderate-Income Households	Summer 2016
	1684-1688 Grove St		\$ 1,102,025	\$ -	Acquisition rehab, 3 units; Affordable Housing for Low and Moderate-Income Households	Summer 2016
	1500 Cortland Ave		\$ 176,556	\$ -	Acquisition rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Winter 2016
	490 South Van Ness		\$ 18,051,273	\$ -	New construction, 89 units; Affordable Housing for Low-Income Families	Winter 2017
Administrative Expenditures		\$ 1,665,656	\$ -			
FY 2016-2017	210-238 Taylor St/168-186 Eddy St	\$ 1,228,284	\$ 9,903,255		New construction, 113 units; Affordable Housing for Formerly Homeless and Low-Income Families and Developmentally Disabled households	Completed
	3001-3021 24th St	\$ 212,707			New construction, 45 units; Affordable Housing for Low-Income Seniors moving out of homelessness	Winter 2020
	490 South Van Ness		\$ 7,150		Acquisition/New Construction; 81 units; Affordable Housing for Families and former Public Housing Residents	9/1/2018

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2016-2017 (cont'd)	800 Presidio Ave		\$ 1,894,752		New construction, 50 units; Affordable Housing for Low-Income households and homeless or at risk Transition Age Youth	Completed
	1101 Connecticut Potrero Ph 1 Blk X		\$ (952,675)		New construction, Affordable Housing for Low-Income Families and Formerly Public Housing Residents	Completed
	1652 Sunnydale Ave.		\$ (85,949)		HOPE SF Site	
	1296 Shotwell		\$ 859,524		New Construction, 94 units; Affordable Housing for Formerly Homeless and Low-Income Seniors	5/1/2018
	95 Laguna St		\$ 830,800		Acquisition/New Construction; 79 units; Affordable Housing for Low-Income Seniors and households in which one person or more has disabling HIV/AIDS and is homeless	Completed
	4840 Mission		\$ 343,963		Acquisition/New Construction; 137 units; Affordable Housing for Low and Very Low Income Families and former Public Housing Residents	Winter 2020
	88 Broadway		\$ 638,087		New Construction, 125 units; Affordable Housing for Very Low, Low and Moderate-Income Families	6/1/2019
	735 Davis		\$ 447,751		New Construction, 53 units; Affordable Housing for Very Low, Low and Moderate-Income Seniors	6/1/2019
	4th & Folsom		\$ 3,000,000		New Construction; 70 units; Affordable Housing for Families and Formerly Homeless Families	Winter 2022
	772 Pacific Ave		\$ 4,964,467		Acquisition/New Construction; 50 units; Affordable Housing for low-income families	TBD
	380 San Jose Ave		\$ 367,279		Acquisition/Mod Rehab, 4 units; Affordable Housing for low to moderate income households	Completed
	642-646 Guerrero St		\$ 118,306		Acquisition/Mod Rehab, 4 units; Affordable Housing for low to moderate income households	Completed
	1684-1688 Grove St		\$ 161,151		Acquisition/Subst. Rehab, 3 units; Affordable Housing for low income single and family households	Completed
	1500 Cortland Ave		\$ 762,788		Acquisition/Subst. Rehab, 4 units; Affordable Housing for low income single and family households	Completed
	462 Green St		\$ 1,509,536		Acquisition/Subst. Rehab, 7 units; Affordable Housing for Low and Moderate-Income Households	9/1/2019
	3840 Folsom St		\$ 944,505		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Completed
	1015 Shotwell		\$ 2,579,602		Acquisition/Subst. Rehab, 10 units; Affordable Housing for low income single and family households	Completed
	2217 Mission St		\$ 2,264,152		Acquisition/Subst. Rehab, 8 units; Affordable Housing for Low and Moderate Income Households	7/1/2018
	308 Turk St - Community Land Trust		\$ 43,323		Acquisition/Subst. Rehab, 20 units; Affordable Housing for low income single and family households	Completed
Hunters view Ph 2A		\$ 322,910		New Construction, 107 units; Affordable Housing and replacement of public housing	Completed	
Administrative Expenditures		\$ 1,816,313				
FY 2017-2018	3001-3021 24th St	\$ 181,842			New construction, 45 units; Affordable Housing for Low-Income Seniors moving out of homelessness	Winter 2020

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2017-2018 (cont'd)	490 South Van Ness		\$ 2,008,663		Acquisition/New Construction; 81 units; Affordable Housing for Families and former Public Housing Residents	9/1/2018
	800 Presidio Ave		\$ 418,418		New construction, 50 units; Affordable Housing for Low-Income households and homeless or at risk Transition Age Youth	Completed
	1296 Shotwell		\$ 1,930,023		New Construction, 94 units; Affordable Housing for Formerly Homeless and Low-Income Seniors	5/1/2018
	95 Laguna St		\$ 9,435,797		Acquisition/New Construction; 79 units; Affordable Housing for Low-Income Seniors and households in which one person or more has disabling HIV/AIDS and is homeless	Completed
	210-238 Taylor St/168-186 Eddy St		\$ 1,344,866		New construction, 113 units; Affordable Housing for Formerly Homeless and Low-Income Families and Developmentally Disabled households	Completed
	730 Stanyan		\$ 2,772,622		New Construction; units to be determined; Affordable housing for Low and Very Low Income households	TBD
	4840 Mission St		\$ 901,989		Acquisition/New Construction; 137 units; Affordable Housing for Low and Very Low Income Families and Former Public Housing Residents	Winter 2020
	88 Broadway		\$ 861,913		New Construction, 125 units; Affordable Housing for Very Low, Low and Moderate-Income Families	6/1/2019
	735 Davis		\$ 532,593		New Construction, 53 units; Affordable Housing for Very Low, Low and Moderate-Income Seniors	6/1/2019
	2060 Folsom		\$ 1,047,789		New Construction, 127 units; Affordable Housing for Formerly Homeless and Low-Income Families and Transition Age Youth	12/1/2018
	Upper Yard		\$ 659,775		Acquisition/New Construction; 131 units; Affordable Housing for low income households	Spring 2020
	681 Florida		\$ 1,240,641		Acquisition/New Construction; 130 units; Affordable Housing for Formerly Homeless and Low Income Families	Summer 2020
	3353 26th St		\$ 1,872,810		Acquisition/Subst. Rehab, 10 units; Affordable Housing for low to moderate income families	1/1/2019
	455 Fell Street		\$ 4,899,831		New Construction, 108 units; Affordable Housing Formerly Homeless and Low Income Families	Completed
	681 Florida land dedication		\$ 1		Acquisition/New Construction; 130 units; Affordable Housing for Formerly Homeless and Low Income Families	Summer 2020
	1950 Mission St		\$ 1,565,323		Acquisition/New Construction; 157 units; Affordable Housing for Formerly Homeless and Low Income Families	12/1/2018
	600 7th St		\$ 4,253		New Construction; 150 units; Affordable Housing for low- and very-low income families, single adults, and formerly homeless households	Spring 2022
	1990 Folsom		\$ 4,233,258		Inclusionary funds completely abated in FY19	3/1/2019
	70-72C Belcher St		\$ 29,058		Acquisition rehab, 5 units; Affordable Housing for Low and Moderate-Income Households	3/1/2019
	1684-1688 Grove St		\$ 11,794		Acquisition/Subst. Rehab, 3 units; Affordable Housing for Low and Moderate-Income Households	Completed
1500 Cortland Ave		\$ 154,221		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Completed	

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2017-2018 (cont'd)	462 Green St		\$ 14,078		Acquisition/Subst. Rehab, 7 units; Affordable Housing for Low and Moderate-Income Households	9/1/2019
	3840 Folsom St		\$ 173,572		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Completed
	Asian Neighborhood Design		\$ 24,695		Grant to Asian Neighborhood Design	
	2976 23rd St		\$ 721,724		Acquisition/Mod Rehab, 14 units; Affordable Housing for Low and Moderate-Income Households	9/1/2019
	568-570 Natoma St		\$ 266,333		Acquisition/Subst. Rehab, 5 units; Affordable Housing for low income single and family households	Completed
	29-35 Fair Ave		\$ 1,165,381		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	1/1/2019
	Hunters view Ph 2A		\$ 10,309		New Construction, 107 units; Affordable Housing and replacement of public housing	Completed
	308 Turk St - Community Land Trust		\$ 63,363		Acquisition/Subst. Rehab, 20 units; Affordable Housing for Low and Moderate-Income Households	Completed
	Administrative Expenditures		\$ 2,682,641			
FY 2018-2019	3001-3021 24Th St	\$ 105,451			New construction, 45 units; Affordable Housing for Low-Income Seniors moving out of homelessness	Winter 2020
	88 Broadway	\$ 2,300,000			New Construction, 125 units; Affordable Housing for Very Low, Low and Moderate-Income Families	6/1/2019
	735 Davis	\$ 700,000	\$ 840,772		New Construction, 53 units; Affordable Housing for Very Low, Low and Moderate-Income Seniors	6/1/2019
	2060 Folsom St	\$ 6,143,574	\$ 3,065,838		New Construction, 127 units; Affordable Housing for Formerly Homeless and Low-Income Families and Transition Age Youth	12/1/2018
	1296 Shotwell (abate to GO Bond)		\$ (1,612,620)		New Construction, 94 units; Affordable Housing for Formerly Homeless and Low-Income Seniors	5/1/2018
	800 Presidio Ave		\$ 181,582		New construction, 50 units; Affordable Housing for Low-Income households and homeless or at risk Transition Age Youth	Completed
	95 Laguna St		\$ 1,855,135		Acquisition/New Construction; 79 units; Affordable Housing for Low-Income Seniors and households in which one person or more has disabling HIV/AIDS and is homeless	Completed
	772 Pacific Ave		\$ 4,450		Acquisition/New Construction; 50 units; Affordable Housing for low-income families	
	4840 Mission		\$ 1,214,217		Acquisition/New Construction; 137 units; Affordable Housing for Low and Very Low Income Families and Former Public Housing Residents	Winter 2020
	490 South Van Ness		\$ 11,140,599		Acquisition/New Construction; 81 units; Affordable Housing for Families and former Public Housing Residents	9/1/2018
	Upper Yard		\$ 4,730,917		Acquisition/New Construction; 131 units; Affordable Housing for low income households	Spring 2020
	681 Florida		\$ 2,487,874		Acquisition/New Construction; 130 units; Affordable Housing for Formerly Homeless and Low Income Families	Summer 2020
	3353 26th St		\$ 744,028		Acquisition/Subst. Rehab, 10 units; Affordable Housing for Low and Moderate-Income Households	1/1/2019

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount Expended	Inclusionary Program Fee Amount Expended	Interest Amount Expended	Description	Estimated Construction Start Date
FY 2018-2019 (cont'd)	730 Stanyan		\$ 322,505		New Construction; units to be determined; Affordable housing for low and very low income households	TBD
	1950 Mission St		\$ 14,584,108		Acquisition/New Construction; 157 units; Affordable Housing for Formerly Homeless and Low Income Families	12/1/2018
	1990 Folsom		\$ (4,233,258)		abatement of FY18 expenditures	3/1/2019
	600 7th St		\$ (1,958)		New Construction; 150 units; Affordable Housing for Low and Very Low Income Families, Single Adults, and Formerly Homeless Households	Spring 2022
	1160 Mission Unit 812		\$ 222,789		Purchase of unit going into foreclosure to keep it as a BMR unit	
	1064-1068 Mission St		\$ 1,947,334		Acquisition/New Construction; 258 units; Affordable Housing for Formerly Homeless Adults and Seniors	Winter 2020
	180 Jones project delivery		\$ 17,216		New Construction; 72 units; Affordable Housing for Low and Very-Low Income Small Households	Fall 2021
	70-72C Belcher St		\$ 89,029		Acquisition rehab, 5 units; Affordable Housing for Low and Moderate-Income Households	3/1/2019
	462 Green St		\$ 408,653		Acquisition/Subst. Rehab, 7 units; Affordable Housing for Low and Moderate-Income Households	9/1/2019
	3840 Folsom St		\$ 174,123		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	Completed
	2217 Mission St		\$ 181,709		Acquisition/Subst. Rehab, 8 units; Affordable Housing for Low and Moderate Income Households	7/1/2018
	2976 23rd St		\$ 13,472		Acquisition/Mod Rehab, 14 units; Affordable Housing for Low and Moderate-Income Households	9/1/2019
	568-570 Natoma St		\$ 64,855		Acquisition/Subst. Rehab, 5 units; Affordable Housing for Low and Moderate Income Households	Completed
	29-35 Fair Ave		\$ 268,992		Acquisition/Subst. Rehab, 4 units; Affordable Housing for Low and Moderate-Income Households	1/1/2019
	534-536 Natoma St		\$ 1,251,475		Acquisition/Mod Rehab, 5 units; Affordable Housing for Low and Moderate-Income Households	9/1/2018
	60 28th St		\$ 100,000		Acquisition/Subst. Rehab, 6 units; Affordable Housing for Low and Moderate-Income Households	7/1/2018
	Hunters view Ph 2A		\$ 16,585		New Construction, 107 units; Affordable Housing and replacement of public housing	Completed
Administrative Expenditures		\$ 3,791,710				
Total		\$ 82,914,077	\$ 217,833,412	\$ 10,519,983		

Notes:

(1) Includes actual expenditures and encumbrances funded by the fee revenue not the loan repayment fund.

(2) Project Expenditures, All Sources only includes other sources of City funding. San Francisco Redevelopment Agency funding is not included.

Table J4.1: Inclusionary Housing Program Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 2002-03	1630 California Street	\$ 959,411	FY 2012-13 (cont'd)	200 Dolores Street	\$ 83,092
FY 2003-04	2900 22nd Street	\$ 134,875		299 Valencia Street	\$ 56,266
FY 2004-05	1748 Haight Street	\$ 884,476		1591 Pacific Avenue	\$ 1,716,185
	2900 22nd Street	\$ 134,875		2559 Van Ness Avenue	\$ 279,732
	2525 California Street	\$ 524,685		1285 Sutter Street	\$ 4,748,045
FY 2005-06	2655 Van Ness Avenue	\$ 1,079,243	2655 Bush Street	\$ 628,491	
	310 Townsend Street	\$ 1,259,090	1190 Mission Street	\$ 79,528	
	843 Montgomery Street	\$ 329,780	323 Octavia Street	\$ 9,570,822	
	One Rincon Hill / 425 First Street	\$ 11,026,146	2299 Market Street	\$ 929,816	
	733 Front Street	\$ 1,528,840	200 Dolores Street	\$ 476,578	
	1 South Park	\$ 1,131,744	45 Lansing Street	\$ 490,508	
	631 Folsom Street	\$ 3,778,117	899 Valencia Street	\$ 167,889	
FY 2006-07	733 Front Street	\$ 172,147	28 Dolores Street	\$ 4,777,261	
	900 Minnesota	\$ 3,669,130	2652 Harrison Street	\$ 846,909	
	829 Folsom Street	\$ 1,780,590	700 Brotherhood Way	\$ 126,805	
	818 Van Ness Avenue (810, 816 & 826 Van Ness Ave)	\$ 1,041,798	700 Brotherhood Way	\$ 63,403	
	1315-1327 7th Avenue	\$ 173,633	700 Brotherhood Way	\$ 126,805	
	900 Minnesota Street	\$ 424,546	700 Brotherhood Way	\$ 126,805	
	900 Minnesota Street	\$ 424,546	3500 19th Street	\$ 923,039	
FY 2007-08	Other	\$ 173,633	1266 9th Avenue	\$ 825,267	
	45 Lansing Street	\$ 8,385,485	246 Ritch Street	\$ 739,207	
	Candlestick Cove - Building B	\$ 3,720,395	1945 Hyde Street	\$ 390,888	
	1299 Bush Street	\$ 916,862	399 Fremont Street	\$ 628,304	
	340-350 Fremont Street	\$ 11,412,791	468 Clementina Street	\$ 73,771	
	1 Hawthorne Place / 645 Howard Street	\$ 5,577,916	248 Ocean Avenue	\$ 364,710	
	1800 Van Ness Avenue / 1754 Clay Street	\$ 2,698,706	1717 17th Street	\$ 174,697	
	One Ecker Place	\$ 1,234,108	333 Fremont Street	\$ 3,858,869	
	1868 Van Ness Avenue	\$ 1,309,006	340 Fremont Street	\$ 3,156,842	
	231 Franklin Street	\$ 1,208,849	310 Carolina Street	\$ 212,419	
	1800 Van Ness Avenue / 1754 Clay Street	\$ (133,994)	1645 Pacific Avenue	\$ 255,683	
	Candlestick Cove - Building B	\$ 500,124	1645 Pacific Avenue	\$ 48,073	
	631 Folsom Street	\$ 787,580	248 9th Street	\$ 67,973	
	Other	\$ 434,248	3418 26th Street	\$ 458,861	
	FY 2008-09	1840 Washington Street	\$ 1,404,079	246 Ritch Street	\$ (49,774)
1315-1327 7th Avenue		\$ (173,633)	1650 Broadway	\$ 274,150	
45 Lansing Street		\$ (8,385,485)	401 Harrison St	\$ 15,025,135	
FY 2009-10	340-350 Fremont Street	\$ (11,412,791)	1461-1465 Pine St	\$ 1,375,437	
	1315-1327 7th Avenue	\$ 173,633	2559 Van Ness Ave	\$ 1,635,216	
	750 Second Street	\$ 992,866	Market/Octavia Fees previously classified as Inclusionary -8 Octavia St	\$ (262,278)	
FY 2010-11	1800 Van Ness Avenue / 1754 Clay Street	\$ (2,564,712)	Market/Octavia Fees previously classified as Inclusionary -323 Octavia St	\$ (103,337)	
	1701 9th Avenue (301-313 Moraga Avenue)	\$ 67,448	1490 Ocean Ave	\$ 99,351	
FY 2011-12	1285 Sutter Street	\$ 811,431	2353 Lombard St	\$ 216,313	
	1591 Pacific Avenue. (AKA 1946 Polk)	\$ 294,446	2155 Webster St	\$ 5,774,725	
	2299 Market Street	\$ 158,533	Refund-323 Octavia Street	\$ (342,148)	
FY 2012-13	38 Dolores Street (AKA 2001 Market)	\$ 272,273	Refund-2559 Van Ness	\$ (104,018)	
	3500 19th Street	\$ 223,994	1050 Valencia St	\$ 57,446	
	301 Moraga Street	\$ 130,256	3420 18th St	\$ 1,001,589	
	307 Moraga Street	\$ 129,946	101 Townsend St	\$ 303,688	
	1945 Hyde Street	\$ 71,447	520 9th St	\$ 589,802	
	1645 Pacific Avenue	\$ 43,566	580 Hayes Street	\$ 1,861,678	
	2652 Harrison Street	\$ 146,386	275-1301 INDIANA ST & 1260-1280 MINNESOTA ST	\$ 51,910	
	401 Harrison Street	\$ 519,476	1450 15TH ST	\$ 330,871	
	313 Moraga Street	\$ 130,363	399 FREMONT ST	\$ 20,680,096	
	1266 9th Avenue	\$ 142,577	923 FOLSOM ST	\$ 7,001,838	
3418 26th Street	\$ 137,115	45 Lansing St	\$ 13,995,645		
			119 7TH ST	\$ 2,440,158	
			248 9TH ST	\$ 875,355	
			237 SHIPLEY	\$ 838,732	

Fiscal Year	Address	Fee Amount Collected
FY 2015-2016 (cont'd)	310 CAROLINA ST	\$ 937,375
	1601 LARKIN ST	\$ 1,552,305
	800 INDIANA	\$ 21,503,695
	1731 POWELL ST	\$ 178,943
	1650 Broadway	\$ 1,739,834
	2655 Bush St	\$ 3,815,549
	340 Fremont St	\$ 14,239,947
	690 Market St	\$ 1,276,401
	468 Clementina Street	\$ 496,920
FY 2016-2017	2353 Lombard St	\$ 1,285,364
	240 Pacific Ave	\$ 2,293,336
	1598 Bay St	\$ 1,909,369
	1395 22nd St	\$ 19,079,929
	1 Stanyan St	\$ 894,114
	3520 20th St	\$ 469,135
	480 14th St	\$ 428,459
	530 Brannan St	\$ 1,168,576
	1050 Valencia St	\$ 730,933
706 Mission St	\$ 11,094,910	
FY 2017-2018	1255 Columbus Ave	\$ 242,965
	1532 Howard St	\$ 445,518
	3620 Cesar Chavez St	\$ 1,680,644
	1335 Larkin St	\$ 1,319,797
	1174 Folsom St	\$ 1,192,529
	1174 Folsom St	\$ 54,922
	2240 Market St	\$ 685,047
	770 Powell St	\$ 4,223,670
	2224 Clement St	\$ 941,002
	1450 15th St	\$ 1,395,167
	1490 Ocean Ave	\$ 993,271
	540 De Haro	\$ 1,303,430
FY 2018-2019	25 & 37 Grace St	\$ 1,296,707
	1731 Powell St	\$ 1,086,788
	75 Howard St	\$ 8,547,361
	2290 3rd st	\$ 5,290,942
	2301 Lombard St	\$ 1,555,759
	3701 Noriega St	\$ 790,391
	1296 Shotwell	\$ 46,627
	1255 Columbus Ave	\$ 1,437,158
	229 Ellis St	\$ 1,413,956
	722 Montgomery	\$ 325,305
	235 Valencia St	\$ 429,569
	824 Hyde St	\$ 474,531
950 Tennessee	\$ 8,713,890	
Total		\$ 294,019,757

Table J4.2: Inclusionary Housing Program: In-Lieu Affordable Housing

Fiscal Year	Address	Description	# of Units
FY 2002-03	600 Anza Blvd.	On-site Rental Units	17
	149 Fair Oaks	On-site Rental Units	1
	855 Folsom Street	On-site Ownership Units	20
	81 Lansing Street	On-site Ownership Units	3
	1901 Van Ness Avenue	On-site Ownership Units	6
FY 2003-04	3371 17th Street	On-site Ownership Units	2
	2922-32 24th Street	On-site Rental Units	2
	901-933 Bayshore	On-site Ownership Units	4
	240 Bayshore Blvd.	On-site Rental Units	4
	400 Beale Street	On-site Ownership Units	24
	388 Beale Street	On-site Rental Units	23
	1452 Bush Street	On-site Ownership Units	2
	101 Harrison Street	On-site Ownership Units	2
	1578 Indiana Street	On-site Ownership Units	2
	8100 Oceanview Terrace	On-site Ownership Units	2
	600 Portola Street	On-site Rental Units	2
	1301 San Jose Avenue	On-site Ownership Units	3
	140 South Van Ness	On-site Ownership Units	23
	475 Tehama Street	On-site Ownership Units	1
	222 Valencia Street	On-site Ownership Units	1
900 Van Ness Avenue	On-site Rental Units	3	
FY 2004-05	788 08th Street (#3)	On-site Rental Units	1
	1131 43rd Avenue	On-site Rental Units	1
	741 Clement St @ 9th	On-site Ownership Units	1
	470 Clementina	On-site Ownership Units	1
	1598 Dolores	On-site Ownership Units	1
	821 Folsom Street	On-site Ownership Units	8
	6900 Geary Blvd.	On-site Rental Units	2
	965-985 Geneva Avenue	On-site Rental Units	8
	333 Grant Street	On-site Ownership Units	2
	1450 Greenwich Street	On-site Ownership Units	4
	342 Hayes Street	On-site Ownership Units	1
	348 Hyde Street	On-site Rental Units	1
	2001 McAllister	On-site Ownership Units	13
	3294 Mission Street	On-site Rental Units	3
	1099 Mississippi Street	On-site Ownership Units	1
	1800-1820 San Jose	On-site Ownership Units	2
	88 Townsend Street	On-site Ownership Units	13
929 Vermont	On-site Ownership Units	1	
FY 2005-06	333-355 1st Street	On-site Ownership Units	34
	2428 Bayshore Street	On-site Ownership Units	12
	501 Beale Street	On-site Ownership Units	16
	69 Clementina	On-site Ownership Units	2
	1168-1174 Folsom Street	On-site Rental Units	1
	6901 Geary Blvd.	On-site Rental Units	2
	8 Landers Street	On-site Ownership Units	1
	3184 Mission Street	On-site Ownership Units	2
	199 New Montgomery	On-site Ownership Units	18
	150 Powell Street	On-site Ownership Units	3
	1 Powell Street	On-site Rental Units	4
	201 Sansome	On-site Ownership Units	5
	270-284 Valencia	On-site Ownership Units	3
	1725 Washington	On-site Ownership Units	3
4343 3rd Street	On-site Ownership Units	2	
FY 2006-07	3000 23rd Street	On-site Rental Units	7
	329 Bay Street	On-site Ownership Units	2
	785-787 Brannan Street	On-site Rental Units	56
	520 Chestnut Street	On-site Ownership Units	2

Fiscal Year	Address	Description	# of Units
FY 2006-07 (cont'd)	2815 Diamond	On-site Ownership Units	2
	950 Gilman	On-site Ownership Units	20
	525-527 Gough Street	On-site Ownership Units	3
	1277 Howard	On-site Ownership Units	2
	40-50 Lansing	On-site Ownership Units	10
	2298 Lombard Street	On-site Ownership Units	1
	83 - 91 McAllister	On-site Ownership Units	6
	8 McLea Court	On-site Rental Units	3
	1905 Mission Street	On-site Ownership Units	3
	639 Missouri Street	On-site Ownership Units	7
	74 New Montgomery	On-site Ownership Units	11
	2351 Powell Street	On-site Rental Units	9
	2161 Sutter Street	On-site Rental Units	3
	675 Townsend Avenue	On-site Rental Units	15
FY 2007-08	77 Bluxome	On-site Ownership Units	10
	301-501 Crescent Way	On-site Ownership Units	18
	30 Dore Street	On-site Rental Units	4
	1275 Fell Street	On-site Ownership Units	8
	1828 Geneva Avenue	On-site Rental Units	6
	1234 Howard Street	On-site Ownership Units	2
	410 Jessie Street	On-site Ownership Units	2
	418-420 Jessie Street	On-site Rental Units	3
	2545 Judah Street	On-site Rental Units	2
	938-942 Market Street	On-site Ownership Units	13
	1160 Mission Street	On-site Ownership Units	29
	75 Moss Street	On-site Ownership Units	1
	725 Pine Street	On-site Ownership Units	2
	450 Rhode Island	On-site Ownership Units	20
	566 South Van Ness Ave	On-site Ownership Units	4
	1158 Sutter Street	On-site Ownership Units	1
177 Townsend	On-site Ownership Units	24	
750 Van Ness Avenue	On-site Ownership Units	16	
FY 2008-09	480 14th Street	On-site Ownership Units	1
	3620 19th Street	On-site Ownership Units	5
	3520 20th Street	On-site Ownership Units	1
	601 Alabama Street	On-site Ownership Units	21
	901 Bush Street	On-site Ownership Units	5
	436 Clementina	On-site Rental Units	3
	168 Hyde Street	On-site Ownership Units	3
	601 King Street	On-site Ownership Units	170
	125 Mason Street	On-site Rental Units	81
	2200 Mission Street	On-site Ownership Units	3
	55 Page Street	On-site Ownership Units	17
	1 Polk Street	On-site Rental Units	9
818 Van Ness Avenue	On-site Ownership Units	2	
FY 2009-10	638 19th Street	On-site Ownership Units	2
	2011 Bayshore Blvd.	On-site Ownership Units	6
	2101 Bryant	On-site Ownership Units	9
	3400 Cesar Chaves	On-site Ownership Units	9
	1355 Pacific Avenue	On-site Ownership Units	2
	77 Van Ness Avenue	On-site Ownership Units	6
	101 Executive Park	On-site Ownership Units	18
	2395 Lombard Street	On-site Ownership Units	1
1167 Market Street	On-site Rental Units	12	
FY 2010-11	5800 3rd Street (Phase I &II)	On-site Ownership Units	17
	723 Taylor Street	On-site Ownership Units	1
	55 Trumbull Street	On-site Rental Units	2
FY 2011-12	9th Street	On-site Ownership Units	2
	Indiana Street	On-site Ownership Units	4
	Ocean Avenue	On-site Ownership Units	26

Fiscal Year	Address	Description	# of Units
FY 2011-12 (cont'd)	Townsend Street	On-site Ownership Units	14
	Valencia Street	On-site Rental Units	4
FY 2012-13	411 Valencia Street	On-site Ownership Units	2
	2829 California Street	On-site Ownership Units	2
	574 Natoma Street	On-site Ownership Units	2
FY 2013-14	401 Grove Street	On-site Ownership Units	9
	2200 Market Street	On-site Ownership Units	3
	1080 Sutter Street	On-site Ownership Units	4
	1600 Market Street	Off-site Ownership Units	23
	1800 Van Ness Avenue	On-site Ownership Units	15
	1501 15th Street	On-site Ownership Units	7
	537 Natoma Street	On-site Ownership Units	1
	616 20th Street	On-site Ownership Units	2
	2235 3rd Street	On-site Rental Units	39
	333 Harrison Street	On-site Rental Units	49
	1407-1435 Market Street	On-site Rental Units	90
	1880-1886 Mission Street	On-site Rental Units	40
	1167 Market Street	On-site Rental Units	63
	1844 Market Street	On-site Rental Units	14
	55 9th Street	On-site Rental Units	33
FY 2014-15	400 Grove Street	On-site Ownership Units	4
	1717 17th Street	On-site Ownership Units	2
	1645 Pacific Avenue	On-site Ownership Units	5
	870 Harrison Street	On-site Ownership Units	4
	2401 16th Street	On-site Ownership Units	1
	4-20 Octavia Blvd.	On-site Ownership Units	7
	2121 3rd Street	On-site Rental Units	18
	883-881 Jamestown Avenue	On-site Rental Units	19
	973 Market Street	On-site Rental Units	7
	900 Folsom Street & 260 5th Street	On-site Rental Units	69
100 Van Ness Avenue, Phase 1	On-site Rental Units	48	
FY 2015-16	1400 Mission Street	Off-site Ownership Units	167
	25-35 Dolores	On-site Ownership Units	4
	1875 Mission Street	On-site Ownership Units	6
	1634-1690 Pine Street	On-site Ownership Units	31
	450 Hayes Street	On-site Ownership Units	5
	555 Fulton Street	On-site Ownership Units	17
	101 Polk Street	On-site Rental Units	19
	527-529 Stevenson	On-site Rental Units	9
	1000 16th Street	On-site Rental Units	91
100 Van Ness Avenue, Phase 2	On-site Rental Units	2	
FY 2016-17	480 Potrero	On-site Rental Units	11
	1 Franklin	On-site Ownership Units	4
	832 Sutter	On-site Rental Units	2
	Rockwell	On-site Ownership Units	31
	100 Van Ness, Phase II	On-site Rental Units	2
	Habitat Terrace	Off-site Ownership Units	17
	Waterbend	On-site Rental Units	20
	450 Hayes	On-site Ownership Units	5
	Rowan	On-site Ownership Units	11
	682 Page	On-site Rental Units	1
	2895 San Bruno	On-site Ownership Units	1
Potrero 1010	On-site Rental Units	91	
FY 2017-18	600 S. Van Ness	On-site Ownership Units	4
	Duboce	On-site Rental Units	10
	La Maison SoMa	On-site Ownership Units	3
	570 Jessie	On-site Rental Units	6
	388 Fulton	On-site Ownership Units	8
	Windsor at Dogpatch	On-site Rental Units	34
	Trinity Plaza Apartments, Phase III	On-site Rental Units	82

Fiscal Year	Address	Description	# of Units
FY 2017-18 (cont'd)	99 Rausch	On-site Ownership Units	13
	Alchemy by Alta	On-site Rental Units	50
	Knox	On-site Ownership Units	11
	The Austin	On-site Ownership Units	12
	Stage 1075	On-site Ownership Units	11
	1198 Valencia	On-site Ownership Units	6
	The Martin	On-site Rental Units	12
	33 Tehama	On-site Rental Units	60
FY 2018-19	5050 Mission	On-site Rental Units	9
	L Seven	On-site Rental Units	62
	855 Brannan	On-site Rental Units	55
	5400 Geary	On-site Ownership Units	4
	1335 Folsom	On-site Rental Units	7
	150 Van Ness	On-site Rental Units	50
	1238 Sutter	On-site Ownership Units	4
	750 Harrison	On-site Rental Units	9
	1463 Lombard	On-site Ownership Units	3
	O&M	On-site Rental Units	16
	22 Franklin	On-site Rental Units	4
Total			2,776

J5. Child Care Fee

Background. The Child Care Fee, effective September 1985, is imposed on office and hotel development projects proposing the net addition of 50,000 or more gross square feet of office or hotel space. Ordinance No. 50-15 amended the Planning Code and added section 414A to cover impacts of residential development in the areas of childcare facilities effective February 18, 2016.

Designated Use of Funds. Collected in-lieu fees are to be deposited into the Child Care Capital Fund, administered by the Director of Planning. Planning Code Section 414.14 specifies that funds are to be used to increase and/or improve the supply of child care facilities affordable to households of low and moderate income. Funds may also be used to finance a nexus study pertaining to the Child Care Fee.

Table J5.1: Child Care Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
Prior to					
FY 1999-2000	\$ -	\$ 2,871,883	\$ 362,685	\$ 2,213,623	\$ 1,020,945
FY 1999-2000 ⁽¹⁾	\$ 1,020,945	\$ 565,736	\$ 69,792	\$ 1,073,250	\$ 583,223
FY 2000-2001	\$ 583,223	\$ 110,472	\$ 79,331	\$ 596,750	\$ 176,276
FY 2001-2002	\$ 176,276	\$ 802,979	\$ 54,281	\$ 745,543	\$ 287,993
FY 2002-2003	\$ 287,993	\$ 768,894	\$ 46,752	\$ 68,628	\$ 1,035,011
FY 2003-2004	\$ 1,035,011	\$ 622,401	\$ 37,455	\$ 299,146	\$ 1,395,721
FY 2004-2005	\$ 1,395,721	\$ 56,103	\$ 43,597	\$ 1,168,473	\$ 326,948
FY 2005-2006	\$ 326,948	\$ -	\$ 52,076	\$ 621,256	\$ (242,232)
FY 2006-2007	\$ (242,232)	\$ 406,824	\$ 41,384	\$ 234,906	\$ (28,930)
FY 2007-2008	\$ (28,930)	\$ 803,958	\$ 42,300	\$ 267,782	\$ 549,546
FY 2008-2009	\$ 549,546	\$ 548,273	\$ 45,499	\$ 699,510	\$ 443,808
FY 2009-2010	\$ 443,808	\$ 153,500	\$ 15,668	\$ 1,226,628	\$ (613,652)
FY 2010-2011 ⁽²⁾	\$ (613,652)	\$ 377,427	\$ 5,706	\$ (571,749)	\$ 341,230
FY 2011-2012 ⁽³⁾	\$ 341,230	\$ -	\$ 15,583	\$ 117,883	\$ 238,930
FY 2012-2013	\$ 238,930	\$ 551,982	\$ 11,396	\$ 164,174	\$ 638,134
FY 2013-2014	\$ 638,134	\$ 1,012,732	\$ 10,160	\$ 226,262	\$ 1,434,765
FY 2014-2015	\$ 1,434,765	\$ 1,178,787	\$ 13,577	\$ 280,533	\$ 2,346,596
FY 2015-2016	\$ 2,346,596	\$ 4,666,870	\$ 23,830	\$ 637,973	\$ 6,399,323
FY 2016-2017	\$ 6,399,323	\$ 5,810,244	\$ 60,688	\$ 1,530,368	\$ 10,739,888
FY 2017-2018	\$ 10,739,888	\$ 5,685,469	\$ 192,393	\$ 1,364,775	\$ 15,252,975
FY 2018-2019	\$ 15,252,975	\$ 5,198,063	\$ 337,372	\$ 1,884,113	\$ 18,904,296
Total		\$ 32,192,598	\$ 1,561,525	\$ 14,849,827	

Notes:

(1) The beginning balance was adjusted to match with the current balance. \$1,055,000 expenditure in FY 1999-2000 was erroneously charged to the General Fund and was corrected in FY2013-2014 as a transfer to the General Fund. In this table, the expenditure amount was updated as if the expenditure was recorded correctly in FY 1999-2000.

(2) In FY 2010-2011, \$802,247 was refunded from the Low Income Investment Fund and \$230,498 was spent for a net of \$571,749 (negative expenditure).

(3) In FY 2011-2012, project expenditure \$267,883 was offset by \$150,000 refund from the Low Income Investment Fund for a net of \$117,883.

Table J5.2: Child Care Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1999-2000	Various	\$ 2,871,883
	101 Second Street	\$ 276,248
	150 California Street	\$ 176,773
FY 2001-2002	235 Second Street	\$ 179,146
	160 King Street	\$ 150,574
	51-67 Second Street	\$ 283,301
FY 2002-2003	250 Brannan Street	\$ 113,540
	Mission Bay South Block 28	\$ 285,154
	299 Second Street - Marriott's Courtyard Hotel	\$ 239,550
FY 2003-2004	500 Howard Street (Bldg 4 of 1st & Howard)	\$ 126,670
	405 Howard Street (Bldg 2 of 1st & Howard)	\$ 348,751
FY 2006-2007	700 Seventh Street / 601 & 625 Townsend St	\$ 273,650
	400 Howard Street (Bldg 1 of 1st & Howard)	\$ 241,996
FY 2007-2008	Mission Bay South Block 41, Parcel 1, Lot 7	\$ 164,828
	888 Howard Street	\$ 428,807
FY 2008-2009	650 Townsend Street	\$ 375,151
FY 2009-2010	555 Mission Street	\$ 548,273
FY 2010-2011	875-899 Howard Street	\$ 153,500
	1500 Owens Street	\$ 158,214
FY 2012-2013	450 South Street	\$ 219,213
	1550 Bryant Street	\$ 120,323
FY 2013-2014	888 Brannan Street	\$ 264,303
	505 Howard Street	\$ 206,861
	444 De Haro Street	\$ 100,455
	665 3rd Street	\$ 137,307
	101 1st Street	\$ 238,470
FY 2014-2015	345 Brannan Street	\$ 118,645
	270 Brannan Street	\$ 199,114
	350 Bush Street	\$ 401,873
FY 2015-2016	535 Mission Street	\$ 282,422
	1800 Owens Street	\$ 839,568
	222 2nd Street	\$ 426,809
	250 Howard Street	\$ 927,761
	333 Brannan Street	\$ 211,262
	350 Mission Street	\$ 322,225
	505 Brannan Street	\$ 166,051
	510 Townsend Street	\$ 341,710
Various	\$ 1,357,400	

Fiscal Year	Address	Fee Amount Collected
FY 2016-2017	100 Hooper Street	\$ 364,227
	701 3rd Street	\$ 128,238
	1395 22nd Street	\$ 414,587
	1169 Market Street	\$ 674,355
	160 Folsom Street	\$ 968,048
	101 1st Street	\$ 1,462,724
	645 Harrison Street	\$ 163,291
	1554 Market Street	\$ 178,491
	706 Mission Street	\$ 863,129
	FY 2017-2018	210 Arkansas Street
1601 Mariposa Street		\$ 155,992
1699 Market Street		\$ 287,283
633 Folsom Street		\$ 140,174
1500 Mission Street		\$ 493,610
1301 16th Street		\$ 172,526
2000 Bryant Street		\$ 200,592
1066 Market Street		\$ 437,620
100 Channel		\$ 325,668
526 Mission Street		\$ 1,011,986
88 Arkansas Street		\$ 111,141
1298 Howard Street		\$ 234,538
770 Powell Street		\$ 196,502
300 16TH STREET		\$ 438,900
FY 2018-2019	661 PAGE STREET	\$ 514,224
	181 Fremont Street	\$ 390,710
	75 Howard Street	\$ 557,112
	390 1st Street	\$ 347,836
	975 Bryant Street	\$ 176,532
	200 Van Ness Avenue	\$ 161,632
	188 Hooper Street	\$ 136,772
	2465 Van Ness Avenue	\$ 136,721
	950 Market Street	\$ 351,497
	1140 Harrison Street	\$ 257,222
	950 Gough Street	\$ 142,861
807 Franklin Street	\$ 110,485	
2444 Lombard Street	\$ 105,260	
2500 Turk Boulevard	\$ 504,490	
1 De Haro Street	\$ 159,657	
72 Ellis Street	\$ 130,509	
555 Golden Gate Avenue	\$ 117,925	
Total		\$ 32,192,598

Note:
 (1) Includes payers whose total payment equaled or exceeded \$100,000. Payers under \$100,000 are omitted here, however, "Total" figure is inclusive of all payers.

Table J5.3: Child Care In-Kind Improvements

Fiscal Year	Address	Project Description	Fee Amount Waived
FY 2012-2013	Projects receiving credit for the in-kind: 2235 3rd Street (4058/010) 178 Townsend Street (3788/012) Location of In-Kind Improvement: 2235 3rd Street	The Project Sponsor proposes to dedicate 6,260 gross square feet of indoor space and 2,000 square feet of outdoor space of 2235 Third Street as a child care center, rent free, for 55 years. The child care center at Potrero Launch (2235 Third Street) will include a full build-out of the interior space and its adjacent outdoor space, ready for occupancy. The entire building, including the child care facility, will be certified LEED Gold. Originally Approved by Planning Commission: 4/18/2010: Motion No.	\$ 1,915,560

Table J5.4: Child Care Fee Expenditure Detail

Project Name		FY 2000-2001	FY 2001-2002	FY 2002-2003	FY 2003-2004	FY 2004-2005	FY 2005-2006	FY 2006-2007
Low Income Investment Fund (HSA workorder): repair, renovation & development of child care programs ⁽¹⁾	Fee Amount Expended	\$ 194,250	\$ 608,564	\$ 68,628	\$ 299,146	\$ 777,104	\$ 540,000	\$ 114,766
	Project Expenditures, All Sources	\$ 1,741,517	\$ 2,403,669	N/A	\$ 620,113	\$ 613,768	\$ 724,867	\$ 1,148,566
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	127%	74%	10%
Southeast Facilities (HSA workorder): repair and renovation of four facilities in Bayview that house child care programs	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-
SFSU Gateway to Quality: project to improve quality of childcare in San Francisco	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ 759,038	\$ 2,318,803	\$ 2,070,952
	Estimated % of Project Funded by Fees	-	-	-	-	5%	2%	2%
Tide Center-Family Child Care Field Building: operation subsidy	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-
South of Market Childcare: operation subsidy	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-
Non-Recurring Expenditures ⁽²⁾	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ 351,369	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ 351,369	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	-	-	-	100%	-	-
Impact Development Fee Studies (CON workorder)	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,256	\$ 80,140
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,256	\$ 80,140
	Estimated % of Project Funded by Fees	-	-	-	-	-	100%	100%
Total ⁽³⁾	Fee Amount Expended	\$ 194,250	\$ 608,564	\$ 68,628	\$ 299,146	\$ 1,168,473	\$ 621,256	\$ 234,906
	Project Expenditures, All Sources	\$ 1,741,517	\$ 2,403,669	\$ -	\$ 620,113	\$ 1,724,175	\$ 3,084,926	\$ 3,299,658
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	68%	20%	7%

Project Name		FY 2007-2008	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	FY2012-2013	FY 2013-2014
Low Income Investment Fund (HSA workorder): repair, renovation & development of child care programs ⁽¹⁾	Fee Amount Expended	\$ 158,055	\$ 300,000	\$ 163,000	\$ 230,498	\$ 267,883	\$ 164,174	\$ 226,262
	Project Expenditures, All Sources	\$ 2,060,932	\$ 2,252,384	\$ 929,012	\$ 255,316	\$ 370,717	\$ 171,923	\$ 279,490
	Estimated % of Project Funded by Fees	8%	13%	18%	90%	72%	95%	81%
Southeast Facilities (HSA workorder): repair and renovation of four facilities in Bayview that house child care programs	Fee Amount Expended	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ 302,930	\$ 205,542	\$ 94,988	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	33%	0%	0%	-	-	-	-
SFSU Gateway to Quality: project to improve quality of childcare in San Francisco	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-
Tide Center-Family Child Care Field Building: operation subsidy	Fee Amount Expended	\$ -	\$ 101,646	\$ 58,384	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ 177,297	\$ 145,357	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	57%	40%	-	-	-	-
South of Market Childcare: operation subsidy	Fee Amount Expended	\$ -	\$ 77,703	\$ 58,244	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ 139,335	\$ 115,079	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	56%	51%	-	-	-	-
Non-Recurring Expenditures ⁽²⁾	Fee Amount Expended	\$ -	\$ 1,029,008	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ -	\$ 1,094,196	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	-	94%	-	-	-	-	-
Impact Development Fee Studies (CON workorder)	Fee Amount Expended	\$ 9,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Expenditures, All Sources	\$ 9,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated % of Project Funded by Fees	100%	-	-	-	-	-	-
Total ⁽³⁾	Fee Amount Expended	\$ 267,781	\$ 1,508,357	\$ 279,628	\$ 230,498	\$ 267,883	\$ 164,174	\$ 226,262
	Project Expenditures, All Sources	\$ 2,373,588	\$ 3,868,754	\$ 1,284,436	\$ 255,316	\$ 370,717	\$ 171,923	\$ 279,490
	Estimated % of Project Funded by Fees	11%	39%	22%	90%	72%	95%	81%

Project Name		FY 2014-2015	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	Total
Low Income Investment Fund (HSA workorder): repair, renovation & development of child care programs ⁽¹⁾	Fee Amount Expended	\$ 280,582	\$ 637,973	\$ 1,530,368	\$ 1,364,775	\$ 3,219,064	\$ 5,030,884
	Project Expenditures, All Sources	\$ 537,112	\$ 2,640,786	\$ 3,652,809	\$ 3,403,737	\$ 4,260,583	\$ 16,750,171
	Estimated % of Project Funded by Fees	52%	24%	42%	40%	76%	30%
Southeast Facilities (HSA workorder): repair and renovation of four facilities in Bayview that house child care programs	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603,460
	Estimated % of Project Funded by Fees	-	-	-	-	-	17%
SFSU Gateway to Quality: project to improve quality of childcare in San Francisco	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,148,793
	Estimated % of Project Funded by Fees	-	-	-	-	-	2%
Tide Center-Family Child Care Field Building: operation subsidy	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,030
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,654
	Estimated % of Project Funded by Fees	-	-	-	-	-	50%
South of Market Childcare: operation subsidy	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,947
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,414
	Estimated % of Project Funded by Fees	-	-	-	-	-	53%
Non-Recurring Expenditures ⁽²⁾	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,380,377
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,445,565
	Estimated % of Project Funded by Fees	-	-	-	-	-	95%
Impact Development Fee Studies (CON workorder)	Fee Amount Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,122
	Project Expenditures, All Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,122
	Estimated % of Project Funded by Fees	-	-	-	-	-	100%
Total ⁽³⁾	Fee Amount Expended	\$ 280,582	\$ 637,973	\$ 1,530,368	\$ 1,364,775	\$ 3,219,064	\$ 13,172,568
	Project Expenditures, All Sources	\$ 537,112	\$ 2,640,786	\$ 3,652,809	\$ 3,403,737	\$ 4,260,583	\$ 35,973,309
	Estimated % of Project Funded by Fees	52%	24%	42%	40%	76%	37%

Notes:

(1) Beginning in FY 2002-2003, the Human Services Agency has expended LIIF funds through a work order with the Department of Children, Youth & their Families (DCYF). Due to a lag in billings across departments, the Fee Amount Expended may include funds for prior year projects. As a result, the fee amount reported for FY 2004-2005 exceeds Project Expenditures, All Sources.

(2) In FY 2004-2005, expenditures included a \$421,369 transfer to the General Fund for Section 108 HUD loan payments offset by a \$70,000 refund from the Low Income Investment Fund (HSA workorder). In FY 2008-2009, expenditures included \$808,846 to close out the Child Care Loan Fund within the Child Care Capital Fund, \$220,000 to fund an Early Literacy Initiative Coordinator position at Jumpstart, and \$162 in funding for an individualized child care subsidy pilot program authorized by SB 701. This subsidy pilot secured \$19,350 in other funding in FY 2008-2009.

(3) Child Care Fee started prior to FY 1999-2000, this report only includes expenditures since FY 2000-2001.

Table J5.5: Child Care Fee Upcoming Projects

Organization / Accounting Information	Project Description	Estimated Construction Start Date
Associated Students SFSU	Renovation and Repair	FY2019-2020
Cross Cultural - Golden Gate	Renovation and Repair	FY2019-2020
Cross Cultural - Potrero Hill (Hope SF) (BRIDGE)	Pre Development and Capital New Development	FY2019-2020
Felton- 1990 Folsom (MEDA-TNDC) (NMTC Eligible)	Pre Development	FY2019-2020
Good Samaritan (NMTC Eligible)	Pre Development	FY2019-2020
IPIC - Balboa Park	Pre Development and Capital New Development	FY2019-2020
IPIC - Eastern Neighborhoods	Pre Development and Capital New Development	FY2019-2020
IPIC - Market / Octavia	Pre Development and Capital New Development	FY2019-2020
Kai Ming	Renovation and Repair	FY2019-2020
MNC – 1240 Valencia St	Capital New Development	FY2019-2020
Pomeroy	Capital New Development	FY2019-2020
SOMACC Transbay	Startup	FY2019-2020
Wu Yee Children's Services	Renovation and Repair	FY2019-2020
Wu Yee Silver Terrace	Capital New Development	FY2019-2020
YMCA - Alice Chalmers Clubhouse	Capital New Development	FY2019-2020
YMCA - Balboa/Upper Yard	Pre Development	FY2019-2020
YMCA -Chinatown	Pre Development and Capital New Development	FY2019-2020
49 South Van Ness	Capital New Development	FY2020-2021
Crayon Box (65 Ocean)	Startup	FY2020-2021
Holy Family Day Home	Pre Development and Capital New Development	FY2020-2021
Mission Kids Co-op	Capital New Development	FY2020-2021
MNC/MEDA 2205 Mission (NMTC Eligible)	Pre Development and Capital New Development	FY2020-2021
Kai Ming - Mission Bay (Block 6)	Pre Development	FY2021-2022
Felton - Sunnydale Housing - Hope SF (Block 3)	Pre Development and Capital New Development	FY2023-2024
Hope SF - Alice Griffiths -FranDelJa	Pre Development and Capital New Development	FY2023-2024
IPIC - Eastern Neighborhoods	Pre Development and Capital New Development	FY2023-2024
Wu Yee - 1634 Sunnydale/Hope SF Community Center	Pre Development and Capital New Development	FY2023-2024

J6. Street Trees In-Lieu Fee

Background. Planning Code Section 138.1 became effective in September 1985, requires developers or owners to install street trees under the following conditions: (1) construction of a new building; (2) addition of a dwelling unit; (3) addition of a new curb-cut; (4) addition of a new garage; and/or (5) a net addition to an existing building of 500 gross square feet or more. The City adopted Ordinance No. 119-15 effective August 14, 2015, which amended the Planning and Public Work Codes to shift the authority to require street trees in the case of certain types of development projects from the Planning Department to the Department of Public Works under Public Works Code Article 16 Section 802. The in-lieu fee requires one street tree for each 20 feet of street frontage of the property containing the development project, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. The fee should be equal to the City's cost to plant and water a tree for three years.

Designated Use of Funds. In-lieu fees are to be deposited into the Adopt-A-Tree Fund, which was created by Administrative Code Section 10.100-227 to offset the loss of street trees, significant trees, and landmark trees due to removal, destruction, or death. The In-Lieu Planting Program, which is funded via the Adopt-A-Tree Fund, is intended to compensate for the loss of trees required to be planted by Planning Code Section 428.

Table J6.1: Street Trees In-Lieu Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2010-2011 ⁽¹⁾	\$ -	\$ 73,252	\$ -	\$ 73,252	\$ -
FY 2011-2012	\$ -	\$ 100,723	\$ -	\$ 100,723	\$ -
FY 2012-2013	\$ -	\$ 59,919	\$ -	\$ 59,919	\$ -
FY 2013-2014	\$ -	\$ 13,811	\$ -	\$ 13,811	\$ -
FY 2014-2015	\$ -	\$ 177,599	\$ -	\$ 142,753	\$ 34,846
FY 2015-2016	\$ 34,846	\$ 612,393	\$ -	\$ 471,791	\$ 175,448
FY 2016-2017	\$ 175,448	\$ 687,414	\$ 7,276	\$ 713,038	\$ 157,099
FY 2017-2018	\$ 157,099	\$ 705,689	\$ 36,843	\$ 1,460,223	\$ (560,591)
FY 2018-2019	\$ (560,591)	\$ 847,556	\$ 47,114	\$ 254,806	\$ 79,273
Total		\$ 3,278,356	\$ 91,233	\$ 3,290,316	

Notes:

(1) No fee revenue was collected or expended prior to FY 2010-2011.

Table J6.2: Street Trees In-Lieu Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2015-2016	2898 SLOAT BL	\$ 47,358
	333 BRANNAN ST	\$ 22,164
	350 MISSION ST	\$ 22,164
	480 POTRERO AV	\$ 11,082
	690 MARKET ST	\$ 24,556
	800 INDIANA ST	\$ 28,784
	Others	\$ 75,093

Fiscal Year	Address	Fee Amount Collected
FY 2016-2017	900 Folsom St	\$ 25,858
	1 HENRY ADAMS ST	\$ 32,402
	100 HOOPER ST	\$ 34,181
	101 01ST ST	\$ 43,838
	1125 MISSION ST	\$ 11,082
	2155 WEBSTER ST	\$ 17,154
	2655 BUSH ST	\$ 15,248
	3030 17TH ST	\$ 11,436
	33 08TH ST	\$ 18,738
	3599 KEITH ST	\$ 11,132
	55 LAGUNA ST	\$ 15,786
	801 BRANNAN ST	\$ 28,590
	949 MARKET ST	\$ 21,088
FY 2017-2018	100 HOOPER ST	\$ 21,703
	1140 FOLSOM ST	\$ 17,757
	1301 TURK ST	\$ 14,776
	1401 HOWARD ST	\$ 11,838
	150 VAN NESS AV	\$ 17,757
	1527 PINE ST	\$ 13,342
	1900 19TH AV	\$ 11,838
	201 FOLSOM ST	\$ 33,541
	236 EUCLID AV	\$ 11,436
	2501 CALIFORNIA ST	\$ 11,436
	2898 SLOAT BL	\$ 21,703
	350 08TH ST	\$ 51,797
	80 TERRA VISTA AV	\$ 13,811
	840 VAN NESS AV	\$ 13,342
Others	\$ 34,133	
FY 2018-2019	1 DE HARO ST	\$ 25,649
	1255 COLUMBUS AV	\$ 25,386
	1335 FOLSOM ST	\$ 13,811
	1533 FRANKLIN ST	\$ 11,838
	210 TAYLOR ST	\$ 18,279
	235 VALENCIA ST	\$ 25,649
	250 04TH ST	\$ 15,123
	250 HOWARD ST	\$ 26,403
	2500 TURK BL	\$ 22,341
	3501 NORIEGA ST	\$ 10,155
	363 YALE ST	\$ 10,155
	399 GEARY ST	\$ 14,217
	5050 MISSION ST	\$ 14,217
	555 GOLDEN GATE AV	\$ 12,186
	701 03RD ST	\$ 18,279
	719 LARKIN ST	\$ 14,217
	755 OCEAN AV	\$ 36,558
	950 MARKET ST	\$ 21,703
Others	\$ 47,884	
Total		\$ 3,278,356

Notes:

(1) Includes payers whose total payment equaled or exceeded \$10,000. Payers under \$10,000 are omitted here, however, "Total" figure is inclusive of all payers.

(2) Only payers for FY 2015-2016 and after are shown. For payers from prior years, refer to older versions of this report.

J7. Public Art Fee

Background. Starting September 1985, all developments that involve construction of a new building or addition of floor area in excess of 25,000 square feet in the downtown C-3 District, all parcels in RH-DTR, TB-DTR, SB-DTR, SLI, SLR, SSO, C-M, UMU, WMUG, WMUO and SALI Districts and zoned C-2 except for those on Blocks 4991 (Executive Park) and 7295 (Stonestown Galleria Mall) are required to install works of art costing an amount equal to one percent of the construction cost of the building or addition. Developers may also seek approval to install artwork on an adjacent public property or in a publicly accessible lobby area of a hotel. Works of art include sculpture, bas-relief, murals, mosaics, decorative water features, tapestries or other artworks permanently affixed to the building or its grounds.

Designated Use of Funds. Pursuant to the Planning Code Section 429.5, fees collected are deposited into the Public Artwork Trust Fund, which is administered by the Arts Commission. The Public Artwork Trust Fund shall be used by the Arts Commission within the C-3 District or within a half mile of the boundary of the C-3 District or, if the project is within another zoning district, within a half mile of the project boundary to enhance the visibility and quality of artworks in the public realm and to improve the public's access and enjoyment of the artworks in the public realm. The Board of Supervisors allows the Arts Commission to administer and expend the Public Artwork Trust Fund, and have the authority to prescribe rules and regulations governing the Fund.

Table J7.1: Public Art Fee Summary

Fiscal Year	Beginning Year Balance ⁽¹⁾	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2004-2005	\$ -	\$ 130,000		\$ 45,000	\$ 85,000
FY 2005-2006	\$ 85,000	\$ -		\$ -	\$ 85,000
FY 2006-2007	\$ 85,000	\$ 15,920		\$ -	\$ 100,920
FY 2007-2008	\$ 100,920	\$ -		\$ -	\$ 100,920
FY 2008-2009	\$ 100,920	\$ -		\$ -	\$ 100,920
FY 2009-2010	\$ 100,920	\$ -		\$ -	\$ 100,920
FY 2010-2011	\$ 100,920	\$ -		\$ -	\$ 100,920
FY 2011-2012	\$ 100,920	\$ -		\$ -	\$ 100,920
FY 2012-2013	\$ 100,920	\$ 106,500		\$ -	\$ 207,420
FY 2013-2014	\$ 207,420	\$ -		\$ -	\$ 207,420
FY 2014-2015	\$ 207,420	\$ 550,000		\$ 27,262	\$ 730,158
FY 2015-2016	\$ 730,158	\$ 1,387,780		\$ 35,036	\$ 2,082,902
FY 2016-2017	\$ 2,082,902	\$ 365,000	\$ 29,497	\$ 44,446	\$ 2,432,953
FY 2017-2018	\$ 2,432,953	\$ 1,875,605	\$ 48,430	\$ 1,161,721	\$ 3,195,267
FY 2018-2019	\$ 3,195,267	\$ 572,000	\$ 63,343	\$ 1,462,464	\$ 2,368,146
Total		\$ 5,002,805	\$ 141,270	\$ 2,775,929	

Note:

(1) Prior to FY 2013-14, this fee was collected in the General Fund and any unexpended balance became part of fund balance in the General Fund at the year end in error. Starting FY2013-14, however, the fee gets deposited in the special revenue fund and any unexpended balance will get carried forward to the subsequent fiscal year. The lost balance from the prior years will be corrected by transferring cash from the General Fund in the subsequent year.

Table J7.2: Public Art Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2004-2005	2351 Powell Street	\$ 85,000
FY 2004-2005	1275 Fell Street	\$ 45,000
FY 2006-2007	590 Castro Street	\$ 15,920
FY 2012-2013	505 Howard Street	\$ 106,500
FY 2014-2015	101 Polk Street	\$ 450,000
FY 2014-2015	85 Bluxome Street	\$ 100,000
FY 2015-2016	1415 Mission Street	\$ 250,000
FY 2015-2016	150 Van Ness Avenue	\$ 1,050,000
FY 2015-2016	570 Jessie Street	\$ 87,780
FY 2016-2017	505 Brannan Street	\$ 365,000
FY 2017-2018	950 Market Street	\$ 130,000
FY 2017-2018	526 Mission Street	\$ 1,000,000
FY 2017-2018	500 Pine Street	\$ 145,605
FY 2017-2018	945 Market Street	\$ 600,000
FY 2018-2019	950 Market Street	\$ 422,000
FY 2018-2019	5th & Mission	\$ 150,000
Total		\$ 5,002,805

Note: The \$85,000 and \$15,920 payments were erroneously deposited into the Downtown C-3 Artwork Fund.

Table J7.3: Public Art Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Transferred out of Fund	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2004-2005	Pedestrian countdown crossing signals and crosswalk markings at the Broderick St. intersection	N/A	\$ 25,000	\$ 25,000	99%
	Façade restoration, repair and painting of Fire House	N/A	\$ 20,000	\$ 20,000	99%
	Furnish North Beach Pool/Clubhouse and renovate North Beach Bocce Court ⁽¹⁾	\$ 85,000	N/A	N/A	99%
FY 2006-2007	Improve Open Space in the vicinity of 590 Castro Street ⁽¹⁾	N/A	N/A	N/A	N/A
FY 2014-2015	Bill Graham Civic Auditorium Project	N/A	\$ 27,262	\$ 27,262	100%
FY 2015-2016	Bill Graham Civic Auditorium Project AND Civic Center Plaza - Intrude	N/A	\$ 35,036	\$ 110,036	32%
FY 2016-2017	1-Bill Graham Civic Auditorium Project 2-Civic Center Plaza - Intrude Rabbits	N/A	\$ 44,446	\$ 44,446	100%
FY 2017-2018	1-Bill Graham Civic Auditorium Project 2-Mint Plaza	N/A	\$ 1,161,721	\$ 1,161,721	100%
FY 2018-2019	1-Bill Graham Civic Auditorium Project 2-Mint Plaza	N/A	\$ 1,462,464	\$ 1,526,692	96%
Total			\$ 2,775,929	\$ 2,915,157	

Note:

(1) These funds were erroneously deposited into the Downtown C-3 Artwork Fund. The \$85,000 payment was spent appropriately within the Recreation & Park Department's budget. The \$15,920 payment from 590 Castro Street has not been spent. City Planning and Recreation and Park are working together to address this issue.

Table J7.4: Public Art Fee In-Kind Improvement

Fiscal Year	Address	Description	Fee Amount Waived
FY 2008-2009	1 Polk Street	San Francisco Museum & Historical Society for the U.S. Mint	\$ 329,768

J8. Bicycle Parking In-Lieu Fee

Background. Planning Code Section 430, effective September 2013, provides developers or owners options to pay an in lieu fee to provide Class 2 bicycle parking requirement per Planning code Section 155.2. The developers or owners may: (1) pay an in lieu fee to satisfy up to 50 percent of the Class 2 bicycle parking requirement for the uses specified in Table 155.2 of the Planning Code, provided that no more than 20 required Class 2 bicycle parking spaces are satisfied through the in lieu payment under this subsection; or (2) pay an in lieu fee to satisfy up to 100 percent of the requirement for uses required by Table 155.2 to provide four or fewer Class 2 bicycle parking spaces; and shall pay the in lieu fee for all Class 2 bicycle parking spaces for which a variance or waiver is sought and granted by the Zoning Administrator under Planning Code Sections 305 and 307(k).

Designated Use of Funds. Fees collected are to be deposited into the Bicycle Parking Fund. This fund is administered by the San Francisco Municipal Transportation Agency. Fees are to be used solely to install and maintain bicycle parking in areas of the City with inadequate public short-term bicycle parking facilities.

Table J8.1: Bicycle Parking In-Lieu Fee Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2014-2015	\$ -	\$ 420		\$ -	\$ 420
FY 2015-2016	\$ 420	\$ -	\$ 2	\$ -	\$ 422
FY 2016-2017	\$ 422	\$ 882	\$ 11	\$ -	\$ 1,315
FY 2017-2018	\$ 1,315	\$ -	\$ 20	\$ -	\$ 1,335
FY 2018-2019	\$ 1,335	\$ 5,605	\$ 110	\$ -	\$ 7,050
Total		\$ 6,907	\$ 143	\$ -	

Table J8.2: Bicycle Parking In-Lieu Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2014-2015	610 20th St	\$ 420
FY 2016-2017	300 4th St	\$ 882
FY 2018-2019	3015 San Bruno Av	\$ 979
FY 2018-2019	350 2nd St	\$ 1,600
FY 2018-2019	973 Mission St	\$ 1,469
FY 2018-2019	2505 3rd St	\$ 1,557
Total		\$ 6,907

J9. Water Capacity Charge

Background. The Water Capacity Charge became effective in July 2007, and is imposed on any customer requesting a new connection to the water distribution system, or requiring additional capacity as a result of any addition, improvement, modification or change in use of an existing connection that increases demand on the water distribution system. Water Capacity Charge is based solely on meter size for all customer classes. On May 13, 2014, the San Francisco Public Utilities Commission adopted Resolution 14-0072 which updated capacity charges based on recommendations from the 2014 Independent Rate Study. As authorized by the resolution, capacity charges are to be adjusted for inflation on July 1 of each year.

Designated Use of Funds. Water capacity charges are deposited into their own sub-fund within the Water Enterprise and are managed consistently with the California Government Code Section 66013 and San Francisco Chapter Section 8B.125. The Public Utilities Commission administers this sub-fund.

Due to the large volume of water and wastewater capacity charge payers, payers are only listed in the appendix if their total water and wastewater capacity charge payment equaled or exceeded \$100,000. If fees were paid over multiple fiscal years, the payer is listed multiple times. The majority of large projects listed have not paid water capacity charges for two major reasons: (1) the water capacity charge became effective two years after the wastewater capacity charge; and (2) projects with existing water meters from the previous structure that are sufficient for the new large project are not subject to the water capacity charge and are granted a "Prior Use Credit."

Table J9.1: Water Capacity Charge Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
FY 2007-2008	\$ -	\$ 213,455	\$ 585	\$ -	\$ 214,040
FY 2008-2009	\$ 214,040	\$ 625,948	\$ 895	\$ -	\$ 840,883
FY 2009-2010	\$ 840,883	\$ 610,312	\$ (895)	\$ -	\$ 1,450,300
FY 2010-2011	\$ 1,450,300	\$ 869,115	\$ -	\$ -	\$ 2,319,415
FY 2011-2012	\$ 2,319,415	\$ 1,372,542	\$ 44,148	\$ 2,008,605	\$ 1,727,500
FY 2012-2013	\$ 1,727,500	\$ 2,086,602	\$ 13,300	\$ (424)	\$ 3,827,826
FY 2013-2014	\$ 3,827,826	\$ 2,372,755	\$ 23,930	\$ -	\$ 6,224,511
FY 2014-2015	\$ 6,224,511	\$ 1,831,638	\$ 37,506	\$ 2,239,594	\$ 5,854,061
FY 2015-2016	\$ 5,854,061	\$ 2,087,136	\$ 32,244	\$ 3,693,687	\$ 4,279,754
FY 2016-2017	\$ 4,279,754	\$ 1,431,969	\$ 36,555	\$ 1,249,867	\$ 4,498,411
FY 2017-2018	\$ 4,498,411	\$ 1,720,289	\$ 71,840	\$ 2,847,389	\$ 3,443,151
FY 2018-2019	\$ 3,443,151	\$ 2,368,016	\$ 101,083	\$ 749,668	\$ 5,162,581
Total		\$ 17,589,776	\$ 361,191	\$ 12,788,386	

Note:

(1) Year-end balance includes encumbrances.

Table J9.2: Water Capacity Charge Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2011-2012	WD 2561 LAGUNA/SUTTER/BA	\$ 424	\$ 424	100%
	WD 2583 60" & 30" KIRKHAM & 20TH	\$ 1,483,853	\$ 1,483,853	100%
	WD 2619 HARRISON/18T/CESAR CHAVEZ	\$ 524,328	\$ 524,328	100%
FY 2012-2013	WD 2561 LAGUNA/SUTTER/BA (1)	\$ (424)	\$ (424)	N/A ⁽¹⁾
FY 2014-2015	WD-2724 DOLORES/MARKET CESAR CHAVEZ	\$ 1,317,630	\$ 1,317,630	100%
	WD-2738 WEST PORTAL/ULLOA/15TH AVE	\$ 921,965	\$ 921,965	100%
FY 2015-2016	WD-2724 DOLORES/MARKET CESAR CHAVEZ	\$ 644,268	\$ 644,268	100%
	WD-2709 POTRERO AVENUE/21ST TO 25TH ST	\$ 2,679,531	\$ 2,679,531	100%
	WD-2738 WEST PORTAL/ULLOA/15TH AVE	\$ 369,888	\$ 369,888	100%
FY 2016-2017	WD-2724 DOLORES/MARKET CESAR CHAVEZ	\$ 8,945	\$ 8,945	100%
	WD-2709 POTRERO AVENUE/21ST TO 25TH ST	\$ 1,183,407	\$ 1,183,407	100%
	WD-2738 WEST PORTAL/ULLOA/15TH AVE	\$ 57,515	\$ 57,515	100%
FY 2017-2018	PW Potrero Ave Infra Impr	\$ 156,518	\$ 156,518	100%
	PW Potrero Ave Infra Impr	\$ 38,476	\$ 38,476	100%
	PW Irving St Ph 2 Infra Impr	\$ 2,652,316	\$ 2,652,316	100%
	PW Dolores St Infra Impr	\$ 78	\$ 78	100%
FY 2018-2019	PW Potrero Ave Infra Impr	\$ 268,585	\$ 268,585	100%
	PW Irving St Ph 2 Infra Impr	\$ 457,689	\$ 457,689	100%
	Local Water Conveyance/Distrib	\$ 828	\$ 828	100%
	Wd-2499 8" Van Ness/Market/Lo	\$ 22,567	\$ 22,567	100%
Total		\$ 12,788,387	\$ 12,788,387	100%

Note:

(1) The negative expenses resulted from correction of the erroneous charges to the project in FY 2011-2012.

J10. Wastewater Capacity Charge

Background. The Wastewater Capacity Charge became effective in July 2005, and is imposed on any customer requesting a new connection to the sewer system, or requiring additional capacity as a result of any addition, improvement, modification or change in use of an existing connection to the sewer system. The Wastewater Capacity Charge is based on water meter equivalents. On May 13, 2014, the San Francisco Public Utilities Commission adopted Resolution 14-0072 which updated capacity charges based on recommendations from the 2014 Independent Rate Study. As authorized by the resolution, capacity charges are to be adjusted for inflation on July 1 of each year.

Designated Use of Funds. Wastewater capacity charges are deposited into their own fund within the Wastewater Enterprise and are managed consistently with the California Government Code Section 66013 and San Francisco Chapter Section 8B.125. The Public Utilities Commission administers this fund.

Due to the large volume of water and wastewater capacity charge payers, payers are only listed in the appendix if their total water and wastewater capacity charge payment equaled or exceeded \$100,000. Note that if fees were paid over multiple fiscal years, the payer is listed multiple times.

Table J10.1: Wastewater Capacity Charge Summary

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
FY 2006-2007	\$ -	\$ 9,091,129	\$ -	\$ -	\$ 9,091,129
FY 2007-2008	\$ 9,091,129	\$ 6,298,294	\$ -	\$ -	\$ 15,389,423
FY 2008-2009	\$ 15,389,423	\$ 8,637,408	\$ 74,988	\$ 5,000,000	\$ 19,101,819
FY 2009-2010	\$ 19,101,819	\$ 2,299,512	\$ 2,208	\$ -	\$ 21,403,540
FY 2010-2011	\$ 21,403,540	\$ 3,754,841	\$ 5,260	\$ 11,997,159	\$ 13,166,482
FY 2011-2012	\$ 13,166,482	\$ 5,544,173	\$ 119,776	\$ 4,179,703	\$ 14,650,729
FY 2012-2013	\$ 14,650,729	\$ 11,336,556	\$ 109,076	\$ 3,002,602	\$ 23,093,759
FY 2013-2014	\$ 23,093,759	\$ 9,564,449	\$ 109,822	\$ 9,177,744	\$ 23,590,286
FY 2014-2015	\$ 23,590,286	\$ 6,357,132	\$ 125,743	\$ 10,917,695	\$ 19,155,466
FY 2015-2016	\$ 19,155,466	\$ 7,243,878	\$ 104,953	\$ 11,432,767	\$ 15,071,530
FY 2016-2017	\$ 15,071,530	\$ 4,345,553	\$ 121,466	\$ 8,100,054	\$ 11,438,494
FY 2017-2018	\$ 11,438,494	\$ 5,785,875	\$ 175,981	\$ 7,128,377	\$ 10,271,972
FY 2018-2019	\$ 10,271,972	\$ 6,877,490	\$ 293,470	\$ 5,038,786	\$ 12,404,147
Total		\$ 87,136,290	\$ 1,242,744	\$ 75,974,887	

Note:

(1) In this report, year-end balance includes encumbrances.

Table J10.2: Water & Wastewater Capacity Charges, \$100,000 or Greater, by Payer (1) (2)

Fiscal Year	Address	Wastewater Fee Amount	Fiscal Year	Address	Wastewater Fee Amount
FY 2006-2007	425 First St	\$ 886,708	FY 2006-2007 (cont'd)	800 Minnesota St	\$ 175,165
	888 Howard St	\$ 626,785		1275 Indiana St	\$ 102,817
	4601 3rd St	\$ 130,200		66 9th St	\$ 278,628
	450 Rhode Island	\$ 616,203		338 Spear St	\$ 742,247
	301 Main St	\$ 617,148		1160 Mission St	\$ 320,047
	631 Folsom St	\$ 312,480	230 Turk St	\$ 234,184	
	766 Harrison St	\$ 248,509	990 Polk St	\$ 286,440	
	650 Eddy St	\$ 216,234	690 Market St	\$ 216,910	
	310 Townsend St	\$ 117,180	333 Main St	\$ 171,864	
	74 New Montgomery St	\$ 234,258	733 Front St	\$ 154,774	
	333 Fremont St	\$ 204,707	1844 Market St	\$ 294,885	
	2351 Powell St	\$ 165,738	1390 Mission St	\$ 346,139	
	555 Mission St	\$ 159,821	101 Executive Park Blvd	\$ 256,037	
	818 Van Ness Ave	\$ 133,443	1 Ecker Pl	\$ 115,910	
	973 Market St	\$ 157,304	275 10th St.	\$ 351,861	
450 Rhode Island	\$ 181,576	3575 Geary Blvd.	\$ 386,050		
125 Mason St	\$ 210,924	5600 3rd St., Bldg. II	\$ 148,428		
			FY 2007-2008		

Fiscal Year	Address	Wastewater Fee Amount
FY 2007-2008 (cont'd)	1188 Mission St.	\$ 213,180
	5600 3rd St., Bldg. I	\$ 148,428
	1 Hawthorne St	\$ 102,161
	1411 Market St.	\$ 376,843
FY 2008-2009	1160 Mission St	\$ 342,479
	2101 & 2125 Bryant St	\$ 175,797
	829 Folsom St	\$ 169,489
	2949 18th St	\$ 280,649
	871 Turk St	\$ 263,004
	149 Mason St.	\$ 145,925
	601 King St	\$ 593,229
	77 Van Ness Ave	\$ 136,361
	318 Spear St	\$ 166,389
	1188 Mission St	\$ 213,180
	1 Hawthorne St	\$ 102,161
	701 Golden Gate Ave	\$ 260,400
	301 Mission St	\$ 994,388
	FY 2009-2010	5600 3rd St
1150 Ocean Ave		\$ 119,293
FY 2010-2011	2225 3rd Street	\$ 122,350
	333 Harrison Street	\$ 181,138
	1411 Market St.	\$ 130,511
	1190 Mission Street	\$ 188,139
FY 2011-2012	1411 Market St	\$ 507,354
	185 Channel St	\$ 207,052
	55 9th St	\$ 197,094
	333 Harrison St	\$ 181,138
	1190 Mission St	\$ 188,139
	2225 3rd St	\$ 122,350
	1880 Mission St	\$ 121,598
	1155 4th St	\$ 105,299
FY 2012-2013	1150 Ocean Ave	\$ 119,293
	399 Fremont St	\$ 650,824
	1380 7th St	\$ 539,372
	301 Beale St	\$ 531,202
	401 Harrison St	\$ 489,358
	338 Main St	\$ 462,180
	45 Lansing St	\$ 450,908
	100 Van Ness Av	\$ 399,109
	900 Folsom St	\$ 396,859
	690 Long Bridge St	\$ 373,758
	1420 Mission St	\$ 285,075
	701 Long Bridge St	\$ 267,572
	1200 4th St	\$ 249,923
	307 Octavia St	\$ 249,129
	240-260 5th St	\$ 246,288
	2558 Mission St	\$ 157,073
	222 2nd St	\$ 152,574
	2121 3rd St	\$ 137,464
	1800 Van Ness Av	\$ 136,461
	2655 Bush St	\$ 130,038
FY 2013-2014	72 Townsend St	\$ 122,703
	1239 Turk St	\$ 113,345
	318 Main St	\$ 112,926
	333 Beale St	\$ 112,344
	3251 20th Av	\$ 111,337
	2175 Market St	\$ 110,275
	255 Broadway St	\$ 103,245
	555 Fulton St	\$ 189,239
	540 Mission Bay Bl North	\$ 131,139
	280 Beale St	\$ 642,690
	101 Polk St	\$ 209,757

Fiscal Year	Address	Wastewater Fee Amount
FY 2013-2014 (cont'd)	100 Drumm St	\$ 197,794
	218 Buchanan St	\$ 311,707
	104 9th St	\$ 183,819
	33 8th St	\$ 275,208
	340 Fremont St	\$ 493,356
	718 Long Bridge St	\$ 488,530
	1415 Mission St	\$ 170,566
	100 Buchanan St	\$ 180,529
	350 8th St	\$ 596,623
	183 Fremont St	\$ 266,310
	1751 Carroll Av	\$ 197,014
FY 2014-2015	101 1st St	\$ 456,659
	360 Berry St	\$ 105,450
	558 Mission Bay Bl North	\$ 105,450
	144 King St	\$ 115,142
	1 Henry Adams St	\$ 118,168
	250 4th St	\$ 126,859
	1201 Tennessee St	\$ 158,175
	1634 Pine St	\$ 170,829
	5830 3rd St	\$ 199,908
	1 Henry Adams St	\$ 223,610
FY 2015-2016	620 7th St	\$ 297,369
	250 Howard St	\$ 104,231
	2500 Arelious Walker Dr	\$ 105,450
	1800 Owens St	\$ 108,574
	700 Mission St	\$ 147,660
	1000 3rd St	\$ 194,028
	800 Indiana St	\$ 195,433
	41 Tehama St	\$ 206,682
	500 Folsom St	\$ 258,404
FY 2016-2017	245 1st St	\$ 347,437
	1395 22nd St	\$ 243,769
	1169 Market St	\$ 221,608
	1150 3rd St	\$ 110,804
	100 Channel St	\$ 104,662
	1455 3rd St	\$ 104,231
	1515 3rd St	\$ 104,231
FY 2017-2018	1500 Mission St	\$ 238,324
	1066 Market St	\$ 222,284
	390 1st St	\$ 210,528
	50 1st St	\$ 177,284
	2000 Bryant St	\$ 157,344
	75 Howard St	\$ 157,343
	425 Mission St	\$ 146,662
	950 Market St	\$ 139,616
FY 2018-2019	363 6th St	\$ 107,705
	1532 Harrison St	\$ 106,372
	555 Howard St	\$ 305,936
	1601 Mission St	\$ 221,608
	30 Otis St	\$ 181,650
	1140 Harrison St	\$ 176,869
	25 Mason St	\$ 119,506
	2340 San Jose Av	\$ 119,506
	201 Macalla Rd Ti	\$ 119,506
	830 Eddy St	\$ 114,580
Total	2500 Turk St	\$ 114,580
	188 Hooper St	\$ 103,577
		\$ 87,136,290

Notes:

(1) Includes payers whose total payment (water & wastewater) equaled or exceeded \$100,000.

(2) Fees paid in installments are listed in each fiscal year in which they were paid.

Table J10.3: Wastewater Capacity Charges Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2015-2016	SOMA/MISSION SEWER REPLACEMENT	\$ 2,529	\$ 2,529	100%
	SOMA ALLEY SEWER IMPROVEMENTS	\$ 24,437	\$ 24,437	100%
	FRANKLIN STREET SEWER REPLACEMENT	\$ 692,875	\$ 692,875	100%
	AS NEEDED SPOT SEWER (CONTRACT NO. 30)	\$ (7,270)	\$ (7,270)	100%
	AS-NEEDED SPOT SEWER REPLACEMENT (#31)	\$ 1,682,692	\$ 1,682,692	100%
	3RD/7TH/8TH/25TH/33RD SEWER REPLACE	\$ 147,000	\$ 147,000	100%
	POTRERO AVENUE SEWER REPLACEMENT	\$ 673,300	\$ 673,300	100%
	VICENTE/OCEAN/FOREST SIDE SEWER	\$ 3,172	\$ 3,172	100%
	BRYANT STREET SEWER REPLACEMENT	\$ 794,580	\$ 794,580	100%
	17TH/33RD/37TH/JULIAN/REVERE AVES. SEWER	\$ 3,216,553	\$ 3,216,553	100%
	AS-NEEDED MAIN SEWER REPLACEMENT (#33)	\$ 4,159,444	\$ 4,159,444	100%
OUTFALL INSPECTION/RECEIVING WATER	\$ 43,455	\$ 43,455	100%	
FY 2016-2017	SOMA ALLEY SEWER IMPROVEMENTS	\$ 3,008	\$ 3,008	100%
	SACRAMENTO ST SEWER REPAIR	\$ 793	\$ 793	100%
	AS-NEEDED MAIN SEWER REPLACEMENT	\$ 320,888	\$ 320,888	100%
	17TH/33RD/37TH/JULIAN/REVERE AVES. SEWER	\$ 158,559	\$ 158,559	100%
	AS-NEEDED MAIN SEWER REPLACEMENT (#33)	\$ 3,033,196	\$ 3,033,196	100%
	ANZA STREET SEWER REPLACEMENT	\$ 15,200	\$ 15,200	100%
	AS-NEEDED SPOT SEWER REPLACEMENT #35	\$ 3,308,646	\$ 3,308,646	100%
URBANO DRIVE SEWER REPLACEMENT	\$ 1,259,764	\$ 1,259,764	100%	
FY 2017-2018	PW Urbano Dr Infrastructure Improvement	\$ 240,236	\$ 240,236	100%
	17Th/33Rd/37Th/Julian/Revere A	\$ 20,751	\$ 20,751	100%
	Anza Street Sewer Replacement	\$ 1,561	\$ 1,561	100%
	As-Needed Spot Sewer Replacement	\$ 5,214,059	\$ 5,214,059	100%
	Various Locations Sewer Replacement	\$ 3,901	\$ 3,901	100%
	As-Needed Sewer Joint Sealing	\$ 311,338	\$ 311,338	100%
	WW As-Needed Sewer Cleaning	\$ 1,181,778	\$ 1,181,778	100%
PW Potrero Ave Infrastructure Improvement	\$ 154,753	\$ 154,753	100%	
FY 2018-2019	PW Lombard St Infrastructure Improvement	\$ 12,317	\$ 12,317	100%
	Sacramento St Sewer Repair	\$ 727	\$ 727	100%
	Anza Street Sewer Replacement	\$ 1,027,239	\$ 1,027,239	100%
	Condition Assessment/Sewer Ops	\$ 338	\$ 338	100%
	Paul Avenue And Woolsey Street	\$ 103,815	\$ 103,815	100%
	As-Needed Spot Sewer Replacement	\$ (24,482)	\$ (24,482)	100%
	Various Locations Sewer Replacement	\$ 51,748	\$ 51,748	100%
	Various Locations Sewer Replacement	\$ 14,362	\$ 14,362	100%
	Various Locations Sewer Replacement	\$ 33,388	\$ 33,388	100%
	Various Locations Sewer Replacement	\$ 20,486	\$ 20,486	100%
	As-Needed Sewer Joint Sealing	\$ 181,000	\$ 181,000	100%
	Richmond Eip	\$ 203,107	\$ 203,107	100%
	WW As-Needed Sewer Cleaning	\$ 180,369	\$ 180,369	100%
As Needed Spot Sewer 37	\$ 400,000	\$ 400,000	100%	
PW AsNeed no11 Infrastructure Improvement	\$ 1,375,085	\$ 1,375,085	100%	
AS-NEEDED SEWER CLEAN & INSPECTION	\$ 1,459,286	\$ 1,459,286	100%	
Total		\$ 75,974,887	\$ 111,269,512	68%

Note:

*Only projects from FY 2015-FY 2019 are shown. For projects on prior years, refer to older versions of this report.

APPENDIX A(1): DEVELOPMENT IMPACT FEE REGISTER

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, WMUO, SALI, and UMU	Planning Code Section 426	Non-Residential	\$120.26 per square foot of required usable open space required, <u>but not provided.</u>	Residential: N/A; Non-Residential: Any non-residential project with required open space	4,5,6,7,8	Planning Department	Square Feet of Open Space	Optional Program	December 19, 2008
Alternative Means of Satisfying the Open Space Requirement in the Central SOMA SUD	Central SOMA SUD	Planning Code Section 426	Non-Residential	\$938.95 per square foot of required usable open space required, <u>but not provided.</u>	Residential: N/A; Non-Residential: Any non-residential project with required open space	4,5,6,7,8	Planning Department	Square Feet of Open Space	Optional Program	January 12, 2019
Balboa Park Community Infrastructure Impact Fee	Balboa Park	Planning Code Section 422	Residential + Non-Residential	Residential: \$12.66/gsf Non-Residential: \$2.37/gsf Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	April 17, 2009
Bicycle Parking (Class 2) In-Lieu Fee	Citywide	Planning Code Section 430	Residential + Non-Residential	\$547.61 per Class 2 bicycle parking space	Residential: Varies; Non-Residential: Varies	4,5,6,7,8	Planning Department	Class 2 Bicycle Parking Space	In-lieu fee per Zoning Administrator approval	September 6, 2013
Central SOMA Community Services Facilities Fee	Central SOMA SUD	Planning Code Section 432	Residential + Non-Residential	Residential: \$1.37/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Non-Residential: \$1.85/gsf of net additional gsf, net replacement of gsf from PDR uses, or net change of use from PDR uses; \$0.47/gsf of net replacement of gsf from Residential uses, or net change of use from Residential uses.	Residential: New construction or addition of space in excess of 800 gsf Non-Residential: New construction or addition of space in excess of 800 gsf NOTE: Projects subject to this fee are also subject to the Eastern Neighborhoods Infrastructure Impact Fee.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	January 12, 2019

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Central SOMA Infrastructure Impact Fee	Central SOMA SUD	Planning Code Section 433	Residential + Non-Residential	<p>Residential: Tier B - Condominium: \$21.10/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Tier B - Rental: \$10.55/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses. Non-Residential: Tier A with Office ≥ 50,000 gsf: \$22.68/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses; Tier A with Office < 50,000 gsf: \$43.78/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses; Tier A with Office < 50,000 gsf: \$22.68/gsf of net replacement gsf from Residential uses, or net change of use from Residential uses. Tier C without Office ≥ 50,000 gsf: \$21.10/gsf of net additional gsf, net replacement gsf from PDR uses, or net change of use from PDR uses.</p>	<p>Residential: New construction or addition of space in excess of 800 gsf Non-Residential: New construction or addition of space in excess of 800 gsf NOTE: Projects subject to this fee are also subject to the Eastern Neighborhoods Infrastructure Impact Fee.</p>	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	January 12, 2019
Central SOMA Payment in Case of Variance for Open Space	Central SOMA SUD	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$938.95 per gross square foot	<p>Residential: Per a usable open space Variance (under Sec. 305) or Exemption (under Sec. 329); Non-Residential: N/A</p>	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	Impact fee	January 12, 2019
Child Care Fee - Office/Hotel	Citywide	Planning Code Section 414	Office/Hotel	\$1.95 per gross square foot	<p>Non-Residential: Office and hotel development projects proposing the net addition of 25,000 or more gross square feet of office or hotel space.</p>	4,5,6,7,8	Planning Department and Department of Children Youth and Their Families	Gross Square Foot	On-site or off-site daycare	September 6, 1985
Child Care Fee - Residential	Citywide	Planning Code Section 414A	Residential and Residential Care	<p>1-9 Units: \$1.14 per square foot 10 Units and Above: \$2.27 per square foot Credit given for existing use on site and for child care portion of area plan impact fees. See Child Care-Residential Change/Replacement of Use and Plan Area Fee Credits Table.</p>	<p>Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing or residential care space.</p>	4,5,6,7,8	Planning Department and Department of Children Youth and Their Families	Gross Square Foot	On-site or off-site daycare	February 18, 2016
Downtown C-3 Artwork (Optional)	Downtown: C-3 Districts	Planning Code Section 429	New building construction or addition of floor area > or = 25,000 sf within C-3 Districts	1% of construction cost	<p>Residential & Non-Residential: New building construction or addition of floor area in C-3 > or = 25,000 s.f.</p>	4,5,6,7,8	Planning Department and Recreation and Parks Department	N/A	Fee payment	September 17, 1985 (Amendmed as optional starting January 1, 2013)

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Downtown Payment in Case of Variance for Open Space	Downtown: C-3-O(SD) Downtown Office Special Development	Planning Code Section 427	Any use requiring open space pursuant to Section 135 or 138.	\$2,098.40 per gross square foot	Residential: Zoning Administrator discretion, through approval of a Variance (Section 305) that residential usable open space requirement cannot be met on-site.; Non-Residential: Zoning Administrator discretion, through a Variance (Section 305), that privately-owned public open space requirement cannot be met on-site.	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	Impact fee	August 8, 2012
Downtown Park Fee	Downtown	Planning Code Section 412 Planning Code Section 249.28	Office within C-3 Districts	\$3.17 per gross square foot	Residential: N/A; Non-Residential: Net addition of gross floor area	4,5,6,7,8	Planning Department and Recreation and Parks Department	Gross Square Foot	Impact fee	September 17, 1985
Eastern Neighborhoods Area Plans Alternative Inclusionary Affordable Housing Fee	Eastern Neighborhoods	Planning Code Section 417	Residential	\$63.30 per gross square foot	Residential: 20 units or less or less than 25,000 gsf; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Optional Program	January 19, 2009
Eastern Neighborhoods Infrastructure Impact Fee (Mission, Central Waterfront, East SOMA, Western SoMa, Showplace, CSoMa)	Eastern Neighborhoods	Planning Code Section 423	Residential + Non-Residential Uses	Tier 1: Residential: \$12.66/gsf Non-Residential: \$9.50/gsf Tier 2: Residential: \$18.99/gsf Non-Residential: \$15.83/gsf Tier 3: Residential: \$25.32/gsf Non-Residential: \$22.16/gsf Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	December 19, 2008
Eastern Neighborhoods Payment in Case of Variance or Exception for Open Space	Eastern Neighborhoods Mixed Use Districts: RED, RED-MX, SPD, MUG, MUR, MUO, and UMU	Planning Code Section 427	Residential	\$517.40 per square feet of required usable open space not provided	Residential: Per a usable open space Variance (under Sec. 305) or Exemption (under Sec. 329); Non-Residential: N/A	4,5,6,7,8	Planning Department	Square Feet of Open Space	Optional Program	December 19, 2008

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Jobs-Housing Linkage Program Fee	Citywide	Planning Code Section 413	Entertainment, Hotel, Integrated PDR, Office, Research & Development, Retail, and Small Enterprise Workspace	<p>Entertainment: \$28.13/gsf Hotel: \$22.57/gsf Office: See Jobs-Housing Linkage Program Fee Schedule Laboratory: See Jobs-housing Linkage Program Fee Schedule Retail: \$28.13/gsf Small Enterprise Workspace: \$23.70/gsf. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.</p>	Residential: N/A; Non-Residential: Increase by 25,000 g.s.f. or more of any combination of entertainment, hotel, office, laboratory, retail, and/or Small Enterprise Workspace	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Funding off-site affordable housing or in-lieu fee. Certain Port properties may be eligible for Pre-payment credits under Section 61.12 of the Administrative Code.	March 28, 1996
Inclusionary Affordable Housing Program	Citywide	Planning Code Section 415 Planning Code Section 419	Residential Dwelling Units > or = 10	<p>\$210.47 per square foot of Gross Floor Area (as defined in Section 401) of Residential use, applied to the applicable percentage of the project: Small Project (<25 units): 20% Large Project, Rental: 30% Large Project, Ownership: 33%</p> <p>Projects with an Environmental Evaluation Application that was accepted prior to January 1, 2013 shall remain subject to the calculation method and rates set forth in the Citywide Development Impact Fee Register in effect as of December 31, 2018.</p>	Residential: Any housing project that consists of ten or more units where an individual project or a phased project is to be undertaken, even if the development is on separate but adjacent lots; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	N/A	Affordable housing fee, on-site or off-site affordable units	April 5, 2002
Market & Octavia Community Infrastructure Impact Fee	Market/Octavia	Planning Code Section 421	Residential + Non-Residential	<p>Residential: \$14.23/gsf Non-Residential: \$5.38/gsf (Table 421.3A). Credit may be given for existing use on site. See Change of Use & Replacement table for reference.</p>	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet, or additional group housing space; Non-Residential: Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	April 3, 2008
Market & Octavia Affordable Housing Fee	Market/Octavia	Planning Code Section 416	Residential	<p>\$5.70/sf for NCT and \$11.38/ sf for Van Ness and Market SUD. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.</p>	Residential: Projects subject to the Residential Inclusionary Housing Program (Planning Code Section 415); Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Fee only	May 30, 2008
North of Market Residential Special Use District Affordable Housing Fee	North of Market Residential Special Use District	Planning Code Section 263.7	Residential	<p>\$7.92 per gross square foot of residential use above 80 feet in height.</p>	Residential: Projects in any R District that receive an exception from the 80-foot base height limit. Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Fee payment	March 28, 1985

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Public Art Fee (Optional)	Downtown: RH + SB + TB South of Market: SLI + SLR + SSO Commercial: C-3 + Part of C-2 Eastern Neighborhoods: UMU, WMUG, WMUO, + SALI, and MUG, MOU or MUR that are north of Division/Duboce/13th Streets	Planning Code Section 429	Non Residential New building construction or addition of floor area > or = 25,000 sf	1% of construction cost	Residential: N/A; Non-Residential: New building construction or addition of floor area > or = 25,000 s.f. in the followings; (1) all parcels RH, TB, SB, SLI, SLR, SSO, C-M, UMU, WMUG, WMUO and SALI Districts; (2) properties that are zoned MUG, MOU, or MUR and that are north of Division/Duboce/13th Streets; (3) all parcels zoned C-2 except for those on Blocks 4991 (Executive Park) and 7295 (Stonestown Galleria Mall).	4,5,6,7,8	Planning Department and Recreation and Parks Department	N/A	Fee payment	January 1, 2013
Rincon Hill Community Infrastructure Impact Fee	Rincon Hill	Planning Code Section 418	Residential	\$13.61 per gross square foot (Table 418.3A). Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet; Non-Residential: N/A	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	August 19, 2005
School Impact Fee	Citywide	State Ed. Code Section 17620	Residential / Hotel / Office / Senior Housing / Research & Development / Retail / Hospital / Industrial Warehouse Manufacturing	School Fee (effective 07/23/2018) Residential per square foot = \$3.790 / Hotel or Motel per square foot = \$0.314 / Office per square foot = \$0.610 / Senior Housing per square foot = \$0.314 / Research & Development per sf = \$0.610 / Retail per square foot = \$0.596 / Hospital per square foot = \$0.610 / Industrial, Warehouse, Manufacturing per square foot = \$0.610 / Self-Storage per square foot = \$0.012	Residential: Increased habitable floor area ; Non-Residential: Increased floor area	4,5,6,7,8	SFUSD	N/A	In-lieu fee	
South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill	Planning Code Section 418.3(d)	Residential	\$17.32 per gross square foot.	Residential: Each net addition of gross square feet of residential use; Non-Residential: N/A	4,5,6,7,8	Planning Department and Mayor's Office of Economic Development	Gross Square Foot	Impact fee or in-kind improvement	August 19, 2005
Street Trees, In-Lieu Fee	Citywide	Public Works Code Article 16 Section 802(h)	All	From July 1, 2019 through June 30, 2020 \$2,122.00 per required tree that cannot be planted.	Residential: N/A; Non-Residential: N/A	4,5,6,7,8	Planning Department and Department of Public Works	N/A	If tree planting is required but not approvable by DPW, the in-lieu fee is required.	September 17, 1985

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Transit Center Open Space Fee	Transit Center -- C-3-O (SD)	Planning Code Section 424.6	All	<p>Residential: \$3.57 base fee Office: \$4.29 base fee, PLUS \$10.01 for any gsf that exceeds Floor Area Ratio (FAR) of 9:1 Retail: \$7.15 base fee, PLUS \$6.44 for any gsf that exceeds FAR of 9:1 Hotel: \$5.72 base fee Institutional/Cultural/Medical: \$7.15 base fee, PLUS \$6.15 for any gsf that exceeds FAR of 9:1 Industrial: \$3.57 base fee</p>	<p>Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.</p>	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	September 7, 2012
Transit Center Transportation and Street Improvement Fee	Transit Center -- C-3-O (SD)	Planning Code Section 424.7	All	<p>Includes only columns B, C and D of table 424.7A: Residential: \$5.63 base fee, PLUS \$8.59 for gsf that exceeds FAR of 9:1, PLUS \$4.29 for gsf that exceeds FAR of 18:1. Office: \$5.44 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Retail: \$2.93 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Hotel: \$5.58 base fee, PLUS \$11.45 for gsf that exceeds FAR of 9:1, PLUS \$4.29 for gsf that exceeds FAR of 18:1. Institutional/Cultural/ Medical: \$5.30 base fee, PLUS \$27.89 for gsf that exceeds FAR of 9:1, PLUS \$14.31 for gsf that exceeds FAR of 18:1. Industrial: \$5.72 base fee</p>	<p>Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.</p>	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	September 7, 2012

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Transit Center Transit Delay Mitigation Fee (TDMF)	Transit Center -- C-3-O (SD)	<u>Planning Code Section 424.7</u>	All	Includes only column A of table 424.7A: Residential: \$0.07. Office: \$0.28. Retail: \$2.80. Hotel: \$0.15. Institutional/Cultural/ Medical: \$0.42	Residential: (1) At least one net new residential unit; or (2) Addition of more than 800 gross square feet to an existing residential unit, or (3) At least one new group housing facility or residential care facility, or (4) Addition of more than 800 gross square feet to an existing group housing or residential care facility, or (5) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.; Non-Residential: (1) New construction, or (2) Addition of more than 800 gross square feet, or (3) Conversion of existing space to a different use where the project's total fee would exceed the total fee for the uses being replaced.	4,5,6,7,8	Planning Department	Gross Square Foot	Impact fee or in-kind improvement	September 7, 2012
Transit Impact Development Fee (TIDF)	Citywide: TIDF will be replaced by TSF (below), except for "Grandfathered" projects	<u>Planning Code Section 411</u>	Cultural/ Institutional/ Educational, Management/ Information/ Professional Services (i.e., office), Medical and Health Services, Production/ Distribution/ Repair, Retail/ Entertainment, Visitor Services	Day Care/Community Center: \$19.03 Post-Secondary School: \$19.03 Museum: \$15.80 Other Institutional: \$19.03 Management/Information/Prof. Svcs.: \$18.08 Medical and Health Services: \$19.03 PDR: \$9.73 Retail/ Entertainment: \$19.03 Visitor Services: \$18.08 Credit may be given for existing uses on site.	Residential: N/A; Non-Residential: > or = 800 s.f. of applicable use	4,5,6,7	Municipal Transportation Agency	Gross Square Foot	Fee only	June 3, 1981

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Transportation Sustainability Fee (TSF)	Citywide: TSF replaces the TIDF (above), except for "Grandfathered" projects	Planning Code Section 411A	All	Residential: 21-99 Units: \$9.61 per gross sq. ft. >99 Units: \$10.86 per gross sq. ft. Non-Residential: 800-99,999 gsf: \$22.40 per gross s.f. >99,999 gsf: \$25.36 per gross s.f. Hospitals: \$23.27 per gross s.f. - based on ratio of net new beds provided Medical Services: >12,000 gross s.f.: \$13.65 per gross s.f. PDR: 1,500 gross s.f.: \$9.45 per gross s.f. Credit may be given for existing uses on site.	Residential: >20 new dwelling units; Non-Residential: new construction or > 800 gross s.f. addition of applicable use PDR: new construction or addition >1,500 gross s.f.	4,5,6,7	Controller's Office and/or Municipal Transportation Agency	Gross Square Foot	Fee only	December 25, 2015
Union Square Park, Recreation, and Open Space Fee	Downtown: C-3-R Downtown Retail Zoning District	Planning Code Section 435	Office	\$6.33 per gross square foot	Residential: N/A Non-Residential: Any office development projects in the C-3-R zoning district	4,5,6,7,8	Planning Department and City Administrator	Gross Square Foot	Fee only	March 18, 2019
Van Ness Special Use District Affordable Housing In-Lieu Fee	Van Ness Special Use District	Planning Code Section 243	Residential	\$18.81 X Loss (Loss = Residential Sq. Ft. requirement minus Residential Sq. Ft. developed)	No more than a 50% reduction of the required housing for a specific project can be fulfilled by paying an in-lieu fee.	4,5,6,7,8	Planning Department and Mayor's Office of Housing and Community Development	Gross Square Foot	Optional Program	September 1, 2011
Van Ness and Market Affordable Housing Fee	Market/Octavia: Van Ness and Market Downtown Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$47.46 per net additional gsf for FAR between 6:1 and 9:1.	Residential: Construction with FAR (Floor Area Ratio) between 6:1 and 9:1.; Non-Residential: Construction with FAR (Floor Area Ratio) above between 6:1 and 9:1.	4,5,6,7,8	Planning Department	N/A	Impact fee or in-kind improvement	May 30, 2008
Van Ness and Market Neighborhood InfraStructure Fee	Market/Octavia: Van Ness and Market Downtown Residential Special Use District	Planning Code Section 424	Residential + Non-Residential	\$23.73 per net additional gsf for FAR above 9:1	Residential: Construction with FAR (Floor Area Ratio) above 9:1; Non-Residential: Construction with FAR above 9:1	4,5,6,7,8	Planning Department	N/A	Impact Fee or In-Kind Improvement	May 30, 2008

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee	City Area Subject to the Fee	Ordinance Reference	Use	Fees	Residential & Non-Residential Threshold	Exempted Building Permit Types	Controlling Entity	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Effective Date
Visitacion Valley Community Facilities & Infrastructure Impact Fee	Visitacion Valley	<u>Planning Code Section 420</u>	Residential	\$7.25 per square foot, change of use. Credit may be given for existing use on site. See Change of Use & Replacement table for reference.	Residential: All residential development projects of 20 or more units that result in a new unit or an addition > or = to 800 gross s.f.; Non-Residential: N/A	4,5,6,7,8	Planning Department and Board of Supervisors	Net Square Foot	Impact fee or in-kind improvement	November 18, 2005
Wastewater Capacity Charge	Citywide	<u>SFPUC Resolution No. 07-0100</u>	Development and Change of Use - Citywide	Meter Size (eff. 7/1/19-6/30/20) Residential (SIC4) 5/8"- \$4,925 3/4"- \$7,387 1"- \$12,313 1-1/2"- \$24,625 2"- \$39,401 3"- \$78,802 4"- \$123,128 6"- \$246,256 8"- \$394,009 10"- \$615,639 12"- \$1,058,899 16"- \$1,846,917 Non Residential (SIC2-SIC3 and SIC5-SIC11) for detail rates, please refer to page 16 and 17 of SFPUC Rates Schedules on website address: https://sfwater.org/index.aspx?page=17 1	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7	San Francisco Public Utilities Commission	See Fees	Fee only	July 1, 2005
Water Capacity Charge	Citywide	<u>PUC Resolution No. 07-0099</u>	Development and Change of Use - Citywide	Meter Size (eff. 7/1/19-6/30/20) Residential/Non-Residential 5/8"- \$1,876 3/4"- \$2,815 1"- \$4,691 1-1/2"- \$9,381 2"- \$15,011 3"- \$30,020 4"- \$46,907 6"- \$93,815 8"- \$150,103 10"- \$234,535 12"- \$403,401 16"- \$703,607	Residential: New construction, additional sq footage, development of existing sq footage, change of use; Non-Residential: New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7	San Francisco Public Utilities Commission	See Fees	Fee only	July 1, 2007

Appendix A(1): (cont'd) Development Impact Fee Register

Impact Fee: Jobs-Housing Linkage Program Fee
City Area Subject to the Fee: Citywide - Office and Laboratory Uses
Planning Code: Table 413.5A
Description: Fee Schedule for Office and Laboratory Use Projects

	Office (50,000 net gsf or more)	Office (less than 50,000 net gsf)	Laboratory
Projects that submitted a Preliminary Project Assessment (PPA) on or before September 10, 2019	\$52.20	\$46.98	\$31.43
Projects that submit a complete Project Application between September 11, 2019 and January 1, 2021	\$60.90	\$54.81	\$34.90
Projects that submit a complete Project Application after January 1, 2021	\$69.60	\$62.64	\$38.37

Appendix A(1): (cont'd) Development Impact Fee Register

CHANGE OF USE AND REPLACEMENT TABLES

"**Replacement of Use**" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project.

"**Change of Use**" is the change of gross floor area from one category of land use to another category of land use within an existing structure.

Impact Fee: Jobs-Housing Linkage Program Fee
 City Area Subject to the Fee: Citywide - Commercial
 Planning Code: [Table 413.5B](#)
 Description: Fee Schedule for Replacement of Use or Change of Use

Previous Use	New Use	Fee per Gross Square Foot (GSF)
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Entertainment	\$7.42
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Hotel	\$1.40
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Office	Applicable amount in Job-Housing Linkage Fee Schedule minus \$20.71
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Laboratory	Applicable amount in Job-Housing Linkage Fee Schedule minus \$20.71
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Retail	\$7.42
PDR that received its First Certificate of Occupancy on or before April 1, 2010	Small Enterprise Workspace	\$2.63
Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	Entertainment, Hotel, Office, Retail, or Small Enterprise Workspace	\$0
Institutional which received its First Certificate of Occupancy on or before April 1, 2010	Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	\$0
Institutional or PDR which received its First Certificate of Occupancy on or before April 1, 2010	Institutional, PDR, Laboratory, Residential	\$0
Institutional or PDR that received its First Certificate of Occupancy after April 1, 2010	Any	Full Rate for New Use Applies
Residential	Entertainment, Hotel, Office, Laboratory, Retail, or Small Enterprise Workspace	Full Rate for New Use Applies

Impact Fee: Balboa Park Community Infrastructure Impact Fee
 City Area Subject to the Fee: Balboa Park - Residential + Non-Residential
 Planning Code: [Table 422.3B](#)
 Description: Fee Schedule for Replacement of Use or Change of Use in the Balboa Park Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$10.29	\$11.47	\$1.18

Impact Fee: Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)
 City Area Subject to the Fee: Eastern Neighborhoods - Residential + Non-Residential
 Planning Code: [Table 423.3B](#)
 Description: Fee Schedule for Replacement of Use or Change of Use in the EasternNeighborhoods Program Area

Tier (per Sec. 423.3(a))	Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-residential (GSF)
1	\$0	\$3.17	\$7.91	\$4.74
2	\$0	\$3.17	\$14.23	\$11.08
3	\$0	\$3.17	\$20.56	\$17.41

Appendix A(1): (cont'd) Development Impact Fee Register

**SAN FRANCISCO CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
CHANGE OF USE AND REPLACEMENT TABLES**

"**Replacement of Use**" is the total amount of gross floor area, as defined in Section 102.9 of the Planning Code, to be demolished and reconstructed by a development project.

"**Change of Use**" is the change of gross floor area from one category of land use to another category of land use within an existing structure.

Impact Fee: Market & Octavia Community Infrastructure Impact Fee
City Area Subject to the Fee: Market/Octavia - Residential + Commercial
Planning Code: [Table 421.3B](#)
Description: Fee Schedule for Replacement of Use or Change of Use in the Market and Octavia Program Area

Residential to Residential or Non-residential; or Non-residential to Non-residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)	PDR to Non-Residential (GSF)
\$0	\$8.86	\$11.55	\$2.68

Impact Fee: Market & Octavia Inclusionary Affordable Housing Fee
City Area Subject to the Fee: Market/Octavia - Residential (Not RTO)
Planning Code: [Table 416.3A](#)
Description: Affordable Housing Fee Schedule in the Market and Octavia Program Area

	Van Ness and Market Special Use District (GSF)	NCT (GSF)	RTO (GSF)
Net addition of residential use or change of use to residential use	\$11.38	\$5.70	\$0
Replacement of, or change of use from, non-residential to residential use	\$6.00	\$0.32	\$0
Replacement of, or change of use from, PDR to residential use	\$8.70	\$3.01	\$0

Impact Fee: Rincon Hill Community Infrastructure Impact Fee
City Area Subject to the Fee: Rincon Hill - Residential
Planning Code: [Table 418.3B](#)
Description: Rincon Hill Community Infrastructure Impact Fee Schedule for Replacement of Use or Change of Use in the Rincon Hill Program Area

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$7.91	\$10.76

Impact Fee: Visitacion Valley Community Facilities & Infrastructure Impact Fee
City Area Subject to the Fee: Visitacion Valley - Residential
Planning Code: [420.3B](#)
Description: Application of Visitacion Valley Community Improvements Facilities and Infrastructure Fee

Residential to Residential or Non-residential; Non-residential to Non-residential; or PDR to Non-Residential (GSF)	Non-Residential to Residential (GSF)	PDR to Residential (GSF)
\$0	\$5.70	\$3.67

APPENDIX A(2): LOCAL AND STATE REPORTING REQUIREMENTS

San Francisco Planning Code, Article 4, Section 409

Sec. 409. Annual Citywide Development Fee Reporting Requirements and Cost Inflation Fee Adjustments

- (a) Annual Citywide Development Fee and Development Impact Requirements Report. In coordination with the Development Fee Collection Unit at DBI and the Planning Director, the Controller shall issue a report within 180 days after the end of each fiscal year, that provides information on all development fees established in the San Francisco Planning Code collected during the prior fiscal year organized by development fee account and all cumulative monies collected over the life of each development fee account, as well as all monies expended. The report shall also provide information on the number of projects that elected to satisfy development impact requirements through the provision of "in-kind" physical improvements, including on-site and off-site BMR units, instead of paying development fees. The report shall also include any annual reporting information otherwise required pursuant to the California Mitigation Fee Act, Government Code 66001 et seq. The report shall be presented by the Planning Director to the Planning Commission and to the Land Use & Economic Development Committee of the Board of Supervisors. The Report shall also contain information on the Controller's annual construction cost inflation adjustments to development fees described in subsection (b) below, as well as information on MOH's separate adjustment of the Jobs-Housing Linkage and Inclusionary Affordable Housing fees described in Sections [413.6\(b\)](#) and [415.5\(b\)\(3\)](#).
- (b) Annual Development Fee Infrastructure Construction Cost Inflation Adjustments. Prior to issuance of the Annual Citywide Development Fee and Development Impact Requirements Report referenced in subsection (a) above, the Controller shall review the amount of each development fee established in the San Francisco Planning Code and, with the exception of the Jobs-Housing Linkage Fee in Section [413](#) et seq. and the Inclusionary Affordable Housing Fee in Section [415](#) et seq., shall adjust the dollar amount of any development fee on an annual basis every January 1 based solely on the Annual Infrastructure Construction Cost Inflation Estimate published by the Office of the City Administrator's Capital Planning Group and approved by the City's Capital Planning Committee no later than November 1 every year, without further action by the Board of Supervisors. The Annual Infrastructure Construction Cost Inflation Estimate shall be updated by the Capital Planning Group on an annual basis and no later November 1 every year, in consultation with the Capital Planning Committee, in order to establish a reasonable estimate of construction cost inflation for the next calendar year for a mix of public infrastructure and facilities in San Francisco. The Capital Planning Group may rely on past construction cost inflation data, market trends and a variety of national, state and local commercial and institutional construction cost inflation indices in developing their annual estimates for San Francisco. The Planning Department and the Development Fee Collection Unit at DBI shall provide notice of the Controller's development fee adjustments, including the Annual Infrastructure Construction Cost Inflation Estimate formula used to calculate the adjustment, and MOH's separate adjustment of the Jobs-Housing Linkage and Inclusionary Affordable Housing Fees on the Planning Department and DBI website and to any interested party who has requested such notice at least 30 days prior to the adjustment taking effect each January 1. The Jobs-Housing Linkage Fee and the Inclusionary Affordable Housing fees shall be adjusted under the procedures established in Sections [413.6\(b\)](#) and [415.5\(b\)\(3\)](#). (Added by Ord. 108-10, File No. 091275, App. 5/25/2010; Ord. [55-11](#), File No. 101523, App. 3/23/2011)

CALIFORNIA CODES GOVERNMENT CODE SECTION 66000-66008

66000. As used in this chapter, the following terms have the following meanings:

(a) "Development project" means any project undertaken for the purpose of development. "Development project" includes a project involving the issuance of a permit for construction or reconstruction, but not a permit to operate.

(b) "Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in Section 66477, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies that provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

(c) "Local agency" means a county, city, whether general law or chartered, city and county, school district, special district, authority, agency, any other municipal public corporation or district, or other political subdivision of the state.

(d) "Public facilities" includes public improvements, public services, and community amenities.

66000.5.

(a) This chapter, Chapter 6 (commencing with Section 66010), Chapter 7 (commencing with Section 66012), Chapter 8 (commencing with Section 66016), and Chapter 9 (commencing with Section 66020) shall be known and may be cited as the Mitigation Fee Act.

(b) Any action brought in the superior court relating to the Mitigation Fee Act may be subject to a mediation proceeding conducted pursuant to Chapter 9.3 (commencing with Section 66030).

66001.

(a) In any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency, the local agency shall do all of the following:

(1) Identify the purpose of the fee.

(2) Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged.

(3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

(4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

(b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

(c) Upon receipt of a fee subject to this section, the local agency shall deposit, invest, account for, and expend the fees pursuant to Section 66006.

(d)

(1) For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

(A) Identify the purpose to which the fee is to be put.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

(C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a).

(D) Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

(2) When findings are required by this subdivision, they shall be made in connection with the public information required by subdivision (b) of Section 66006. The findings required by this subdivision need only be made for moneys in possession of the local agency, and need not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date. If the findings are not made as required by this subdivision, the local agency shall refund the moneys in the account or fund as provided in subdivision (e).

(e) Except as provided in subdivision (f), when sufficient funds have been collected, as determined pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 66006, to complete financing on incomplete public improvements identified in paragraph (2) of subdivision (a), and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced, or shall refund to the then current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon. By means consistent with the intent of this section, a local agency may refund the unexpended revenues by direct payment, by providing a temporary suspension of fees, or by any other reasonable means. The determination by the governing body of the local agency of the means by which those revenues are to be refunded is a legislative act.

(f) If the administrative costs of refunding unexpended revenues pursuant to subdivision (e) exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published pursuant to Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected subject to this chapter and which serves the project on which the fee was originally imposed.

(g) A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in

order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan.

66002.

(a) Any local agency which levies a fee subject to Section 66001 may adopt a capital improvement plan, which shall indicate the approximate location, size, time of availability, and estimates of cost for all facilities or improvements to be financed with the fees.

(b) The capital improvement plan shall be adopted by, and shall be annually updated by, a resolution of the governing body of the local agency adopted at a noticed public hearing. Notice of the hearing shall be given pursuant to Section 65090. In addition, mailed notice shall be given to any city or county which may be significantly affected by the capital improvement plan. This notice shall be given no later than the date the local agency notices the public hearing pursuant to Section 65090. The information in the notice shall be not less than the information contained in the notice of public hearing and shall be given by first-class mail or personal delivery.

(c) "Facility" or "improvement," as used in this section, means any of the following:

(1) Public buildings, including schools and related facilities; provided that school facilities shall not be included if Senate Bill 97 of the 1987-88 Regular Session is enacted and becomes effective on or before January 1, 1988.

(2) Facilities for the storage, treatment, and distribution of nonagricultural water.

(3) Facilities for the collection, treatment, reclamation, and disposal of sewage.

(4) Facilities for the collection and disposal of storm waters and for flood control purposes.

(5) Facilities for the generation of electricity and the distribution of gas and electricity.

(6) Transportation and transit facilities, including but not limited to streets and supporting improvements, roads, overpasses, bridges, harbors, ports, airports, and related facilities.

(7) Parks and recreation facilities.

(8) Any other capital project identified in the capital facilities plan adopted pursuant to Section 66002.

66003. Sections 66001 and 66002 do not apply to a fee imposed pursuant to a reimbursement agreement by and between a local agency and a property owner or developer for that portion of the cost of a public facility paid by the property owner or developer which exceeds the need for the public facility attributable to and reasonably related to the development. This chapter shall become operative on January 1, 1989.

66004. The establishment or increase of any fee pursuant to this chapter shall be subject to the requirements of Section 66018.

66005.

(a) When a local agency imposes any fee or exaction as a condition of approval of a proposed development, as defined by Section 65927, or development project, those fees or exactions shall not exceed the estimated reasonable cost of providing the service or facility for which the fee or exaction is imposed.

(b) This section does not apply to fees or monetary exactions expressly authorized to be imposed under Sections 66475.1 and 66477.

(c) It is the intent of the Legislature in adding this section to codify existing constitutional and decisional law with respect to the imposition of development fees and monetary exactions on developments by local agencies. This section is declaratory of existing law and shall not be construed or interpreted as creating new law or as modifying or changing existing law.

66005.1.

(a) When a local agency imposes a fee on a housing development pursuant to Section 66001 for the purpose of mitigating vehicular traffic impacts, if that housing development satisfies all of the following characteristics, the fee, or the portion thereof relating to vehicular traffic impacts, shall be set at a rate that reflects a lower rate of automobile trip generation associated with such housing developments in comparison with housing developments without these characteristics, unless the local agency adopts findings after a public hearing establishing that the housing development, even with these characteristics, would not generate fewer automobile trips than a housing development without those characteristics:

(1) The housing development is located within one-half mile of a transit station and there is direct access between the housing development and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.

(2) Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.

(3) The housing development provides either the minimum number of parking spaces required by the local ordinance, or no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

(b) If a housing development does not satisfy the characteristics in subdivision (a), the local agency may charge a fee that is proportional to the estimated rate of automobile trip generation associated with the housing development.

(c) As used in this section, "housing development" means a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

(d) For the purposes of this section, "transit station" has the meaning set forth in paragraph (4) of subdivision (b) of Section 65460.1. "Transit station" includes planned transit stations otherwise meeting this definition whose construction is programmed to be completed prior to the scheduled completion and occupancy of the housing development.

(e) This section shall become operative on January 1, 2011.

66006.

(a) If a local agency requires the payment of a fee specified in subdivision (c) in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected. Any interest income earned by moneys in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

(b)

(1) For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

(B) The amount of the fee.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

(2) The local agency shall review the information made available to the public pursuant to paragraph (1) at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public, as required by this subdivision. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the local agency for mailed notice of the meeting. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

(c) For purposes of this section, "fee" means any fee imposed to provide for an improvement to be constructed to serve a development project, or which is a fee for public improvements within the meaning of subdivision (b) of Section 66000, and that is imposed by the local agency as a condition of approving the development project.

(d) Any person may request an audit of any local agency fee or charge that is subject to Section 66023, including fees or charges of school districts, in accordance with that section.

(e) The Legislature finds and declares that untimely or improper allocation of development fees hinders economic growth and is, therefore, a matter of statewide interest and concern. It is, therefore, the intent of the Legislature that this section shall supersede all conflicting local laws and shall apply in charter cities.

(f) At the time the local agency imposes a fee for public improvements on a specific development project, it shall identify the public improvement that the fee will be used to finance.

66006.5.

(a) A city or county which imposes an assessment, fee, or charge, other than a tax, for transportation purposes may, by ordinance, prescribe conditions and procedures allowing real property which is needed by the city or county for local transportation purposes, or by the state for transportation projects which will not receive any federal funds, to be donated by the obligor in satisfaction or partial satisfaction of the assessment, fee, or charge.

(b) To facilitate the implementation of subdivision (a), the Department of Transportation shall do all of the following:

(1) Give priority to the refinement, modification, and enhancement of procedures and policies dealing with right-of-way donations in order to encourage and facilitate those donations.

(2) Reduce or simplify paperwork requirements involving right-of-way procurement.

(3) Increase communication and education efforts as a means to solicit and encourage voluntary right-of-way donations.

(4) Enhance communication and coordination with local public entities through agreements of understanding that address state acceptance of right-of-way donations.

66007.

(a) Except as otherwise provided in subdivisions (b) and (g), any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. However, utility service fees may be collected at the time an application for utility service is received. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy, whichever occurs first; on a pro rata basis when a certain percentage of the dwellings have received their final inspection or certificate of occupancy, whichever occurs first; or on a lump-sum basis when the first dwelling in the development receives its final inspection or certificate of occupancy, whichever occurs first.

(b)

(1) Notwithstanding subdivision (a), the local agency may require the payment of those fees or charges at an earlier time if (A) the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy or (B) the fees or charges are to reimburse the local agency for expenditures previously made.

"Appropriated," as used in this subdivision, means authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

(2)

(A) Paragraph (1) does not apply to units reserved for occupancy by lower income households included in a residential development proposed by a nonprofit housing developer in which at least 49 percent of the total units are reserved for occupancy by lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable rent, as defined in Section 50053 of the Health and Safety Code. In addition to the contract that may be required under subdivision (c), a city, county, or city and county may require the posting of a performance bond or a letter of credit from a federally insured, recognized depository institution to guarantee payment of any fees or charges that are subject to this paragraph. Fees and charges exempted from paragraph (1) under this paragraph shall become immediately due and payable when the residential development no longer meets the requirements of this paragraph.

(B) The exception provided in subparagraph (A) does not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

(c)

(1) If any fee or charge specified in subdivision (a) is not fully paid prior to issuance of a building permit for construction of any portion of the residential development encumbered thereby, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion thereof, within the time specified in subdivision (a). If the fee or charge is prorated pursuant to subdivision (a), the obligation under the contract shall be similarly prorated.

(2) The obligation to pay the fee or charge shall inure to the benefit of, and be enforceable by, the local agency that imposed the fee or charge, regardless of whether it is a party to the contract. The contract shall contain a legal description of the property affected, shall be recorded in the office of the county recorder of the county and, from the date of recordation, shall constitute a lien for the payment of the fee or charge, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit. The contract shall be recorded in the grantor-grantee index in the name of the public agency issuing the building permit as grantee and in the name of the property owner or lessee as grantor. The local agency shall record a release of the obligation, containing a legal description of the property, in the event the obligation is paid in full, or a partial release in the event the fee or charge is prorated pursuant to subdivision (a).

(3) The contract may require the property owner or lessee to provide appropriate notification of the opening of any escrow for the sale of the property for which the building permit was issued and to provide in the escrow instructions that the fee or charge be paid to the local agency imposing the same from the sale proceeds in escrow prior to disbursing proceeds to the seller.

(d) This section applies only to fees collected by a local agency to fund the construction of public improvements or facilities. It does not apply to fees collected to cover the cost of code enforcement or inspection services, or to other fees collected to pay for the cost of enforcement of local ordinances or state law.

(e) "Final inspection" or "certificate of occupancy," as used in this section, have the same meaning as described in Sections 305 and 307 of the Uniform Building Code, International Conference of Building Officials, 1985 edition.

(f) Methods of complying with the requirement in subdivision (b) that a proposed construction schedule or plan be adopted, include, but are not limited to, (1) the adoption of the capital improvement plan described in

Section 66002, or (2) the submittal of a five-year plan for construction and rehabilitation of school facilities pursuant to subdivision (c) of Section 17017.5 of the Education Code.

(g) A local agency may defer the collection of one or more fees up to the close of escrow. This subdivision shall not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

66008. A local agency shall expend a fee for public improvements, as accounted for pursuant to Section 66006, solely and exclusively for the purpose or purposes, as identified in subdivision (f) of Section 66006, for which the fee was collected. The fee shall not be levied, collected, or imposed for general revenue purposes.

From: [Ng, Wilson \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: FW: Prop Q FY1920 Q1 Report
Date: Thursday, January 2, 2020 11:36:18 AM
Attachments: [PropQ FY1920 Q1 Report.pdf](#)
[image001.png](#)

Dear Supervisors,

On behalf of the Office of the Clerk of the Board, I am forwarding the attached report, for your reference. This report will also be included in the Board's Communications pages.

If you have any questions regarding any of the information contained in this report please contact Jessica Leslie at 415-554-7799 or Jessica.Leslie@sfgov.org.

—
Wilson L. Ng

Acting Deputy Director of Operations

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244
 San Francisco, CA 94102

Phone: (415) 554-7725

Web: www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

Disclosures: *Personal information that is provided in communications to the Clerk of the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

[...]

From: Leslie, Jessica (ADM) <jessica.leslie@sfgov.org>
Sent: Tuesday, December 24, 2019 8:56 AM
To: Leslie, Jessica (ADM) <jessica.leslie@sfgov.org>
Subject: Prop Q FY1920 Q1 Report

Good Morning,

Please see the attached Prop Q Analysis for 1st Quarter Fiscal Year 2019/2020. The report focuses on the top 10 departments with regard to spending, procurement categories, vendors, and LBE v. Non-LBE.

If you have any questions regarding any of the information contained in this report please contact Jessica Leslie at 415-554-7799 or via email at Jessica.leslie@sfgov.org.

Thank you,

Jessica Leslie
Office of Contract Administration
(415) 554-7799 (Direct)

O ffice of
C ontract
A dministration

Proposition Q Analysis

December 2019
Office of Contract Administration

1st Quarter Fiscal Year 2019/2020

Alaric Degrafinried
Director and Purchaser

City and County of
San Francisco

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What are Prop Q Purchases?

Pursuant to Chapter 21.03(a) of the Administrative Code, the Purchaser has delegated signature and approval authority to City departments for certain classes of commodities and general services (currently up to \$10,000 including tax and shipping)*. These purchases are commonly referred to citywide as “Delegated Departmental Purchases” or, more often, “Prop Q Purchases.”

When exercising their Prop Q purchasing authority, departments are allowed to make certain purchases without a competitive bidding process but must exercise “good judgement” when placing their orders.

The following report is a summary of the Prop Q purchases that were made during the last quarter. The Office of Contract Administration (OCA), in collaboration with the Controller’s Office, periodically review Prop Q transactions to ensure compliance with the stated rules and regulations associated with these purchases.

* See, Rules and Regulation Pertaining to the San Francisco Administrative Code, Chapter 21, Regulation 21.03(a).



Prop Q Purchases for 1st Q FY 2019/20

Quick Snapshot

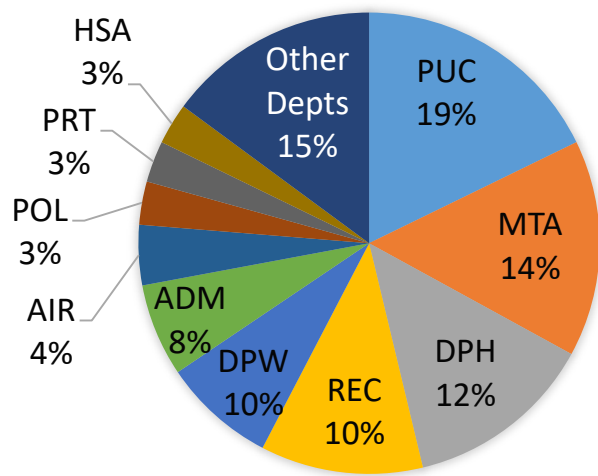
Total Prop Q Purchases (\$):	\$19.2 M
Total Prop Q Purchases from LBEs (\$):	\$4.7 M (25%)
Total Number of Transactions:	11,849
Total Number of Transactions with LBEs:	3275 (28%)
Total Number of Prop Q Vendors:	1596
Total Number of LBE Prop Q Vendors:	152 (10%)



Proposition Q Procurement Analysis (Q1 Fiscal Year 2019/20) Total CCSF

\$19.2 Million	
11849 Transactions	
LBE:	\$4.7 Million (25%)
Non-LBE:	\$14.5 Million (75%)

DEPARTMENT SPENDING
% OF TOTAL PROP Q



Top 10 Procurement Categories

Description	\$	% of Total
Automotive Vehicles And Related Transportation Equipment	\$2,102,467	11%
Plumbing Equipment, Fixtures, And Supplies	\$418,958	2%
Hospital And Surgical Equipment, Instruments, And Supplies	\$402,909	2%
General Maintenance And Repair, Vehicle	\$383,918	2%
Laboratory Supplies: Asbestos Squares, Corks, Files, Glass C	\$374,280	2%
Parts And Accessories, Automotive, Miscellaneous	\$324,016	2%
Janitorial Supplies, General Line	\$261,206	1%
Hardware And Related Items	\$211,202	1%
Office Supplies, General	\$203,060	1%
Food	\$200,182	1%



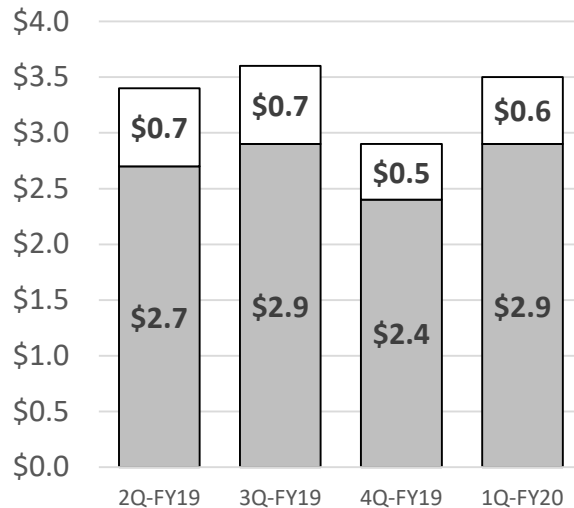
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

PUC

\$3.6 Million	
2721 Transactions	
LBE:	\$617,773
Non-LBE:	\$2,950,562

Top 10 Procurement Categories		
Description	\$	% of Total
Plumbing Equipment, Fixtures, And Supplies	\$244,322	7%
Laboratory Supplies: Asbestos Squares, Corks, Files, Glass C	\$237,780	7%
Electrical Equipment And Supplies (Except Cable And Wire)	\$95,349	3%
Machinery And Hardware, Industrial	\$90,082	3%
Analyzers And Accessories	\$71,284	2%
Miscellaneous Products (Not Otherwise Classified)	\$63,628	2%
First Aid And Safety Equipment And Supplies	\$63,499	2%
Miscellaneous Services, No. 1 (Not Otherwise Classified)	\$58,129	2%
Plumbing Equipment And Supplies	\$57,831	2%
Food	\$56,339	2%

Prop Q Spend per Quarter*



■ Non-LBE □ LBE

* \$ in millions

Top 10 Vendors		
Description	\$	% of Total
R & B Company	\$251,239	7%
Evantec Corp	\$140,088	4%
Cal-steam A Wolseley Company	\$130,965	4%
Gilmore Services, LLC	\$95,650	3%
VWR International LLC	\$87,668	2%
Government Scientific Source	\$83,256	2%
Mallory Safety & Supply LLC	\$76,361	2%
Bearing Engineering Co	\$71,044	2%
Cedar Sales	\$69,304	2%
Vortech Industries	\$62,441	2%

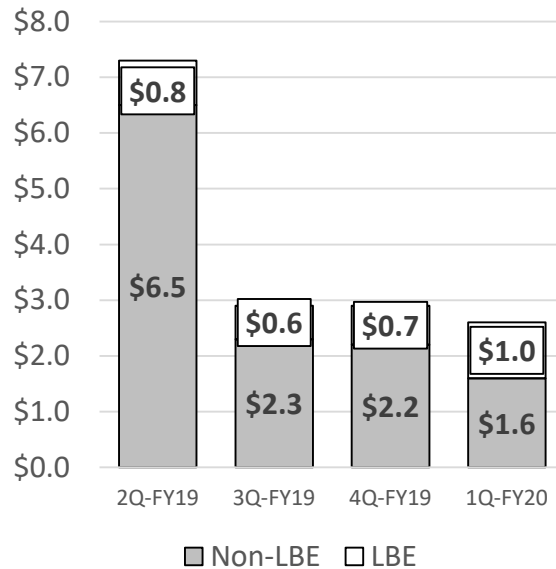
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

MTA

\$2.7 Million	
999 Transactions	
LBE:	\$1,097,533
Non-LBE:	\$1,650,637

Top 10 Procurement Categories		
Description	\$	% of Total
Automotive Vehicles And Related Transportation Equipment	\$2,082,136	76%
General Maintenance And Repair, Vehicle (Not Otherwise Class	\$383,846	14%
Newspaper And Publication Advertising	\$20,392	1%
Computer Software For Mini And Mainframe Computers	\$19,672	1%
All Categories	\$16,290	1%
Traffic Signals And Equipment, Electric Parts	\$13,915	1%
Hardware	\$12,423	0%
Signs, Miscellaneous (Not Otherwise Classified)	\$11,105	0%
Systems Environmental Monitor For Computer Rooms	\$10,958	0%
Electrical	\$10,808	0%

Prop Q Spend per Quarter*



Top 10 Vendors		
Description	\$	% of Total
Vortech Industries	\$549,194	20%
Westwind Trading Co	\$263,274	10%
Industrial Solutions	\$245,771	9%
Cummins Inc	\$173,555	6%
T & S Trading & Enterprise Co	\$96,515	4%
Mallory Safety & Supply LLC	\$77,971	3%
Prevost Car (Us) Inc	\$62,647	2%
Grainger	\$55,287	2%
Aldran Chemical Inc	\$45,861	2%
Selective Transit Parts	\$45,287	2%

* \$ in millions

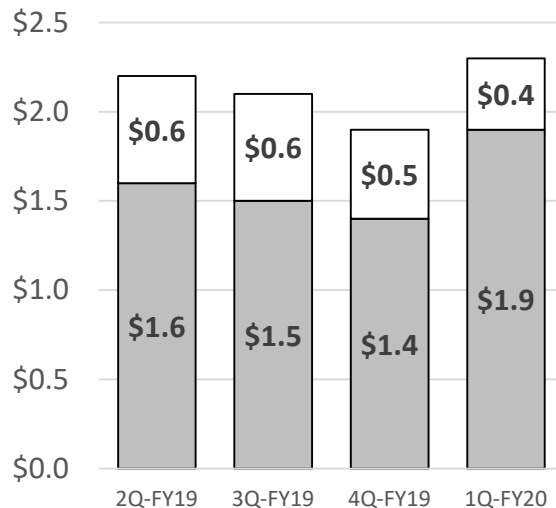
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

DPH

\$2.3 Million	
1567 Transactions	
LBE:	\$406,400
Non-LBE:	\$1,945,454

Top 10 Procurement Categories		
Description	\$	% of Total
Hospital And Surgical Equipment, Instruments, And Supplies	\$392,652	17%
Medical And Dental Equipment And Supplies	\$170,151	7%
Repair Kits, Hospital And Medical Equipment	\$83,082	4%
Well Equipment And Supply Manufacturing Services (Oil, Gas, Etc.)	\$79,120	3%
Janitorial Supplies, General Line, Environmentally Certified	\$70,396	3%
Plumbing Equipment, Fixtures, And Supplies	\$57,530	2%
Alarm Equipment Maintenance/Repair (Fire, Etc.)	\$46,798	2%
All Categories	\$40,070	2%
Drugs And Pharmaceuticals	\$38,867	2%
Orthopedic Equipment: Bone Plates, Bone Saws, And Cast Cutters	\$37,506	2%

Prop Q Spend per Quarter*



■ Non-LBE □ LBE

* \$ in millions

Top 10 Vendors		
Description	\$	% of Total
Nuvasive Inc	\$107,904	5%
Irhythm Technologies Inc	\$79,120	3%
Osiris Therapeutics Inc	\$53,300	2%
Abco Mechanical Contractors Inc	\$52,637	2%
Santora Sales	\$48,609	2%
S F Dental Supply LLC	\$46,685	2%
Good Life Rx Pharmacy	\$44,418	2%
Toptek Micro Center Inc	\$40,393	2%
Core Power Services Inc	\$36,314	2%
Cube Solutions	\$35,689	2%

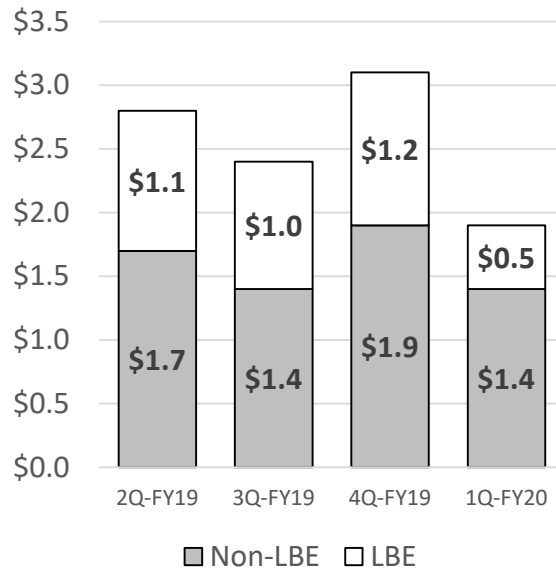
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

REC

\$1.9 Million	
842 Transactions	
LBE:	\$496,414
Non-LBE:	\$1,411,543

Top 10 Procurement Categories		
Description	\$	% of Total
Janitorial Supplies, General Line	\$144,886	8%
Hardware And Related Items	\$105,492	6%
Amusement, Decorations, Entertainment, Gifts, Toys, Etc.	\$64,521	3%
Cameras, Movie; And Accessories	\$59,039	3%
Sand And Gravel	\$48,121	3%
Maintenance And Repair, Golf Course	\$46,327	2%
Irrigation Systems, Supplies, Parts, And Accessories	\$40,215	2%
Fertilizer	\$39,311	2%
Nursery (Plants) Stock, Equipment, And Supplies	\$38,047	2%
Consulting Services	\$35,606	2%

Prop Q Spend per Quarter*



* \$ in millions

Top 10 Vendors		
Description	\$	% of Total
Romeo Packing Co	\$100,022	5%
The Urban Farmer Store, LP	\$84,242	4%
San Francisco Parks Alliance	\$70,582	4%
Santora Apartment & Building Supplies	\$62,939	3%
Santora Sales	\$53,379	3%
Turf Star Inc	\$50,589	3%
Brown Sand Inc	\$47,844	3%
Central Builders Supply	\$46,729	2%
Recreation Safari	\$40,260	2%
Pacific Nurseries	\$39,350	2%

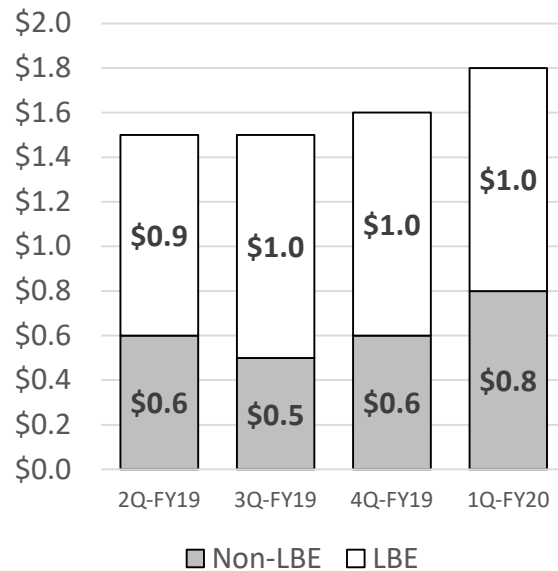
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

DPW

\$1.8 Million	
1865 Transactions	
LBE:	\$981,632
Non-LBE:	\$880,043

Top 10 Procurement Categories		
Description	\$	% of Total
Chemicals And Solvents, Commercial (In Bulk)	\$139,864	8%
Rental Or Lease Services Of Agricultural, Aircraft, Airport,	\$66,656	4%
Personal Protective Equipment (PPE), (Bloodborne Pathogen Pr)	\$65,918	4%
HVAC Equipment, Accessories And Supplies	\$64,347	3%
Plumbing Equipment, Fixtures, And Supplies	\$59,788	3%
Hand Tools (Powered And Non-powered), Accessories And Supplies	\$59,655	3%
Construction Materials (Not Otherwise Classified)	\$46,811	3%
Paint, Protective Coatings, Varnish, Wallpaper, And Related	\$38,007	2%
Rags, Shop Towels, And Wiping Cloths	\$37,315	2%
Gloves: Latex, Plastic, PVC, Poly, Synthetic, Vinyl, Etc.	\$35,405	2%

Prop Q Spend per Quarter*



* \$ in millions

Top 10 Vendors		
Description	\$	% of Total
United Laboratories Inc	\$161,099	9%
Speedy's Hardware	\$134,786	7%
Your Green Source LLC	\$107,470	6%
Sigillo Supply Inc	\$81,897	4%
Fluid Gauge Company	\$79,399	4%
Jmi Sourcing LLC	\$77,903	4%
Mallory Safety & Supply LLC	\$71,975	4%
R & H Wholesale Supply Inc	\$69,872	4%
Peacock Interiors & Gallery Inc	\$65,391	4%
Center Hardware Co Inc	\$51,257	3%

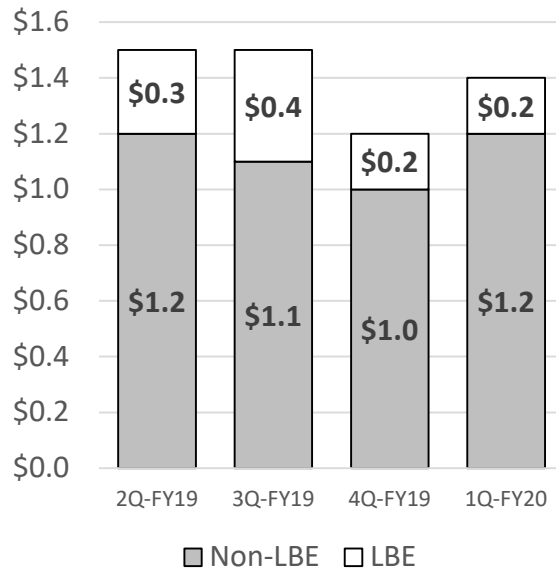
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

ADM

\$1.4 Million	
732 Transactions	
LBE:	\$252,209
Non-LBE:	\$1,246,593

Top 10 Procurement Categories		
Description	\$	% of Total
Parts And Accessories, Automotive, Miscellaneous	\$304,263	20%
Laboratory Supplies: Asbestos Squares, Corks, Files, Glass C	\$133,112	9%
Equipment Maintenance And Repair Services For Automobiles	\$54,854	4%
Paper Making Equipment And Supplies, Handmade: Beaters	\$32,429	2%
Toilet Tissues, Paper Towels, And Toilet Seat Covers	\$31,958	2%
Fuel Site Maintenance And Repair	\$26,433	2%
Lamps And Lights, Indicating	\$25,278	2%
Appraisal Services, Real Estate	\$24,375	2%
Equipment Maintenance And Repair Services For General Equipment	\$23,748	2%
Clothing: Athletic, Casual, Dress, Uniform, Weather And Work	\$21,542	1%

Prop Q Spend per Quarter*



* \$ in millions

Top 10 Vendors		
Description	\$	% of Total
ACCO Engineered Systems Inc	\$87,797	6%
Southland Medical LLC	\$68,057	5%
Vortech Industries	\$67,096	4%
Waxie Sanitary Supply	\$56,450	4%
T E C Of California Inc	\$44,873	3%
Paganini Electric Corp	\$36,007	2%
Microbiz Security Co Inc	\$29,402	2%
Turf & Industrial Equipment Co	\$28,950	2%
Mesa Energy Systems, Inc	\$28,296	2%
Satellite Industries Inc	\$27,685	2%

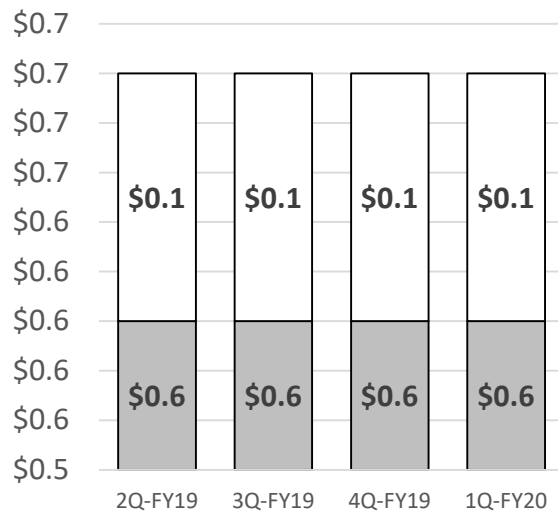
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

AIR

\$763K	
306 Transactions	
LBE:	\$149,660
Non-LBE:	\$614,121

Top 10 Procurement Categories		
Description	\$	% of Total
Transportation Of Goods And Other Freight Services	\$42,076	6%
Printing And Typesetting Services	\$31,532	4%
Landscaping (Including Design, Fertilizing, Planting, Etc.)	\$30,928	4%
Foods: Perishable	\$29,256	4%
Nursery (Plants) Stock, Equipment, And Supplies	\$26,663	3%
Police And Prison Equipment And Supplies	\$24,791	3%
Builder's Supplies	\$21,194	3%
Inspection Services, Electrical Instrumentation And Control	\$18,122	2%
Building Maintenance, Installation And Repair Services	\$17,554	2%
Hardware And Related Items	\$17,239	2%

Prop Q Spend per Quarter*



* \$ in millions Non-LBE LBE

Top 10 Vendors		
Description	\$	% of Total
Ship Art International	\$35,405	5%
Adora Corp	\$33,996	4%
Creative Marketing Concepts	\$29,653	4%
Essence Printing	\$27,512	4%
Captivating Graphics Solutions Inc	\$26,952	4%
Golden State Lumber Inc	\$23,194	3%
Lavi Industries	\$20,705	3%
Lyngso Garden Materials	\$20,536	3%
Santora Sales	\$18,530	2%
West Coast Contractors Services	\$18,198	2%

Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

POL

\$632K	
431 Transactions	
LBE:	\$25,995
Non-LBE:	\$606,222

Top 10 Procurement Categories		
Description	\$	% of Total
Police And Prison Equipment And Supplies	\$91,583	14%
Office Supplies, General	\$46,859	7%
Boats, Motors, And Marine Equipment	\$34,636	5%
Animal Food For Zoo And Farm Animals	\$22,026	3%
Gasoline, Aviation (Including Jet Fuel)	\$17,992	3%
Laboratory And Scientific Equipment And Supplies	\$17,065	3%
Service Charges	\$16,410	3%
Laboratory Equipment, Accessories And Supplies	\$14,533	2%
Professional Document And Publication Subscriptions (Legal, Etc.)	\$14,500	2%
Guns, Pistols, Rifles, And Shotguns (Incl. Accessories)	\$13,309	2%

Prop Q Spend per Quarter*



Top 10 Vendors		
Description	\$	% of Total
Blaisdell's Business Products	\$118,697	19%
Staples Business Advantage	\$45,519	7%
Life-assist Inc	\$23,966	4%
Azevedo Feed Inc	\$22,026	3%
San Diego Police Equipment Co Inc	\$20,343	3%
Safe Boats International LLC	\$19,985	3%
Ferrellgas LP	\$17,992	3%
L N Curtis & Sons	\$17,918	3%
Performance International	\$17,437	3%
Constor Storage Co/Air Sea Containers Inc	\$14,891	2%

* \$ in millions

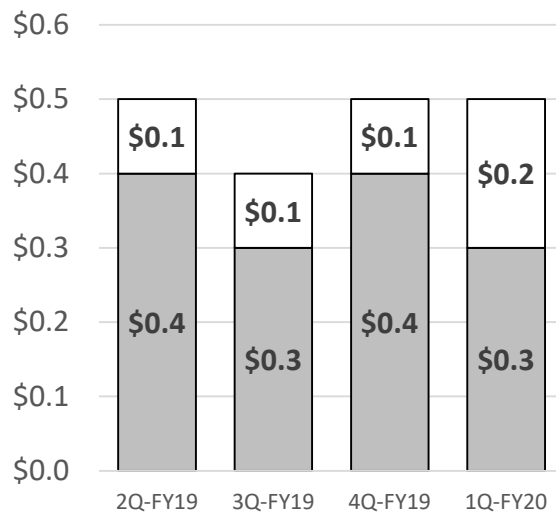
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

PRT

\$535K	
388 Transactions	
LBE:	\$207,040
Non-LBE:	\$328,148

Top 10 Procurement Categories		
Description	\$	% of Total
Lighting Fixtures, Outdoor: Floodlights, Spotlights, Yard Lighting	\$42,477	8%
Hardware And Related Items	\$29,987	6%
Office Supplies, General	\$24,000	4%
Signs, Sign Materials, Sign Making Equipment, And Related Supplies	\$21,108	4%
Souvenirs: Promotional, Advertising, Etc.	\$17,957	3%
Hand Tools (Powered And Non-powered), Accessories And Supplies	\$16,590	3%
Nursery (Plants) Stock, Equipment, And Supplies	\$15,043	3%
Welding Equipment And Supplies	\$13,640	3%
Office Supplies, General (Not Otherwise Classified)	\$13,097	2%
Air Conditioning, Heating, And Ventilating Equipment (HVAC)	\$12,667	2%

Prop Q Spend per Quarter*



* \$ in millions Non-LBE LBE

Top 10 Vendors		
Description	\$	% of Total
National Utility Sales Corp	\$42,677	8%
Agurto Corporation DbA Pestec	\$27,126	5%
Grainger	\$26,467	5%
Resource Supply LLC	\$23,986	4%
Signature Marketing	\$20,626	4%
C S I Paint	\$18,293	3%
Lyngso Garden Materials	\$15,286	3%
Central Builders Supply	\$14,152	3%
Lahue & Associates	\$13,761	3%
Cresco Equipment Rentals	\$13,205	2%

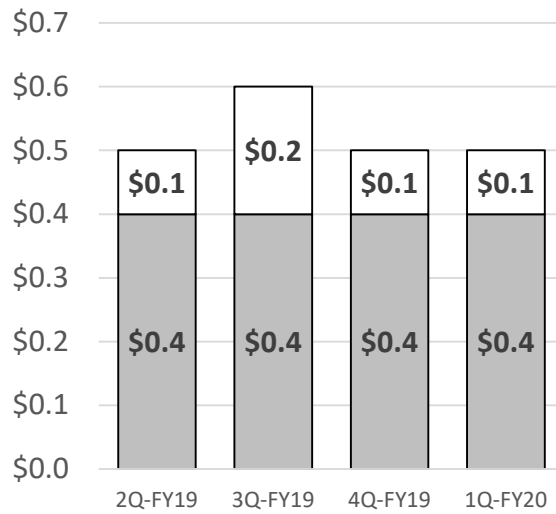
Prop Q Procurement Analysis (Q1 Fiscal Year 2019/20)

HSA

\$517K	
399 Transactions	
LBE:	\$114,580
Non-LBE:	\$402,709

Top 10 Procurement Categories		
Description	\$	% of Total
Professional Services (Not Otherwise Classified)	\$119,077	23%
Hauling Services	\$59,237	11%
Microfiche/Microfilm Reader Printer Supplies: Paper, Toner	\$19,629	4%
Food	\$18,767	4%
Souvenirs: Promotional, Advertising, Etc.	\$18,212	4%
Instructor-led, Classroom Training (Technical)	\$17,585	3%
Hand Tools (Powered And Non-powered), Accessories And Supplies	\$16,710	3%
Furnishings (Not Otherwise Classified)	\$12,500	2%
Concessions, Catering, Vending: Mobile And Stationary	\$11,807	2%
Heating, Ventilating And Air Conditioning (HVAC)	\$11,253	2%

Prop Q Spend per Quarter*



* \$ in millions Non-LBE LBE

Top 10 Vendors		
Description	\$	% of Total
Comcast Of Ca/Colorado/Washington I Inc	\$61,072	12%
M&M Hauling & Heavy Cleaning Co	\$39,600	8%
Apex Industrial	\$29,662	6%
Blaisdell's Business Products	\$23,827	5%
Grainger	\$22,320	4%
James Standfield Catering	\$20,827	4%
Microbiz Security Co Inc	\$19,150	4%
American Mechanical Inc	\$15,953	3%
Vital Restoration	\$11,489	2%
Johnstone Supply	\$11,253	2%

DEPARTMENT	TOTAL PROP Q PURCHASES	TOTAL PROP Q PURCHASES FROM LBES	% OF TOTAL
ADM	\$1,498,802	\$252,209	17%
ADP	\$99,051	\$1,041	1%
AIR	\$763,781	\$149,660	20%
ART	\$125,029	\$5,443	4%
ASR	\$44,828	\$7,752	17%
BOA	\$2,510	\$0	0%
BOS	\$17,846	\$7,873	44%
CAT	\$5,130	\$660	13%
CFC	\$4,012	\$0	0%
CHF	\$93,708	\$0	0%
CON	\$15,817	\$580	4%
CPC	\$62,110	\$10,577	17%
CSS	\$14,636	\$0	0%
DAT	\$53,100	\$6,065	11%
DBI	\$63,671	\$730	1%
DEM	\$38,347	\$13,602	35%
DPA	\$29,084	\$14,878	51%
DPH	\$2,351,855	\$406,400	17%
DPW	\$1,861,675	\$981,632	53%
ECN	\$4,747	\$982	21%
ENV	\$14,868	\$11,386	77%
ETH	\$1,605	\$0	0%



DEPARTMENT	TOTAL PROP Q PURCHASES	TOTAL PROP Q PURCHASES FROM LBEs	% OF TOTAL
FIR	\$481,135	\$65,284	14%
HOM	\$42,131	\$14,812	35%
HRC	\$124,217	\$5,360	4%
HRD	\$116,502	\$6,805	6%
HSA	\$517,289	\$114,580	22%
HSS	\$41,638	\$4,757	11%
JUV	\$98,823	\$22,616	23%
LIB	\$288,441	\$26,513	9%
LLB	\$0	\$0	0%
MTA	\$2,748,170	\$1,097,533	40%
MYR	\$21,522	\$5,468	25%
PDR	\$21,100	\$8,329	39%
POL	\$632,217	\$25,995	4%
PRT	\$535,188	\$207,040	39%
PUC	\$3,568,336	\$617,773	17%
REC	\$1,907,957	\$496,414	26%
REG	\$83,169	\$18,862	23%
RET	\$22,047	\$0	0%
RNT	\$14,532	\$8,050	55%
SHF	\$504,218	\$71,422	14%
TIS	\$182,372	\$68,069	37%
TTX	\$35,053	\$0	0%
WAR	\$63,019	\$19,437	31%
WOM	\$1,067	\$0	0%



Questions

If you have any questions regarding any of the information contained in this report please contact Jessica Leslie at 415-554-7799
Jessica.Leslie@sfgov.org.

Released: December 2019

Alaric Degrafinried
Purchasing Director

From: [Major, Erica \(BOS\)](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: FW: Notice of Legal Responsibility to impose an IMMEDIATE moratorium on further deployment of 4G/5G wireless antennas and networks.
Date: Tuesday, December 31, 2019 10:27:23 AM
Attachments: [Legal 4G5G Moratorium Notice to San Francisco officials and agencies.pdf](#)

For C pages

From: Ron Rattner <ronrattner@sonic.net>
Sent: Monday, December 30, 2019 1:27 PM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Cc: Aragon, Tomas (DPH) <tomas.aragon@sfdph.org>; Colfax, Grant (DPH) <grant.colfax@sfdph.org>; Fosdahl, Patrick (DPH) <Patrick.Fosdahl@sfdph.org>; Callewaert, Jennifer (DPH) <jennifer.callewaert@sfdph.org>; Duque, Arthur (DPH) <arthur.duque@sfdph.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; DPH, Health Commission (DPH) <HealthCommission.DPH@sfdph.org>; BoardofAppeals (PAB) <boardofappeals@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>
Subject: Notice of Legal Responsibility to impose an IMMEDIATE moratorium on further deployment of 4G/5G wireless antennas and networks.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Breed, Supervisors, and City officials,

Attached for duplication and filing in appropriate official city records is pdf file of "Notice of Legal Responsibility to impose an IMMEDIATE moratorium on further deployment of 4G/5G wireless antennas and networks."

Thank you for your anticipated careful attention to this important legal notice.

Respectfully,

Ron Rattner

Retired San Francisco Attorney

(J.D. U of Chicago, 1958)

RONALD D. RATTNER
ATTORNEY AT LAW (RETIRED)
1998 BROADWAY #1204
SAN FRANCISCO, CA 94109-2206
(415) 567-1444

December 30, 2019

To: San Francisco Mayor London Breed, Supervisors and other City officials and agencies.

Subject: Notice of Legal Responsibility to impose an IMMEDIATE moratorium on further deployment of 4G/5G wireless antennas and networks.

Notification: You are requested to IMMEDIATELY stop permitting pervasively poisonous invisible microwave pollution throughout the City and County of San Francisco, from scientifically experimental, unsafe and untested 4G/5G wireless antennas, cell towers, and networks, and from Sutro Tower.

Explanation: NO SAN FRANCISCAN WANTS TO LIVE NEAR OR WITHIN RADIATION RANGE OF DANGEROUS MICROWAVE ANTENNAS!

Thousands of independent peer-reviewed scientific studies *overwhelmingly* reveal serious and irreversible microwave health and safety dangers to vulnerable citizens, especially children, pregnant women, EMF hypersensitives, elderly persons, and numerous others **suffering stressful chronic diseases.**

Such studies are authoritatively cited in an important October 17, 2019 Scientific American article titled **"We Have No Reason to Believe 5G Is Safe"**, by Joel M. Moskowitz, PhD, director of UC Berkeley, Center for Family and Community Health. [See <https://blogs.scientificamerican.com/observations/we-have-no-reason-to-believe-5g-is-safe/>]

The article concludes by urgently advocating public support of:

"An immediate moratorium on the deployment of 5G and demand that our government. . . adopt biologically based exposure limits that protect our health and safety."

A 4G/5G moratorium is *required* by State and local laws that *obligate* all public officers and agencies to *protect* the public health and safety and to prevent harm.

Moreover, permitting poisonous pollution, which is scientifically experimental, unsafe and untested *without informed consent* of potential victims would constitute civil and criminal dereliction of domestic and international laws and rules, including the Nuremberg Code, which proscribes untested experiments on humans without their informed consent.

Pertinent Local Law: Especially pertinent to San Francisco's local jurisdiction are:

1) The California Constitution which confers inalienable rights of *"enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy"*.

2) State and local laws which proscribe pollution and *oblige all public officers and agencies to protect the public health and safety and prevent environmental harm*.

3) The unanimous California Supreme Court T-Mobile decision which emphatically affirms retained local jurisdiction of every California city to regulate *"lines or equipment" on public rights of way that "might cause negative health consequences, or create safety concerns."*

4) San Francisco's [2003 Precautionary Principle ordinance](#), which **mandatorily** (and not discretionally) applies to all San Francisco *"officers, boards, commissions, and departments"*, and which explicitly states, **"There is a duty ... to prevent harm"**, and requires resolution of any scientific uncertainty to protect people and the environment, not giant corporations. viz.

"Where threats of serious or irreversible damage to people or nature exist, lack of full scientific certainty about cause and effect shall not be viewed as sufficient reason for the City to . . . prevent the degradation of the environment or protect the health of its citizens."

The City and County of San Francisco is the *only* US metropolis that has legislated the Precautionary Principle as its official environmental policy. Moreover, like the Golden Rule of *'do no harm'*, the *Precautionary Principle is a universal law of morality, which pertains to every adult everywhere*. Just as we don't harm others in ways we don't want to be harmed ourselves, we don't harm our precious planet's environment, because what we do to it, we do to ourselves.

Failure to obey pertinent law: Since City officials and agencies are

on clear notice of *overwhelming scientific evidence of 4G/5G dangers to all life forms*, your failure to promptly stop further unnecessary, untested, and experimental proliferation of 4G/5G antennas and wireless circuits will render you (inadvertently) complicit as accessories to civil and criminal assaults against your uninformed and vulnerable constituents, and in violation of Nuremberg Code international law prohibitions against untested experimentation on vulnerable humans, without their informed consent.

Contrary to erroneous legal advice from Verizon attorneys and deputy city attorney William Sanders, an immediate small cell moratorium was **never preempted** by egregiously outdated, incorrect and fraudulently misleading 1996 FCC health guidelines.

A moratorium is required both legally and morally because thousands of peer-reviewed independent scientific studies now *overwhelmingly reveal serious and irreversible wireless microwave health and safety dangers*. Moreover, world-renowned independent biochemistry and medical science experts, like Professor Emeritus Martin L. Pall, urgently warn of *extremely imminent and irreversible threats to all humans and other Earth life forms from insane further deployment of experimentally untested 4G/5G*.

Justice delayed, is justice denied.

Since June 2019, Rick Swig, President of the San Francisco Board of Appeal, *has urgently and repeatedly* asked Tomás Aragón M.D. for an updated DPH memorandum on health effects and regulation of wireless communication networks. And the BOA has delivered to Dr. Aragón voluminous documents confirming *overwhelming scientific evidence of 4G/5G dangers to all life forms, at radiation levels that are many thousands of times lower than outdated and misleading 1996 FCC RF-EMR thermal exposure guidelines*.

But, dilatorily and unjustifiably, Dr. Aragón's promised response was delayed until this month, December 2019, long after he was on clear notice of serious and irreversible EMF health dangers, requiring an IMMEDIATE precautionary principle moratorium. Now apparently Dr. Aragón is further unjustifiably delaying his projected response date until next year, allegedly because of other research priorities imposed upon him by DPH director Dr. Grant Colfax, and by postponed implementation of the BOS Ordinance 190-19 amendment to SF-DPW's Article 25.

According to a December 13 Bloomberg News report, AT&T 5G has

officially 'gone live' in San Francisco.

<https://www.bloomberg.com/news/articles/2019-12-13/at-t-5g-goes-live-in-cities-such-as-los-angeles-san-francisco>

I am informed that an extremely hypersensitive therapist friend, and cancer survivor, residing near a newly activated AT&T 5G antenna has become intermittently sick and dysfunctional with new symptoms; and that other vulnerable San Franciscans are experiencing new 5G radiation symptoms, with many forced to leave the city.

After previously meeting in person with Dr. Aragon before 5G assaulted her, my therapist friend recently phoned him with urgent pleas for his help. But her urgent pleas merely resulted in Dr. Aragón's promise that DPH will measure nearby 5G radiation next year, while San Franciscans are being assaulted and sickened by microwave poisoning which needs to be stopped IMMEDIATELY.

So, in my opinion, just as:

Nero fiddled while Rome burned; Drs. Aragon and Colfax dawdle, as San Franciscans are EMF assaulted and sickened, and may die.

And I believe that Drs. Aragón and Colfax have (inadvertently) become accessories to criminal assaults against San Franciscans, including violation of Nuremberg Code international law prohibitions against admittedly untested experiments on humans without their informed consent.

Conclusion.

During a 12/16/2019 BOS 5G Committee hearing, San Francisco family doctor Thomas S. Cowan, M.D. testified that:

"We are at a crossroads in San Francisco. We can either reject this 4G/5G rollout and begin to lay the foundation for a safe wired city, or we will risk becoming one of the most toxic cities in the world."

I emphatically concur with Dr. Cowan's insightful and incisive 'crossroads' testimony. But contend that he materially understated the incalculably immense risk of further untested 4G/5G rollout, which seriously and irreversibly threatens not just San Franciscans, but people and Nature everywhere.

Thus, the *overriding responsibility* of all San Francisco officers and agencies to preserve public health and safety **requires an immediately legislated moratorium on further deployment of 4G/5G, plus elimination and/or curtailment of all unnecessary existing wireless hazards**; with enactment of local radiation standards **more stringent** than egregiously outdated and misleading FCC standards, which threaten rather than protect human health and the environment.

All new wireless legislation and regulations must be scrupulously consistent, legally and morally, with the *mandatory* 2003 Precautionary Principle ordinance. As the only US metropolis with the precautionary principle as its officially enacted 'do no harm' environmental policy, may San Francisco inspire the nation and world to end 4G/5G insanity, before it ends us all.

Respectfully,

Ron Rattner

Retired San Francisco Attorney
(J.D. U of Chicago, 1958)

BOS-11
C-pages

APPLICATION No: _____

NOTICE OF APPLICATION

This is to notify you that ABIANO LIMOUSINE, LLC, a Limited Liability Company organized and existing under the Laws of the State of California, has filed an application with the Public Utilities Commission (PUC), under Section 1031, et. seq., of the Public Utilities Code, for authority to transport tourists and residents, on an on-call, inter/intra county fare basis, between their respective communities and points of attraction, landmarks and event-sites in the counties of San Francisco, Santa Clara, Alameda, Contra Costa, Marin County, Napa, Sonoma, Sacramento.

Applicant's primary customer base includes but is not limited to tourists and residents seeking transportation to and from various points of interest and events within the counties described above.

To keep its fares reasonable and competitive, Applicant has also requested Commission approval to establish a zone-of-rate-freedom ("ZORF": a price range within which Application may request the PUC for fare adjustment with 10 days-notice) of plus-or-minus thirty percent (±30%) above and below the proposed fares, in accordance with Section 454.2, et. seq., of the California Public Utilities Code.

There will be no adverse effect upon any other carrier, nor upon the public, resulting from granting the application. All drivers will be highly motivated professionals, who are drug-free, "Homeland Security" cleared, with full knowledge of safety rules and regulations of the PUC, the California Highway Patrol, the airport authorities and the US Government. Applicant will start the proposed service with a fleet of three 25-passenger buses, fully insured, air-conditioned and safe: more equipment will be added the member-owners as needed.

If you would like to have a copy of the application, please make your request in writing to:

ABIANO LIMOUSINE, LLC
Attn: Edwin Abiano, Member/CEO
18 SEAMAST PASSAGE
CORTE MADERA, CA 94925
T-415-250-2650

RECEIVED
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SAN FRANCISCO

2019 DEC 31 PM 3:55

Edwin Abiano, Member/CEO,  dated 6th day of December, 2019.