



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 19, 2012
TO: Planning Commission and Board of Supervisors
FROM: Kearstin Dischinger, Plan Manager
Adam Varat, Senior Planner
RE: Article 36 of the City Administrative Code: Interagency Plan Implementation Committee Annual Progress Report & Planning Code Section 409 Development Impact Fee Report

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Area Plan Implementation

The Planning Department's Plan Implementation Group helps to turn the visions from the City's recently-adopted Area Plans into built improvements, working with community members, development project sponsors, and City agencies. The Plan Implementation Group works with other City agencies to identify funding, pursue grants, and identify opportunities for project coordination to help make these projects a reality.

In order to carry out its responsibilities to implement the Area Plan Community Improvements Programs, the Plan Implementation Group convenes and chairs the Interagency Plan Implementation Committee. In addition, the Plan Implementation Group:

- Staffs Area Plan Community Advisory Committees to obtain community input on plan implementation and use of impact fee revenue
- Tracks and coordinates specific capital projects with other agencies to ensure their implementation
- Coordinates with other agencies to develop and implement community and economic development programs pursuant to the Area Plans.
- Monitors the progress of Area Plan implementation

Key accomplishments this year include:

- The first Impact Fee funded infrastructure project, Hayes Street Two Way in the Market and Octavia Plan Area was constructed in Fall 2011.
- Developed application for in-kind agreements, available on www.sfplanning.org
- Approved in-kind agreements for the Rincon Hill Park and a new Childcare Center on Third Street in Eastern Neighborhoods.
- Fully implemented impact fee rate inflations, consistent with the Planning Code
- Completed Interagency Plan Implementation Committee (IPIC) Annual Report

Interagency Plan Implementation Committee (IPIC) Annual Report

In October of 2006, the Board of Supervisors passed legislation to formalize interagency coordination for Area Plan-identified community improvements through the establishment of the IPIC. The Planning Department, as designated by the legislation, has taken the lead in coordinating the IPIC. This report required by Article 36 of the Administrative Code.

The IPIC makes recommendations for Area Plans with respect to capital project implementation, funding and programming, intra-departmental collaboration, coordinates with the Area Plans' Citizen Advisory Committees (CACs), and produces this annual report.

FY 2010-11 Development Impact Fee Report

Additionally, the Controller's Office completed the FY 2009-10 Development Impact Fee Report as required by San Francisco Planning Code Section 409(b) and California Government Code Section 66001. The report contains revenues and expenditures through June 30, 2011 for each development fee, as well as in-kind developments provided in lieu of fees. There is a summary table on page 5 which lists each fee and related information.

Controller Development Impact Fee Annual Indexing – Effective January 1, 2012

Per Planning Code Section 409, all development impact fees will be indexed annual by the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by the Office of the City Administrator's Capital Planning Group and approved by the City's Capital Planning Committee. See attachment for 2012 development impact fee rates.

Attachments:

1. Interagency Plan Implementation Committee (IPIC) Annual Report
2. FY 2009-10 Development Impact Fee Report
3. The 2012 development impact fee rates

CC:

Eastern Neighborhoods Citizens Advisory Committee

Market and Octavia Citizens Advisory Committee

1. Interagency Plan Implementation Committee (IPIC) Annual Report

Interagency Plan Implementation Committee Annual Report

San Francisco Planning Department

Citywide Policy Planning



January 19, 2012

Introduction

Area Plans

Over the past several years, the Planning Department, in collaboration with community stakeholders, has developed and adopted several Area Plans to guide land use changes and development, and imagine community improvements and programs 20 years into the future, including Area Plans for the following areas:

- Rincon Hill
- Market and Octavia
- Balboa Park
- Eastern Neighborhoods: SoMa, Mission, Showplace Square/Potrero Hill, and Central Waterfront

Area Plans are components of the City's General Plan that direct land use, design, infrastructure, and area specific issues by providing guiding objectives and policies for specific neighborhoods or areas within the city. As the Area Plan neighborhoods gain new residents and workers, there is an accompanying need for improved public infrastructure and amenities, such as parks, street improvements, transit, childcare centers, and libraries.

Area Plan policies are often accompanied by implementing planning code and zoning map legislation and a "Community Improvements Program," which identifies transportation, open space, recreational, and public realm amenities planned for the area over a 20-year period. The IPIC is tasked with ensuring the implementation of the Community Improvements Programs. Community Improvements Programs identify specific and categorical community improvements identified through a community based planning process.

The community improvements identified in the Area Plans are expected to be built over a 20 to 30 year time period. City Agencies such as the San Francisco Municipal Transportation Agency (SFMTA), Department of Public Works (DPW), Recreation and Parks Department, Department of Children, Youth, and their Families (DCYF), and the San Francisco Public Library will build, operate and maintain the proposed community improvements.

Many Area Plans include a development impact fee charged to new development to fund necessary infrastructure. Projected impact fee revenue generally funds 30% of the total capital costs for plan implementation.¹ These fees are the only dedicated revenue source for implementation of the Community Improvements Program. In some cases, project sponsors may

¹ In Rincon Hill impact fees fund the majority of the proposed infrastructure program.

provide infrastructure directly in lieu of paying development impact fees, through a mechanism known as an “in-kind agreement.”² A Project Sponsor may apply to satisfy the requirements of the relevant Area Plan development impact fee by providing public improvements through an in-kind agreement (authorized by the Planning Commission).

Other revenue sources to construct projects from the Community Improvements Programs include federal, state, and regional grants, local public infrastructure funds such as Prop K sales tax revenue and general funds. In addition to public revenue, Plan implementation may require ongoing interdepartmental efforts to devise and implement creative maintenance strategies, such as assessment districts for existing and new parks and open spaces, landscape and lighting districts to maintain upkeep on improved streets, and operations funding for transportation.

Impact Fees

Development Impact Fees are legislated to fund infrastructure necessary to support new residents and employees. The City establishes a fee based on both the demand for new infrastructure and the ability for new development to afford fees without negatively impacting the City’s housing supply or affordability. State enabling legislation prescribes collection and expenditure rules for impact fees. Below is a brief list of major considerations for impact fee expenditures in San Francisco:

- Projects must address the impacts of additional growth
- Allocations must equal the percentages for each improvement type; this must ‘true up’ at the end of the five-year period (percentages are approximate: they change based on the amount of residential vs. commercial fee collected)
- Some funds may go towards pre-development costs, but should lead into actual construction.
- Cannot overspend (cumulative revenues must exceed cumulative costs at any given time)
- Projects must be within the respective plan areas
- Eastern Neighborhoods impact fees have the following additional criteria:
 - o 80% of must go towards Eastern Neighborhoods priority projects for the “Transportation” and “Open Space” funds until the priority projects within each respective fund are completed
 - o The Priority Projects require matches from partnering Agencies per the MOU

² In 2010 the Planning Commission adopted a policy on in-kind agreement proposals which clarifies the Department and CACs process for vetting in-kind proposals before Commission Deliberation; http://www.sf-planning.org/ftp/files/publications_reports/in_kind_policy_final_CPC_endorsed.pdf

Interagency Plan Implementation Committee (IPIC)

In October of 2006, the Board of Supervisors passed legislation to formalize interagency coordination for Area Plan-identified community improvements through the establishment of the Interagency Plan Implementation Committee (IPIC) (Article 36 of the San Francisco Administrative Code). The IPIC was developed “to provide mechanisms that will enhance the participation in the preparation and implementation of the Community Improvements Plans and Implementation Programs by the various City departments, offices; and agencies that will be responsible for their implementation and provide a means by which the various parties interested in realization of the Community Improvements Plans and Implementation Programs can remain informed about and provide input to and support for their implementation.”³

The IPIC makes recommendations for Area Plans with respect to capital project implementation, funding and programming, intra-departmental collaboration, coordinates with the Area Plans’ Citizen Advisory Committees (CACs), and produces this annual report. The IPIC is chaired by Planning Department and includes representatives from the Municipal Transportation Agency (MTA), Department of Public Works (DPW), Recreation and Parks Department (RPD), San Francisco County Transportation Authority (SFCTA), the Library, the Department of Children, Youth and their Families (DCYFS), and Capital Planning Committee, among other agencies.

The goals of the IPIC annual process include:

1. Identify all funding sources for infrastructure projects to serve the impacts of new growth in Area Plans.
2. Program expected revenues over 10 years, including revenue generated from development impact fees, so that priority plan area capital projects can be completed.

This report serves as the annual progress report required by Administrative Code Article 36.4.⁴

IPIC Budget Cycle Process

The IPIC began meeting in October 2007 to identify and develop capital plans for each Area Plan based on the IPIC’s prioritization criteria.⁵ The IPIC meets annually to update the capital plans for each Area Plan and recommendations for impact fee expenditure. The 2012/13 Fiscal Year is the third year the IPIC has updated capital plans.

³ Article 36.2, Administrative Code

⁴ See attachment one for a full Copy of the Article 36 of the Administrative Code.

⁵ See Attachment 2 to review IPIC’s prioritization criteria

Staff drafted a schedule for IPIC's work to ensure coordination with the existing city budget process.⁶ This section briefly discusses the budget cycle process.

In July/August each year the Planning Department provides updated development impact fee projections to the IPIC and the Area Plan CACs. The Planning Department projects development impact fee revenue based on known development projects and an assumed rate of planned growth. The updated projections provide a working 'budget' for each area plan. The IPIC and the CACs review the previous year's Board endorsed capital plan and updated impact fee projections. The IPIC begins to update the status of ongoing projects, grants, and future projects.

Over the fall, the IPIC and the CACs develop an area-specific capital plan for each plan area through an iterative process. The CACs provide formal and informal recommendations regarding community priorities. The IPIC provides input on project readiness and the next steps to move community priorities forward. The capital plans are fiscally constrained by projected revenue for each area, including projected development impact fees and secured grants. Capital plans include two types of recommendations: budgeted and forecasted. Budgeted projects are incorporated into implementing agency budgets and work programs, with impact fee funds as a partial or complete funding source. A forecasted project may need further refinement; however, it is included in the capital plan as 'forecasted' for future years to stand as a placeholder for the City's intention to implement the project.

Capital plans for each area are incorporated into the City's 10 Year Capital Plan⁷, starting with the FY2008-2017 plan. The final IPIC recommendations are presented to the Capital Planning Committee, Planning Commission, and Land Use Committee. These hearings should be completed before agencies submit their budgets for Board of Supervisor approval. Once an agency's budget is approved, impact fee funds can be drawn consistent with the IPIC report as funds become available. Forecasted projects may be subject to additional planning and project development during the next year before the next capital planning cycle.

IPIC 2011

In 2011, the IPIC reviewed the previous year's capital plans, coordinated on grants and other funding sources, and reviewed agencies' work programs as they relate to Area Plans, and

⁶ Note: the City of San Francisco recently converted to a two year budget cycle, accordingly updates to the Capital Plan and agency budget schedules have adjusted accordingly. Updates on non-budget years may be limited to major changes in budgeted infrastructure projects that require changes due to project or revenue updates.

⁷ http://www.sfgov.org/site/cpp_index.asp?id=39210

updated impact fee revenue projections. Additionally the IPIC brought recommendations to and received feedback from the Market and Octavia and Eastern Neighborhoods Citizens Advisory Committees to provide direction on the capital plans for the respective Area Plans. This report includes the IPIC's recommendations for development impact fee budgeting for FY2012/13 and FY2013/14, and forecasted impact fee expenditures through FY2016/17.

Area Plans: Summary Reports

The IPIC provides a forum for interagency coordination on infrastructure planning for Area Plans, including Rincon Hill, Market and Octavia, Balboa Park, and Eastern Neighborhoods. Additionally the IPIC provides a forum for ongoing planning work in current planning efforts including Glen Park,⁸ Japantown⁹ and Western SOMA.¹⁰ As these Plans come forward for adoption, they will include Community Improvements Programs, which will be incorporated into the work of the IPIC and Plan Implementation Group efforts.

Progress towards implementation of community improvements in each adopted Area Plan is discussed below, with a focus on capital projects that were identified during the planning process. Routine city projects and maintenance work, including traffic calming projects, addition of curb ramps, and sidewalk and street repairs is not covered in this report. Through the work of the IPIC future routine maintenance and repair projects will be more closely coordinated with projects identified by the Area Plans.

Development impact fees are the only dedicated sources of revenue for plan implementation. Each impact fee program directs a prescribed amount of funding to various expenditure categories.¹¹ The following sections include five-year revenue projections for each area plan by expenditure category, and expenditure recommendations.

Article 36 requires a "summary of the individual development projects, public and private, that have been approved during the report period." General information about development projects is included below; a more detailed discussion is reported annually by the Planning Department as part of the Housing Inventory¹² and quarterly as part of the Pipeline Report¹³.

⁸ <http://www.sfplanning.org/index.aspx?page=1666>

⁹ <http://www.sf-planning.org/index.aspx?page=1692>

¹⁰ <http://www.sf-planning.org/index.aspx?page=1895>

¹¹ Legislation enabling each impact fee dictates expenditure by infrastructure category, see various sections of Article four in the Planning Code. The IPIC recommended capital plans meet these expenditure requirements on a five year basis.

¹² http://www.sf-planning.org/index.aspx?page=1663#housing_inventory

¹³ <http://www.sf-planning.org/index.aspx?page=1691>

Rincon Hill¹⁴

The Rincon Hill Plan, adopted in 2005, enabled roughly 2,300 additional residential units in the Rincon Hill neighborhood, situated between Downtown and the Bay Bridge. Since plan adoption roughly 400 units have been built and the remaining 1,900 units are entitled by the Planning Department. The Rincon Hill Infrastructure impact fees are projected to fund the majority of the Area Plan's proposed infrastructure.

Over the next five years, a number of development projects are projected to generate roughly \$6 million dollars for infrastructure improvements. Many project sponsors in the area are likely to elect to pursue in-kind agreements. Also, Many project sponsors may choose to participate in the Rincon Hill Mello-Roos District¹⁵ rather than pay their impact fees directly.

Projected Impact Fee Revenue Over the Next Five Years	
Total Impact Fees and In-Kind Agreements	\$ 5,438,058

Three blocks of streetscape improvements¹⁶ identified by the plan have been completed through in-kind agreements with development projects. A number of the streetscape improvements¹⁷ proposed by the Rincon Hill plan have a clear relationship to specific entitled development projects and therefore could be implemented through in-kind agreements with project sponsors, subject to approval by the Planning Commission.

There are two ongoing open space projects in the Rincon Hill plan area:

Guy Place Park. Development impact fee revenue enabled the City to acquire land for and complete a conceptual design of Guy Place Park, located on Guy Place adjacent to First Street. This site was identified as a potential park site in the Rincon Hill Area Plan. The IPIC identified the construction of this Guy Place Park, with a projected cost of \$3 Million, as a priority project for Rincon Hill impact fee revenue. As revenue becomes available, it will be used to develop the park.

Rincon Hill Park. The 333 Harrison Street development coordinated with the City to create a public park on one third of their lot, as called for in the Rincon Hill Area Plan. In the early winter 2011 the Planning Commission approved a \$1.5 Million in-kind agreement for the partial construction of the Rincon Hill Park, pending more detailed coordination on the design, purchase, and maintenance agreements with the City. The Board of Supervisors also approved

¹⁴ <http://www.sf-planning.org/index.aspx?page=1665>

¹⁵ Any county, city, special district, school district or joint powers authority may establish a Mello-Roos Community Facilities District (a "CFD") which allows for financing of public improvements and services. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. By law, the CFD is also entitled to recover expenses needed to form the CFD and administer the annual special taxes and bonded debt.

¹⁶ Spear Street (Folsom to Harrison), First Street (Harrison to end), and Harrison Street (south side, First to Fremont)

¹⁷ Lansing Street, Main and Beale (Folsom to Harrison), Fremont Street (east side, Folsom to Harrison), Fremont Street (west side, Folsom to Harrison)

an Infrastructure Finance District¹⁸ for Rincon Hill which could fund the balance of the park acquisition and construction costs. The City will continue to work with the project sponsor towards the development and implementation of this park.

Market and Octavia¹⁹

The Market and Octavia Plan was adopted in the spring of 2008, enabling roughly 6,000 additional housing units. Additionally, a number of development projects have been entitled by the Planning Department since plan adoption. The Planning Department projects nearly \$12 Million in impact fee revenue in the Plan Area over the next five years.

Projected Impact Fee Revenue Over the Next Five Years		
Legislated Fee Expenditure by Category		
Open Space	9%	\$1,249,000
Recreational	12%	\$1,681,000
Greening	36%	\$5,091,000
Transportation	30%	\$4,235,000
Childcare	7%	\$1,065,000
Library	1%	\$115,000
Administration/Monitoring	6%	\$820,000
Total		\$14,256,000

Recently completed infrastructure projects

A number of infrastructure projects have been completed in preparation for the areas 6,000 new residents, including the signature Octavia Boulevard project. In the fall of 2011 the first impact fee funded project was constructed.

- The *Hayes and Fell Streets two way project*, converted portions of each street between Van Ness and Gough to a two-way operation, as called for in the Market and Octavia plan and the Transit Effectiveness Project (TEP). This SFMTA and Planning project was fully implemented in Fall 2011, funded in part by Market and Octavia Impact Fees.
- *Octavia Boulevard and Patricia's Green*, in Hayes Valley.
- Some bicycle projects have been completed since the plan adoption, pursuant to the implementation of the San Francisco Bicycle Plan, adopted 2009, including:
 - A bicycle lane on Otis Street between Van Ness and Gough Streets.
 - Sharrows on parts of 'the wiggle' bicycle route, including Duboce Street.

¹⁸ Infrastructure Finance Districts allow municipalities to dedicate a portion of local property tax revenue generated by new development to specified infrastructure projects. The San Francisco Board of Supervisors have adopted a policy for establishing IFDs which declares that They should be limited to Priority Development Areas (PDAs), to fund infrastructure that remedies deficits based on a citywide standard.

¹⁹ <http://www.sf-planning.org/index.aspx?page=1713>

- Bicycle improvements to Market Street, including green boxes, green lanes, and reconfiguration of bicycle and vehicle patterns between Van Ness and 8th Streets.
- Enhancement of bicyclist protection on Market at Octavia Street.
- Bicycle lanes on 17th Street.

Ongoing Infrastructure Projects

Additionally, progress has been made on the planning and development of a number of transportation projects and open space projects, described below. Many of these projects will utilize impact fee revenue. However, the majority of funding for ongoing infrastructure projects rely heavily on other public funding sources.

Streetscape and Transportation

- DPW, in coordination with SFCTA, has completed detailed design for a number of infrastructure *projects ancillary to the Octavia Boulevard*. The projects were selected by the Central Freeway Community Advisory Committee, including the McCoppin Square new open space, traffic calming on key streets, and a new skate park below the freeway. *Sale of one freeway parcel has enabled the City to move forward with key projects including:*
 - Improvements to Stevenson, McCoppin Street, and parts of Valencia Street and alley improvements to Pearl, Elgin, Stevenson and parts of Jesse Street - Construction expected Winter 2012 to Spring 2012
 - Construction of a skatepark underneath the raised Central Freeway structure – Construction expected Spring 2012 to Fall 2012
 - New park at the end of McCoppin Street, near Octavia - Construction expected winter 2012 to Spring 2013
- The MTA led a comprehensive transit and pedestrian project at the intersection of *Church and Duboce Streets*, consistent with the Market and Octavia Plan. The project includes re-railing, repaving, streetlight upgrades, pedestrian bulb outs at corners, expanded boarding islands and some greening. Construction began in Summer 2011; the project is scheduled for completion in Spring of 2013. *This project does not rely on impact fees.*
- *The Haight and Market Streets transit and pedestrian project* was identified by the Market and Octavia Plan and the Transit Effectiveness Project (TEP), as a key transit improvement. The project will return the Haight Street buses to Haight Street between Octavia and Market Streets, add pedestrian signals and pedestrian bulb-outs, and enhance the crosswalks at the Market and Haight intersection. The project is currently undergoing environmental review and advanced engineering. Construction is anticipated to start in 2014. *This project is funded mostly through an MTA and Planning secured a TLC grant, Prop K funds, and impact fee funds.*
- The SFCTA is leading the Van Ness Bus Rapid Transit (BRT) Project. The project includes a package of treatments that provide rapid, reliable transit, including dedicated bus lanes,

transit signal priority, proof of payment, high-quality stations, and related pedestrian amenities. The project's Draft Environmental Impact Statement/Environmental Impact Report is currently in public circulation, with public comments being taken through December 19. *The SFCTA has secured some funding and is working with SFMTA toward project completion as early as 2016. Impact fee funds are forecasted to complete streetscape and pedestrian amenities along the Franklin and Gough Streets corridor, and greening at the Mission and Van Ness intersection.*

- The SFCTA is conducting the *Central Freeway and Octavia Circulation Study*, which is examining local and regional transportation issues and needs in the Market and Octavia neighborhood since the completion of the Octavia Boulevard project. The Study will develop a limited set of near-term priority projects, including pedestrian and traffic operations improvements, as well as recommend a strategic framework for addressing circulation needs in the area, centered on managing travel demand, shifting trips to transit and non-motorized modes, and improving safety and livability.
- The Planning Department developed *conceptual designs for pedestrian improvements at a number of Market Street intersections*, as part of the Upper Market Community Plan.²⁰ These designs advance the implementation of proposed pedestrian improvements in the Plan Area. Implementation of some of these projects could be implemented in concert with pending development projects. *A small amount of impact fee funding is budgeted for scoping proposed improvements to these intersections in FY2012/13. A larger pool of impact fee revenue is budgeted for FY2013/14 for implementing improvements to a number of the intersections identified in the Upper Market Plan, including Market and Dolores; Market, Noe, and 16th; and Buchanan and Market, pending the outcomes of the pedestrian scoping work.*
- The *San Francisco Bicycle Plan* identifies a number of bicycle improvements for the plan area, consistent with the Market and Octavia Plan. MTA's recent update of the plan included detailed design for major bicycle improvements along identified bike routes. Other upcoming projects include: Polk Street contra flow lane and additional Market Street improvements. *The majority of these improvements are funded through public funds secured by SFMTA, including a grant to complete the Polk Street contraflow lane. The IPIC recommends budgeting impact fees in FY2012/13 to contribute to the local match required to secure the Polk Street grant.*

Open Space

- A *renovation of Hayward Park* is proposed in coordination with the next Park and Open Space Bond. An evaluation of the existing conditions indicates that capital investments on the order of \$11 to 15 Million are necessary to improve Hayward Park. The exact scope of improvements is unknown. *The IPIC recommends budgeting impact fee funds in FY2013/14 to develop a clear scope for the renovation of the park, and forecasts matching bond revenue with future impact fee revenue.*

²⁰ <http://www.sf-planning.org/index.aspx?page=1697>

There are 6 existing parks in the plan area, of which Hayward Park has the highest renovation and capital needs. The City recently made major capital improvements to Hayes Valley Playground, Duboce Park, and Koshland Park. Patricia's Green was recently constructed. There are two parks proposed for construction by the Market and Octavia Plan – McCoppin Square is slated for construction in 2012/13; and Brady Park which is planned to be built in coordination with redevelopment of the surrounding lots.

New Infrastructure Projects

Many improvements proposed by the Market and Octavia Plan require further refinement and community stewardship. The projects discussed below are proposed to help implement the Market and Octavia Plan, through new project ideas generated through the work of the IPIC and the CAC. All three projects discussed below are ongoing programs that encourage community stewardship.

The *Market and Octavia Community Opportunities Program* will be modeled after the Recreation and parks Department's existing Community Opportunities program, encouraging community members to propose improvements to parks in their area. This program was proposed by the MO CAC. *The IPIC proposes budgeting impact fees for this program in FY2013/14, and forecast additional impact fee funds in future years.*

The *Market and Octavia Street Tree Planting Program* will fund community maintained street trees in the plan area, similar to the existing programs managed by Friends of the Urban Forest (FUF). *The IPIC proposes budgeting impact fees for this program in FY2013/14, and forecast additional impact fee funds in future years.*

The *Market and Octavia Living Alleyway Program* will fund a matching program for living alleyways in the plan area. Unlike the other proposed community matching programs, a program does not currently exist for living alleyways. There are some examples of public private partnerships for the completion of living alleys, including some alleys in Noe Valley and SoMa. Planning and the various implementing agencies must develop this program, especially addressing issues around capital and maintenance responsibilities and acceptable standards of design. *The IPIC forecasts impact fee funds for this program in future years.*

Balboa Park²¹

The Balboa Park Station Area Plan was adopted in the spring of 2009. The plan calls for a number of major transportation and public realm infrastructure improvements and 1,780 new housing units. The Planning Department projects approximately \$4.7 Million in impact fee revenue in the Plan Area over the next five years.

Balboa Park: Projected Impact Fee Revenue			
Streets	38%	\$	1,777,000
Transit	13%	\$	608,000
Parks, Plaza's, Open Space	30%	\$	1,403,000
Community Facilities and Services other	19%	\$	889,000
Total		\$	4,677,000

The Balboa Park Station Area differs from other plan areas for several reasons. First, a significant majority of expected new development is proposed on publicly owned land which gives priority to the development of affordable housing. For that reason, and that the plan area contains generally few privately-owned developable sites, the IPIC does not project a significant amount of impact fee revenue to accrue to the plan area in the next five years.

As well, the Balboa Park Station Area Plan is subject to continued planning efforts to identify and refine transportation recommendations. Building on the Balboa Park Station Area Plan, the SFMTA completed two planning studies of the Balboa Park Station Area, the Balboa Park Pedestrian and Bicycle Connection Project (2009), and the Balboa Park Station Capacity Study (2011), which identified specific recommendations for transportation improvements in and around the Balboa Park Station. The San Francisco County Transportation Authority (SFCTA) has received a grant from the California Department of Transportation to further refine and make new transportation recommendations. This study is currently underway.

Due to these on-going planning efforts, the IPIC recommends reserving most impact fee funds for the transportation category to remain unallocated until the completion of the current transportation study. One exception, described below, is to use the limited near-term funds available to go toward matching funds for priority short-term improvements identified in the SFMTA's Balboa Park Pedestrian and Bicycle Connection Project.

Other active projects are summarized below.

- The *Phelan Loop project* is one of the key catalyst projects identified in the recently-adopted Balboa Park Plan. Located near the intersection of Ocean, Geneva, and Phelan Avenues, adjacent to the Ocean Avenue campus of City College, the project will reconfigure the current Muni bus loop to improve the existing transit facility, while also creating a new space for a public plaza and a mixed-use affordable housing building, and improve pedestrian connections. The plaza will be a central open space linking Ocean

²¹ <http://www.sf-planning.org/index.aspx?page=1748>

Avenue with the transit facility and City College campus, and will also be designed to host community events, such as farmers' markets. The project involves the collaboration of multiple public agencies including MTA, San Francisco Public Utilities Commission (PUC), Mayor's Office of Housing, Planning Department, Fire Department, and City College. The bus loop expects to be constructed by September 2013. The housing and plaza projects expect to be constructed by July 2014. The project is fully funded and costs \$12.1 million. A livable cities (TLC) grant funds \$1.2 million, which mostly funds the public plaza next to the loop. The bulk of the funding for the loop itself comes from a \$6.8 million bus livability grant from the Federal Transit Administration, and a \$4.1 million match from the sale of part of the loop for the adjacent affordable housing project.

- In April 2011 BART's *Westside Walkway* and midblock station entrance was completed, significantly improving the connection to Ocean Avenue for BART passengers.
- The Office of Economic and Workforce Development, in coordination with Planning, DPW, the PUC and the Library completed the concept design of a new *public open space* adjacent to the new Library. PUC earmarked \$100K for the initial design work. The concept design work was completed with public input in summer 2011. \$50K of the PUC funds remains. Additional funding is necessary to create a detailed design for the space and for capital expenses, which is estimated to cost \$1.2 million.
- *Lee Avenue Extension and the Brighton Avenue Public Access Easement* will be completed as part of an In-Kind agreement. The construction of the Lee Avenue extension, located on the northern side of Ocean Avenue to the City College property, and the dedication of the Brighton Avenue extension for public access, located on the northern side of Brighton Avenue to City College property, is expected to be constructed in coordination with the proposed development located at 1150 Ocean Avenue. Construction commenced in June 2011, and is expected to be completed by April 2012. The total cost of the public improvements is \$1,380,911.
- Short-term pedestrian improvements from the SFMTA Balboa Park Pedestrian and Bicycle Connection Project that would be funded by regional, federal or state sources, such as Transportation for Livable Communities (TLC) or Safe Routes to Transit grants, with 20% matching funds from projected impact fees include improvements to the J/K walkway, and sidewalk improvements on both sides of Geneva Avenue.

Eastern Neighborhoods: Central Waterfront, East SOMA, Showplace Square/Potrero, & Mission²²

The Eastern Neighborhoods Area Plans, adopted in early 2009, enable an additional 10,000 units of housing and 10,000 new jobs. No development projects have been completed since plan adoption, however a number have been entitled by the Planning Department. Roughly 60 development projects are in the approval pipeline that are subject to EN Impact fees. The

²² <http://www.sf-planning.org/index.aspx?page=1673>

Planning Department projects approximately \$43.7 Million in impact fee revenue in the Plan Area over the next five years.

Projected Impact Fee Revenue Over the Next Five Years	
Legislated Fee Expenditure by Category	
Open Space	\$21,430,000
Transportation and Streetscape	\$19,630,000
Childcare	\$1,130,000
Library	\$440,000
Program Administration	\$1,080,000
Total	\$43,710,000

The Planning Code divides EN Infrastructure funds into four expenditure categories. The Administrative Code further requires that 80-percent of spending within the Open Space and Transportation and Streetscape categories be spent in identified “Priority Projects” outlined in a Memorandum of Understanding between the Planning Department, MTA, SFCTA, DPW, MOH, and other agencies. These priority projects include the following:

- Townsend Street pedestrian improvements,
- Victoria Manalo Drive Park Pedestrian Improvements,
- Folsom Street Streetscape Improvements,
- 16th Street Streetscape Improvements,
- 16th Street Transit Improvements,
- 17th Street / Folsom Street Park,
- Showplace Square Open Space Plan and open space.

EN Citizen Advisory Committee

The *Eastern Neighborhoods Citizens Advisory Committee (CAC)*²³ started meeting on a monthly basis in October 2009. The CAC is comprised of 19 members of the public appointed by the Board of Supervisors or the Mayor. Initial meetings have focused on overviews of the Eastern Neighborhoods Implementation Program and priority projects. Participation in the community improvements plan implementation is central to the CAC’s role. This past year, the CAC created a set of prioritization criteria to help analyze how to best use EN funds. The CAC also recommended approval of two In-Kind Agreements: SOMA alley improvements in association with the development project at 900 Folsom Street, and the new park at Daggett triangle (mentioned above). In December 2011 the Eastern Neighborhoods CAC voted to support the IPIC’s Capital Plan.

²³ EN CAC website: encac.sfplanning.org

Transportation and Streetscape

In implementing the Eastern Neighborhoods transportation component, The *Eastern Neighborhoods Transportation Implementation Planning Study* (EN TRIPS) will be completed late December 2011 / early 2012. EN TRIPS seeks to implement the transportation vision established in the Eastern Neighborhoods Area Plans. The project addresses the impacts of growth and change in the Eastern Neighborhoods by prioritizing transportation needs (walking, bicycling, public transit and vehicle circulation) and identifying key infrastructure projects. The final EN TRIPS Report (Winter 2011/12) includes a series of detailed designs, funding and implementation strategies focused on the following corridors: 16th Street, Folsom Street, Howard Street, 7th Street and 8th Street.

Use of fee revenue within the EN Transportation category are proposed to be used for Folsom Street Streetscape Improvements, 16th Street Streetscape Improvements and the Muni Bus Line 22 transportation improvements.

Roughly 20-percent of the transportation EN funds are unprogrammed to enable flexibility for coordination with future opportunities which could fulfill EN Plan transportation goals but have not yet been identified, such as in-kind pedestrian improvements or other pedestrian amenities.

Open Space and Recreation Facilities

The Eastern Neighborhoods Implementation Document, including the open space nexus study, calls for the creation of a new park and the rehabilitation of an existing park in each of the four EN Area Plan areas. To further this mandate, staff has recently completed two planning processes:

- The Planning Department led the *Showplace Square Open Space Planning Process*.²⁴ Per the Eastern Neighborhoods Plan, this is a priority implementation project. The planning process built on the goals and policies of the Streets & Open Space chapter of the Showplace Square/Potrero Hill Area Plan. The process assessed the open space needs of the Showplace community, identified potential opportunity sites for open space, and developed conceptual designs for key opportunity sites.
- The Planning Department also led an effort to identify a site and design improvements for a new park in the Mission. In working with the Department of Recreation and Parks, a new site at 17th Street and Folsom Street has been identified and conceptual designs developed. This park is fully funded through a State grant and impact fee funds.

For the open space category, projected revenue is budgeted for the new park at 17th and Folsom, as well as for a new park in the Daggett right-of-way, located in the Showplace Square area. The later improvement is planned to be realized through an in-kind agreement in association with a recently approved project at Daggett and 16th Street (aka Daggett Triangle). After obligations to

²⁴ showplace.sfplanning.org

pay for the 17th Street and Folsom Street site have been met, some initial funds are proposed for a planning effort to improve an existing open space within the South of Market neighborhood concentrating on South Park. Use of EN Open Space funds beyond these projects are more generally described as funds for new parks and rehabilitation of existing parks (generally in “forecasted” revenues, 3+ years out). Planning and Recreation and Park staff and the EN CAC members will work in the next year to prioritize future open space projects.

Community Facilities

In implementing the community facilities component of the Eastern Neighborhoods plan, funds are allocated for child care and library materials. The child care component will be realized through the establishment of a new child care center at 2235 Third Street, as part of the Potrero Launch mixed-use development currently under construction. The center is expected to serve roughly 66 children and be ready for operation by the fall of 2012. Funds, equaling approximately 1% of EN collected fees, will be provided to the San Francisco library to buy materials for branch libraries within the four plan areas.

Mission Streetscape Plan

In furthering both transportation and open space Mission Area Plan goals, the Mission Streetscape Plan was adopted Spring 2010. The Plan includes an overall design framework to improve pedestrian safety and comfort, increase the amount of usable public space in the neighborhood, and support environmentally-sustainable storm water management. The project includes 28 specific designs for locations throughout the neighborhood; several of these projects have secured funding (outside of the EN impact fee funds) and are currently undergoing implementation:

- The City was awarded a \$2.3 Million TLC grant for pedestrian amenities and plaza upgrade at the 24th Street Bart Station. Design and engineering are underway.
- The Mission Community Market started in the spring of 2010, and has opened again for the 2011 market season.
Folsom Street (19th to Cesar Chavez) \$1.6 Million dollar TLC grant road diet are partially funded for implementation. Design and engineering are underway.
- Mission and Capp plaza is being built as part of the Cesar Chavez plan.
- The SFMTA has secured funding to build Phase I of the Bryant Street project, including lane reductions, traffic calming, greening and installation of new planted medians between Cesar Chavez and 26th streets. Design and engineering are underway.

Attachment 1. Article 36. Community Improvements Area Plans and Programs**SEC. 36.1. - APPLICABILITY.**

(a) The Planning Department is currently engaged in comprehensive planning of areas of the City being referred to as the proposed Market/Octavia, East SOMA, West SOMA, Inner Mission, Lower Potrero/Showplace Square, and Central Waterfront plan areas. These efforts are expected to lead to new or modified area plans of the City's General Plan ("Area Plans") that address urban design, open space, transportation, housing, and community facilities and present detailed rezoning and policy proposals that cover land use, housing, community facilities, open space, and transportation. The boundaries of these areas are generally as outlined in documents posted from time to time on the Planning Department's web page.

(b) As part of the comprehensive planning leading to preparation and adoption of each Area Plan, the Planning Department, and, in the West SOMA area, the Planning Department with the advice and input of the Western SoMa Citizens Planning Task Force, is analyzing the existing deficiencies and improvement needs of each area and the deficiencies and improvement needs that will be created by or exacerbated by the new development permitted by the proposed Area Plan. In the other areas covered by this legislation, the Planning Department should also consider the advice and input of citizen groups. Based on this analysis, the Planning Department shall prepare for each area a document that identifies the various facilities, infrastructure and other community improvements needed to address the identified conditions and needs (the "Community Improvements Plan") and an implementation program that summarizes the estimated costs of the various facilities and improvements identified in the Community Improvements Plan, proposes specific funding strategies and sources to finance them, identifies the responsible and supporting agencies, and outlines the steps, including as may be needed more detailed planning, program design, and environmental evaluation, required to refine the proposals and implement them (the "Implementation Program."). In the West SOMA area the City is preparing the Community Improvements Plan and Implementation Program with the advice and in put of the Western SoMa Citizens Planning Task Force. In the other areas covered by this legislation, the Planning Department should also consider the advice and input of citizen groups. The funding sources proposed in the Implementation Program may include, but are not limited to, use of federal, State, and local public resources, community facility, community benefit or other forms of assessment districts, and area-specific development impact fees, as may be detailed in the final adopted respective area plans.

SEC. 36.2. - INTENT.

This Article 36 is intended to provide mechanisms that will enhance the participation in the preparation and implementation of the Community Improvements Plans and Implementation Programs by the various City departments, offices; and agencies that will be responsible for their implementation and provide a means by which the various parties interested in realization of the Community Improvements Plans and Implementation Programs can remain informed about and provide input to and support for their implementation.

SEC. 36.3. - INTERAGENCY PLANNING AND IMPLEMENTATION COMMITTEES.

For each area subject to the provisions of this Article, there shall be an Interagency Planning and Implementation Committee that shall be comprised of representatives of the departments, offices, and agencies whose responsibilities include provision of one or more of the community improvements that are likely to be needed or desired in a Plan Area. In addition to the Planning Department, these departments, offices, and agencies shall, if relevant, include, but are not limited to, the County Transportation Authority, Municipal Transportation Agency, Department of Public Works, Library Commission, Redevelopment Agency, Mayor's Office of Economic and Workforce Development, Mayor's Office of Community Development, Public Utilities Commission, Department of Recreation and Parks, Department of the Environment, and the Office of City Greening. The Interagency Planning and Implementation Committees shall be chaired by the Planning Director or his or her designee. It shall be the responsibility of each such department, office, or agency to participate, using its own administrative funds, in the preparation of that portion of a Community Improvements Plan falling within its area of responsibility and, after Area Plan adoption, to participate in the detailed design of the community improvement or improvements and to seek the funding for its implementation as provided in the Implementation Program, as amended from time to time.

SEC. 36.4. - ANNUAL PROGRESS REPORTS.

Preparation. After the final adoption of an Area Plan, including the Community Improvements Plan and Implementation Program, for a portion of the City subject to the provisions of this Article, the Planning Department shall prepare for each Area Plan a brief Annual Progress Report indicating the status of implementation of the Area Plan and its various components. It shall contain information regarding the progress made to date in implementing the Area Plan and its various components, including a summary of the individual development projects, public and private, that have been approved during the report period, and shall also describe the steps taken regarding implementation of the various community improvements in accordance with the Plan's projected phasing and update and, if necessary, modify and amend, the contents and/or phasing of the Community Improvements Plan and Implementation Program. It shall also include proposed departmental work programs and budgets for the coming fiscal year that describe the steps to be taken by each responsible department, office, or agency to implement the Community Improvements Plan. It shall be the responsibility of each department, office and agency to provide to the Planning Department the following: (i) information regarding its progress in implementing the community improvement(s) for which it is responsible; (ii) any changes in the time-phased schedule for implementing the improvement(s); and (iii) information regarding its relevant proposed work program and efforts to secure the funding sources for implementing the improvement(s) in the coming year. The Planning Department shall summarize this information together with information regarding its own progress and relevant proposed work program and budget into the Annual Progress Report.

(b) Annual Hearing at Planning Commission. Prior to the annual submission of the Planning Department budget requests to the Mayor's Budget Office, the Planning Commission shall hold a public hearing on each Area Plan's Annual Progress Report. Notice of the hearing shall be

provided at least 30 days prior to the meeting as follows: mailed notice to all organizations and individuals who have specifically requested mailed notice and published notice at least once in an official newspaper of general circulation. The Report shall be posted on the Department's web page for at least 30 days before the hearing. This hearing may be held as part of the Planning Commission's hearing on the Departmental budget request.

(c) Submission to Relevant Committee of the Board of Supervisors. The Annual Progress Report shall also be submitted to the committee of the Board of Supervisors responsible for land use matters, which Committee may schedule a public hearing. Further, the Board urges the Planning Department Director and/or his or her designee who chairs the Interagency Planning and Implementation Committee for each Area Plan to be available to provide a briefing and answer questions about the Report at the appropriate Board of Supervisors committee hearing.

(d) Termination. This Annual Progress Report requirement may be terminated by the Planning Commission upon its determination after a public hearing, noticed at least 30 days prior to the meeting, that full implementation of the Community Improvements Plan and Implementation Program has been substantially achieved and that continuation of the Annual Progress Report requirement would serve no useful purpose.

Attachment 2. IPIC developed *draft* project evaluation criteria:

1. Coordination with
 - a. Other public infrastructure improvements
 - b. Public agency work programs
 - c. New private development projects
2. Ability to operate and maintain asset
3. Ability to leverage funds
 - a. From state or regional resource
 - b. Match funding from local sources or agency budgets
 - c. New programming that could generate new revenue
4. Achieve key plan objective: transit oriented neighborhood
 - a. Mix of project type, scales, timelines
 - b. Supports new growth and development
5. Community Priority – CAC input

Attachment 3. IPIC Recommendations for Impact Fee Expenditure by Plan Area

Rincon Hill Impact Fee Expenditure Recommendation

	Prior Years	Budgeted		Forecasted			Total FY2013 - FY2017
		FY2013	FY2014	FY2015	FY2016	FY2017	
Open Space and Recreational Facilities							
Guy Place Park - Design and Construct			500,000		1,100,000	500,000	2,100,000
Guy Place Park - Acquisition	1,811,000						
Guy Place Park - Conceptual Design	96,000						
Rincon Hill Park 333 Harrison Park Construction (in-kind)			1,568,176				1,568,176
Total	1,907,000	0	2,068,176	0	1,100,000	500,000	3,668,176
Transportation							
Guy and Lansing Street Improvements - potential in-kind improvement (45 Lansing)			in-kind				0
Ped Mid-block ped path between Folsom and Harrison near Fremont							0
Ped improvements at Harrison					238,000		238,000
In-Kind Improvement: Streetscape improvements First and Harrison Streets	1,803,448						0
Total	1,803,448	0	0	0	238,000	0	238,000
Library							
Library Materials				30,000	10,000	260,000	300,000
Program Administration							
Program Administration	29,000	10,000	10,000	10,000	10,000	10,000	50,000
Total Impact Fees							
Projected Impact Fee Revenue	3,710,448	1,458,496	430,475	0	1,310,177	2,238,910	7,308,746
Projected Impact Fee Expenditures	3,739,448	10,000	2,078,176	40,000	1,358,000	770,000	4,256,176
<i>Cumulative unprogrammed</i>							
Annual Surplus/(Deficit)	(29,000)	1,448,496	(1,647,701)	(40,000)	(47,823)	1,468,910	3,052,570
Cumulative Surplus/(Deficit)	(29,000)	1,419,496	(228,205)	(268,205)	(316,028)	1,152,882	

Market and Octavia Impact Fee Expenditure Recommendation

	Prior Years	Budgeted		Forecasted			Total FY2013 - FY2017
		FY2013	FY2014	FY2015	FY2016	FY2017	
Open Space and Recreational Facilities							
Improvements to Existing Parks - Community Opportunities Program (MO Specific)			50,000	50,000	120,000	50,000	270,000
Hayward Playground			50,000		1,664,000		1,714,000
<i>Unprogrammed</i>							945,432
Total			100,000	50,000	1,784,000	50,000	2,929,432
Greening							
Street Tree Plantings for Key Streets (ongoing in coordination with City projects)			50,000	50,000	50,000	50,000	200,000
Hayes green rotating art project			20,000	20,000	20,000	25,000	85,000
Market Street Project (10th to Octavia)			170,000	630,000			800,000
Living Alleyway Program				100,000	550,000	250,000	900,000
Greening at Van Ness and Mission Street					429,000		429,000
<i>Unprogrammed</i>							2,676,511
Total			240,000	800,000	1,049,000	325,000	5,090,511
Transportation							
Haight Two Way - Dedicated Transit Lanes and Pedestrian Improvements			120,000	210,000			330,000
Hayes Two Way	52,000						
Pedestrian Intersection Improvements							
Polk Street northbound contra flow bicycle lane between Market Street and McAllister Street				50,000			50,000
Pre-development for intersection improvements Initial capital for Upper Market Intersections: 16th/Noe/Market; Market and Dolores Crosswalk; Market/Church/14th; and Market/Duboce/Buchanan.			50,000				50,000
Fell/Franklin - review/mitigate opening east crosswalk Market/Duboce/Buchanan			460,000		200,000		200,000
Market Street Pedestrian amenities (10th to Octavia)					230,000		230,000
various Intersections Van Ness and Franklin (To be coordinated with the Van Ness BRT)					200,000		200,000
<i>Unprogrammed</i>						500,000	500,000
Total	52,000	170,000	720,000	400,000	230,000	500,000	4,235,203
Childcare							
Childcare Center					1,064,859		1,064,859
Library							
Library Materials					115,467		115,467
Program Administration							
Program Administration	29,000	50,000	50,000	50,000	50,000	50,000	250,000
Time Series Monitoring Report					50,000	25,000	75,000
Parking Management Study					100,000		100,000
Other Programming					162,000	211,500	373,500
Total	29,000	50,000	50,000	50,000	362,000	286,500	798,500
Total Impact Fees							
Projected Impact Fee Revenue	130,972	173,144	1,108,501	1,329,195	6,668,572	4,975,730	14,255,141
Projected Impact Fee Expenditures	81,000	220,000	1,110,000	1,300,000	4,605,326	1,161,500	8,396,826
<i>Cumulative programmed</i>							6,318,316
Annual Surplus/(Deficit)	49,972	(46,856)	(1,499)	29,195	2,063,246	3,814,230	5,858,316
Cumulative Surplus/(Deficit)	49,972	3,116	1,617	30,811	2,094,058	5,908,288	5,908,288

Balboa Park Impact Fee Expenditure Recommendation

	Prior Years	Budgeted		Forecasted			Total FY2013 - FY2017
		FY2013	FY2014	FY2015	FY2016	FY2017	
Open Space and Recreational Facilities							
Recreation Facilities			50,000	250,000			300,000
Total			50,000	250,000			300,000
Greening							
Ocean Avenue Art Installation	42,000						0
Redesign San Jose Avenue						500,000	500,000
Tree Plannting						221,100	221,100
Streetscape Amenities					400,000		400,000
Total	42,000				400,000	721,100	1,121,100
Transportation							
Neighborhood Streetscape Improvements: Traffic Calming Study						175,000	175,000
Phelan Loop Plaza							0
Phelan Loop Reconfiguration							0
Redesign Geneva Avenue (20% local match)							0
Muni Light Rail J/K Walkway improvements					740,000		740,000
Westbound sidewalk improvements			70,000				70,000
Eastbound sidewalk improvements				150,000			150,000
Redesign Ocean Avenue							0
Holloway Bike Boulevard							0
Parking Supply Survey & Program Recommendation						300,000	300,000
Signal Priority for transit							0
Transit Stop Upgrades						729,474	729,474
Total			70,000	150,000	740,000	1,204,474	2,164,474
Childcare							
Childcare Center					570,815	140,137	710,952
Library							
Library Materials					142,704	35,034	177,738
Program Administration							
Program Administration	29,000	10,526	10,526	10,526	10,526	10,526	52,632
Total Impact Fees							
Projected Impact Fee Revenue	0	176,961	176,165	902,679	2,499,556	921,956	50,000
Projected Impact Fee Expenditures	71,000	10,526	130,526	410,526	1,864,045	2,111,271	4,526,895
<i>Cumulative unprogrammed</i>							
Annual Surplus/(Deficit)	(71,000)	166,435		492,153	635,511	(1,189,315)	(4,476,895)
Cumulative Surplus/(Deficit)	(71,000)	95,435	95,435	587,587	1,223,098	33,784	

Eastern Neighborhoods Impact Fee Expenditure Recommendation

	Prior Years	Budgeted		Forecasted			Total	FY13 - FY17
		FY2013	FY2014	FY2015	FY2016	FY2017		
Recreational and Open Space								
17th and Folsom Park		1,000,000	1,420,000					2,420,000
Daggett Park (presumed In-Kind)				1,880,000				1,880,000
Soma			100,000					100,000
Unprogrammed Improvements to Existing Parks				2,881,610	2,000,000	2,245,722		7,127,332
Unprogrammed New Park - Soma or Central Waterfront				5,000,000	3,500,000	1,400,000		9,900,000
Total Open Space and Recreational		1,000,000	1,520,000	9,761,610	5,500,000	3,645,722		21,427,332
Transportation and Streetscape - DPW and SFMTA								
Folsom St. Streetscape Improvements		20,000	3,960,000		11,330,000			15,310,000
16th St. Streetscaping \ Transit Improvements (extend 22)		20,000				3,442,000		3,462,000
In-Kind Alley improvements		250,000						250,000
Unprogrammed		600,765						600,765
Total Transportation and Streetscape		890,765	3,960,000		11,330,000	3,442,000		19,622,765
Childcare - Department of Children, Youth, and their Families								
Childcare - Martin In-Kind Agreement	1,915,560							0
Unprogrammed						1,126,000		1,126,000
Total Childcare	1,915,560					1,126,000		1,126,000
Library Materials - Library Commission								
Library Materials			107,408			329,710		437,118
Program Administration - Planning Department								
Program Administration	30,000	162,573	184,923	490,864	638,259	272,400		1,749,019
Five year monitoring report		75,000						75,000
CAC Staff		20,000	20,000	20,000	20,000	20,000		
Total Program Administration	30,000	257,573	204,923	510,864	658,259	292,400		1,924,019
Summary								
Projected EN Impact Fee Revenue	2,757,310	4,064,325	4,623,073	12,271,612	15,956,476	6,810,000		43,725,485
Expenditure Total (see below)	1,945,560	2,148,338	5,792,331	10,272,474	17,488,259	8,835,832		44,537,234
<i>Unprogrammed</i>	0	600,765	0	7,881,610	5,500,000	4,771,722		18,754,097
Annual Surplus / (Deficit)	811,750	1,915,987	(1,169,258)	1,999,137	(1,531,784)	(2,025,832)		0
Cumulative Surplus / (Deficit)	0	2,727,736	1,558,478	3,557,615	2,025,832	(0)		0

Attachment 4. Eastern Neighborhoods and Market and Octavia CAC resolutions on IPIC recommendations for Impact Fee Expenditure

Eastern Neighborhoods Community Advisory Committee Resolution

Motion: Support the budgeted and forecasted expenditures of Eastern Neighborhood Impact Funds as identified in the document, "Eastern Neighborhoods Revenue and Expenditure Projections dated November 17, 2011, that will be used in the 2011 IPIC Report.

MOTION: Boss

SECOND: Gillett

AYES: Block, Boss, Doumani, Gillett, Goldstein, Huie, Lopez, Marti
Ongoco Scully, Shen, Sofis

NOES: None

ABSENT: Grande, Murphy, Karnilowitz

NON-VOTING: Levy, Reis

MOTION: 2011-10-6

Market/Octavia Community Advisory Committee
Community Improvements Program Recommendations for FY13 and FY14

BE IT RESOLVED that the Market and Octavia Community Advisory Committee, after reviewing the IPIC recommendations presented at its December meeting, makes the following recommendations to the Planning Commission and Board of Supervisors for use of Market/Octavia Fund revenues in FY13 and FY14 for community improvements projects in the Plan Area.

	FY2013	FY2014
Open Space Open Space Community Opportunities Program		50,000
Greening Street Tree Plantings for key streets (ongoing in coordination with City projects) Hayes Green rotating art project Market Street (10th to Octavia)		50,000 20,000 170,000
Transportation Haight Street two-way dedicated transit lanes and pedestrian improvements Predevelopment for Market Street intersection improvements, including Dolores/Market Market/16th/Noe pedestrian improvements Market/14th/Church pedestrian improvements Market/Duboce/Buchanan pedestrian improvements	120,000 50,000	210,000 250,000 130,000 250,009
Program Administration	50,000	50,000
Total	220,000	1,111,200

BE IT FURTHER RESOLVED that the Market and Octavia Community Advisory Committee did not consider the IPIC recommendations for fiscal years beyond FY13 and FY14. The CAC will provide updated recommendations to the Planning Commission and Board of Supervisors in December 2012.

Approved by the Market and Octavia Community Advisory Committee on December 14th, 2011

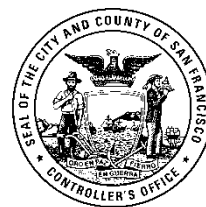
AYE: Wingard, Richards, Levitt, Henderson, Cohen

ABSENT: Gold, Olssen, Starkey

MOTION: 2011-12-14_3

2. FY 2009-10 Development Impact Fee Report

**FY 2010-11
Development Impact
Fee Report**



December 1, 2011



City and County of San Francisco

FY 2010-11 Development Impact Fee Report

December 1, 2011

Introduction

San Francisco Planning Code Article 4, Section 409 requires the Controller to issue an Annual Citywide Development Fee and Development Impact Requirements Report including:

- All development fees collected during the prior fiscal year, 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, except for the Jobs-Housing Linkage Fee and the Inclusionary Affordable Housing Fee (based on the Annual Infrastructure Construction Cost Inflation Estimate published by the Office of the City Administrator's Capital Planning Group); and
- Other information required pursuant to the California Mitigation Fee Act Government Code 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.¹

Table 2 lists the City's twenty-four development impact fees, the department or agency administering each one, the current fee level and other fee details as of November 28, 2011. Table 3 displays cumulative revenues and expenditures and the FY 2010-11 year-end balance for each development fee account.

Sections A through G provide a qualitative description of each fee, including the fee amount and purpose, designated use of funds, cumulative fees collected, and cumulative fees expended. The sections are organized by City Area (e.g. Rincon Hill, etc.). Appendix A-1 provides detailed financial information collected from departments, and Appendix A-2 includes local and state code reporting requirements.

¹ In addition, every fifth fiscal year following the first deposit into the account, and every five years thereafter, the local agency shall make the following findings with respect to unexpended funds: identify the purpose to which the fee is to be put; demonstrate a reasonable relationship between the fee and the purpose for which it is charged; identify all sources and amounts of funding anticipated to complete financing of incomplete improvements; and designate approximate deposit dates of anticipated funding.

The San Francisco Unified District independently reports on the School Impact Fee. The FY 2010-11 report may be found at the link below. For prior year reports, please contact the School District.http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/SFUSD_AnnualFiveYearReport_FY2011.pdf.

Fee Deferral Program

The Fee Deferral Program was created with the approval of Ordinance 276-10 on November 5, 2010. According to Building Code Section 107A.13.3, beginning July 1, 2010, developers have the option to defer payment of any development impact or in-lieu fee collected by the Department of Building Inspection (DBI) before the certificate of first occupancy is issued. To defer the fee, developers must submit a deferral request to DBI and pay a Development Fee Deferral Surcharge. Depending on which fee is deferred, developers must pay 15 or 20 percent of the total amount of development fees owed before the first construction document is issued. The deferral option is set to expire on July 1, 2013. Developers must pay deferred fees before the certificate of first construction is issued.

In FY 2010-11, developers deferred a total of \$14,673,651 of fee payments for the seven development impact fees in the table below. A total of \$1,452,801 in fees was paid, rather than deferred.

Table 1: Fees Deferred under City’s Fee Deferral Program

	Amount of Fee Deferred		Fee Revenue Collected	
	in FY 2010-11		in FY 2010-11	
Facilities and Infrastructure Impact Fee	\$	35,075	\$	61,357
Market and Octavia Affordable Housing Fee	\$	466,879	\$	-
Market and Octavia Community Infrastructure Impact Fee	\$	905,883	\$	113,882
Eastern Neighborhoods Infrastructure Impact Fee	\$	393,381	\$	146,187
Affordable Housing - Job Housing Linkage Fee	\$	5,874,982	\$	15,878
Affordable Housing (Inclusionary) Program	\$	4,980,315	\$	67,448
Transit Impact Development Fee	\$	2,017,134	\$	1,048,049
Total	\$	14,673,651	\$	1,452,801

Table of Contents

Introduction	1
Fee Deferral Program.....	2
Table 1: Fees Deferred under City's Fee Deferral Program.....	2
Table 2: Development Impact Fee Register	5
Table 3. Cumulative Fee Revenues & Expenditures through FY 2010-11	11
A. Rincon Hill	12
A1. Rincon Hill Community Infrastructure Impact Fee	12
A2. South of Market Area (SOMA) Community Stabilization Fee	14
A3. Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts.....	16
B. Visitacion Valley	17
C. Market and Octavia	18
C1. Market and Octavia Affordable Housing Fee and Upper Market Neighborhood Commercial District	18
C2. Market and Octavia Community Infrastructure Impact Fee	19
C3. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	20
C4. Van Ness and Market Neighborhood Infrastructure Program.....	21
D. Eastern Neighborhoods.....	22
D1. Eastern Neighborhoods Area Plan Affordable Housing Requirement	22
D2. Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods	23
D3. Eastern Neighborhoods Infrastructure Impact Fee	24
D4. Alternative Means of Satisfying the Open space Requirement in the Eastern Neighborhoods Mixed Use Districts	26
D5. Payment in Case of Variance or Exception	27
E. City Area: Balboa Park	28
E1. Balboa Park Community Infrastructure Impact Fee	28
F. C-3 Districts (Downtown)	29
F2. Downtown Park Fee.....	29
F2. Downtown C-3 Artwork	30
G. Citywide.....	31
G1. Affordable Housing – Job Housing Linkage Fee	31
G2. Inclusionary Affordable Housing Program	33
G3. Child Care Fee	35

G4. Street Trees, In-Lieu Fee.....	37
G5. Transit Impact Development Fee	38
G6. Water Capacity Charge	40
G7. Wastewater Capacity Charge	41
Appendix A1. Development Impact Fee Revenue & Expenditure Detail	42
A1-1. Rincon Hill Community Infrastructure Impact Fee	43
A1-2. South of Market Area Community Stabilization Fee	45
A1-2. South of Market Area Community Stabilization Fee (cont'd)	46
A1-3. Visitacion Valley Community Facilities and Infrastructure Fee	47
A1-4. Market & Octavia Community Infrastructure Impact Fee	49
A1-5. Eastern Neighborhoods Infrastructure Impact Fee	50
A1-5. Eastern Neighborhoods Infrastructure Impact Fee	50
A1-6. Balboa Park Community Infrastructure Impact Fee	51
A1-7. Downtown Park Fee	52
A1-8. Downtown C-3 Artwork	54
A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program	55
A1-10. Child Care Fee.....	60
A1-11. Street Trees, In-Lieu Fee	62
A1-12. Transit Impact Development Fee.....	63
A1-12. Transit Impact Development Fee (cont'd).....	64
A1-13. Water & Wastewater Capacity Charges	66
Appendix A2. Local and State Reporting Requirements.....	68
San Francisco Planning Code, Article 4, Section 409.....	68

Table 2: Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
Rincon Hill - Residential	Rincon Hill Community Infrastructure Impact Fee	Planning Commission	Planning Department and Treasurer-Tax Collector	Planning Code Section 418	Residential Dwelling Units	Impact fee or in-kind improvement	Net additions of GSF: \$8.86 PSF (1) Replacement/Change of Use (Non-Residential to Residential): \$5.15/PSF Replacement/Change of Use (PDR to Residential): \$7.00/PSF	Net additions of GSF: \$9.15 PSF Replacement/Change of Use (Non-Residential to Residential): \$5.32/PSF Replacement/Change of Use (PDR to Residential): \$7.23/PSF	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	N/A
Rincon Hill - Residential (same Block & Lot as Rincon Hill)	South of Market Area (SOMA) Community Stabilization Fee	Mayor's Office of Housing and Board of Supervisors	Treasurer-Tax Collector	Planning Code Section 418.7	Residential Dwelling Units	Impact fee or in-kind improvement	\$11.28 PSF (1)	\$11.65 PSF (1)	Each net addition of occupiable square feet of residential use	N/A
Rincon Hill: South of Market Area Mixed-Use District	Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts	Recreation and Parks Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 425	Residential Dwelling Units + retail / other commercial	Optional Program	\$0.82 PSF of open space otherwise required to be provided	\$0.85 PSF of open space otherwise required to be provided	In cases where the Zoning Administrator determines that open space cannot be created, developer must provide fee for each square foot of open space that was required to be provided	In cases where the Zoning Administrator determines that open space cannot be created, developer must provide fee for each square foot of open space that was required to be provided
Visitation Valley - Residential	Visitation Valley Community Facilities & Infrastructure Impact Fee	Planning Department and Board of Supervisors	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 420	Residential Dwelling Units	Impact fee or in-kind improvement	Net additions of GSF: \$4.72 PSF Replacement/Change of Use (Non-Residential to Residential): \$3.71/PSF Replacement/Change of Use (PDR to Residential): \$2.39/PSF	Net additions of GSF: \$4.87 PSF Replacement/Change of Use (Non-Residential to Residential): \$3.83/PSF Replacement/Change of Use (PDR to Residential): \$2.47/PSF	All residential development projects that have 20 or more residential units, and; creates at least one new residential unit, or creates additional space in an existing residential unit of more than 800 GSF.	N/A
Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	Market & Octavia Area Plan and Upper Market Neighborhood Commercial District Affordable Housing Fee	Mayor's Office of Housing	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 416	Residential Dwelling Units (Neighborhood Commercial Transit District "NCT")	Fee only	Net additions of GSF: \$3.71 PSF Replacement/Change of Use (Non-Residential to Residential): \$0.21/PSF Replacement/Change of Use (PDR to Residential): \$1.96/PSF	Net additions of GSF: \$3.83 PSF Replacement/Change of Use (Non-Residential to Residential): \$0.21/PSF Replacement/Change of Use (PDR to Residential): \$2.02/PSF	Subject to the Residential Inclusionary Housing Program (Planning Code Section 415)	N/A

(1) Fee level was changed on December 6, 2010 to reflect GSF instead of net square feet. See text for current fee level.

Key

C-3 Downtown GSF Gross Square Feet RH Rincon Hill SOMA South of Market
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District RTO Residential Transit Oriented District UMU Urban Mixed Use District
 FAR Floor Area Ratio NSF Net Square Feet

Table 2 (cont'd). Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	Market & Octavia Area Plan and Upper Market Neighborhood Commercial District Affordable Housing Fee	Mayor's Office of Housing	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 416	Residential Dwelling Units (Van Ness and Market Special Use District)	Fee only	Net additions of GSF: \$7.42 PSF Replacement/Change of Use (Non-Residential to Residential): \$3.91/PSF Replacement/Change of Use (PDR to Residential): \$5.67/PSF	Net additions of GSF: \$7.66 PSF Replacement/Change of Use (Non-Residential to Residential): \$4.04/PSF Replacement/Change of Use (PDR to Residential): \$5.85/PSF	Subject to the Residential Inclusionary Housing Program (Planning Code Section 415)	N/A
Market/Octavia - Residential + Commercial	Market & Octavia Community Infrastructure Impact Fee	Planning Department and Board of Supervisors	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 421	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$9.27 PSF for Residential, \$3.50 PSF for non-residential (1) Replacement/Change of Use: Non-Residential to Residential: \$5.77 PDR to Residential: \$7.52 PDR to Non-Residential: \$1.75	\$9.57 PSF for Residential, \$3.62 PSF for Non-residential (1) Replacement/Change of Use: Non-Residential to Residential: \$5.96 PDR to Residential: \$7.76 PDR to Non-Residential: \$1.81	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
Market/Octavia - Residential + Commercial (C-3-G only)	Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	Mayor's Office of Housing	Planning Department and Treasurer-Tax Collector	Planning Code Section 424.4	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$30.90 PSF for Floor Area Ratio (FAR) above 6:1 to 9:1	\$31.90 PSF for Floor Area Ratio (FAR) above 6:1 to 9:1	Construction that requires FAR above 6:1 up to FAR of 9:1	Construction that requires FAR above 6:1 up to FAR of 9:1
Market/Octavia - Residential + Commercial (C-3-G only)	Van Ness and Market Neighborhood Infrastructure Program	Planning Department and Board of Supervisors	Planning Department and Treasurer-Tax Collector	Planning Code Section 424.5	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$15.45 PSF for Floor Area Ratio above 9:1	\$15.95 PSF for Floor Area Ratio above 9:1	Construction that requires FAR above 9:1	Construction that requires FAR above 9:1
Eastern Neighborhoods - Residential	Eastern Neighborhoods Area Plans Affordable Housing Requirement	Mayor's Office of Housing	Planning Department and Treasurer-Tax Collector	Planning Code Section 417	Residential	Optional Program	\$41.20 per GSF	\$42.54 per GSF	20 units or less than 25,000 square feet	N/A

Key

AICCIE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District PSF Per Square Foot SOMA South of Market

Table 2 (cont'd). Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
Eastern Neighborhoods, Zoned Urban Mixed Use District	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods	Mayor's Office of Housing	Planning Department and Treasurer-Tax Collector	Planning Code Section 419	Residential Dwelling Units	Onsite or offsite BMR units or in-lieu fee, Land Dedication, Middle Income Alternative	Tier A: a minimum of 18 percent of the total units constructed shall be affordable; Tier B: a minimum of 20 percent of the total units constructed shall be affordable; Tier C: a minimum of 22 percent of the total units constructed shall be affordable; Fee varies by Unit Size (studio-\$179,952, 1-bedroom \$248,210, 2-bedroom \$334,478, 3-bedroom \$374,712)	Tier A: a minimum of 18 percent of the total units constructed shall be affordable; Tier B: a minimum of 20 percent of the total units constructed shall be affordable; Tier C: a minimum of 22 percent of the total units constructed shall be affordable; Fee varies by Unit Size (studio-\$179,952, 1-bedroom \$248,210, 2-bedroom \$334,478, 3-bedroom \$374,712)	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Planning Department and Board of Supervisors	Planning Department and Treasurer-Tax Collector	Planning Code Section 423	Tier 1: Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	Residential (PSF)- Tier 1: \$8.24; Tier 2: \$12.36; Tier 3: \$16.48 Non-residential (PSF)-Tier 1: \$6.18; Tier 2: \$10.30; Tier 3: \$14.42 <u>Replacement/Change of Use:</u> PDR to Residential (PSF): Tier 1 \$5.15; Tier 2: \$9.27; Tier 3: \$13.39 PDR to Non-Residential (PSF): Tier 1: \$3.09; Tier 2: \$7.21; Tier 3: \$11.33 Non-Residential to Residential: All Tiers: \$2.06	Residential (PSF)- Tier 1: \$8.51; Tier 2: \$12.76; Tier 3: \$17.02 Non-residential (PSF)-Tier 1: \$6.38; Tier 2: \$10.63; Tier 3: \$14.89 <u>Replacement/Change of Use:</u> PDR to Residential (PSF): Tier 1 \$5.32; Tier 2: \$9.57; Tier 3: \$13.83 PDR to Non-Residential (PSF): Tier 1: \$3.19; Tier 2: \$7.44; Tier 3: \$11.70 Non-Residential to Residential: All Tiers: \$2.13	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
Eastern Neighborhood - Mixed-Use Districts	Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed-Use Districts	Recreation and Parks Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 426	Residential Dwelling Units + retail / other commercial	Optional Program	\$78.28 PSF	\$80.82 PSF	Zoning Administrator discretion	Zoning Administrator discretion
Eastern Neighborhood - Mixed-Use Districts	Payment in Case of Variance or Exception	Recreation and Parks Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 427	Residential Dwelling Units + retail / other commercial	Optional Program	\$336.81 PSF	\$347.76 PSF	Zoning Administrator discretion	Zoning Administrator discretion

Key

AICCE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District PSF Per Square Foot SOMA South of Market

Table 2 (cont'd). Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
Balboa Park - Residential + Commercial	Balboa Park Community Infrastructure Impact Fee	Board of Supervisors and Planning Department	Planning Code Section 422	Residential Dwelling Units	In-lieu fee or in kind improvement	Residential: \$8.24 per GSF; Non-Residential: \$1.55 per GSF <u>Replacement/Change of Use:</u> Non-Residential to Residential: \$6.70 per GSF PDR to Residential: \$7.47 per GSF PDR to Non-Residential: \$0.77 per GSF	Residential: \$8.51 per GSF; Non-Residential: \$1.60 per GSF <u>Replacement/Change of Use:</u> Non-Residential to Residential: \$6.91 per GSF PDR to Residential: \$7.71 per GSF PDR to Non-Residential: \$0.80 per GSF	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
Downtown: C-3 Districts - Commercial	Downtown Park Fee	Recreation and Parks Department	Planning Code Section 412	Office within C-3 Districts	Fee only	\$ 2.06 per GSF	\$ 2.13 per GSF	N/A	Net addition of gross floor area square foot of office use in C-3-O, C-3-O (SD), C-3-R, C-3-G, or C-3-S
Downtown: C-3 Districts	Downtown C-3 Artwork	Planning Commission	Planning Code Section 429	Office within C-3 Districts	Artwork onsite or fee payment	1% of construction cost	N/A	Office in C-3 > or = 25,000 square feet	N/A
Affordable Housing: Citywide - Commercial	Affordable Housing - Job Housing Linkage Fee	Mayor's Office of Housing	Planning Code Section 413	Entertainment / Hotel / Integrated PDR/ Office / Research & Development / Retail / Small Enterprise Workspace	Onsite or offsite BMR units or in-lieu fee	Effective 8/1/11- Entertainment/Retail: \$20.58. Hotel: \$16.52. Integrated PDR/Small Enterprise Workspace: \$17.34. Office: \$22.06. R&D: \$14.70.	Effective 8/1/11- Entertainment/Retail: \$20.58. Hotel: \$16.52. Integrated PDR/Small Enterprise Workspace: \$17.34. Office: \$22.06. R&D: \$14.70.	N/A	Increase by 25,000 GSF or more of any combination of entertainment, hotel, Integrated PDR, office, research and development, and/or Small Enterprise Workspace
Affordable Housing: Citywide - Residential	Inclusionary Affordable Housing Program	Mayor's Office of Housing	Planning Code Section 415	Residential Dwelling Units > or = 5	Onsite or offsite BMR units or in-lieu fee	Varies by unit size (Studio - \$179,952, 1 bedroom - \$248,210, 2-bedroom - \$334,478, 3 bedroom- \$374,712)	Varies by unit size (Studio - \$179,952, 1 bedroom - \$248,210, 2-bedroom - \$334,478, 3 bedroom- \$374,712)	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A

Key

AICCE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District PSF Per Square Foot SOMA South of Market

Table 2 (cont'd). Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
Child Care: Citywide - Commercial	Child Care Fee	Department of Children Youth and Their Families	Planning Department and Treasurer-Tax Collector	Planning Code Section 414	Office/Hotel	Impact fee or in-kind improvement	\$ 1.03 PSF	\$ 1.06 PSF	N/A	Office and hotel development projects proposing the net addition of 50,000 or more GSF of office or hotel space.
Street Trees: Citywide	Street Trees, In-Lieu Fee	Department of Public Works	Department of Public Works	Planning Code Section 428, Section 138.1	All	Tree planting is required, if not approved by DPW, the in-lieu fee is required	\$1689 per required tree that cannot be planted	\$1744 per required tree that cannot be planted	N/A	N/A
Transit Impact Development Fee: Citywide - Commercial	Transit Impact Development Fee (TIDF)	Municipal Transportation Agency	Municipal Transportation Agency	Planning Code Section 411	Cultural / Institutional / Education; Management, Information & Professional Services; Production / Distribution / Repair; Retail / Entertainment; Visitor Services	Fee only	\$9.34 or \$11.68 PSF	\$9.65 or \$12.06 PSF	N/A	> or = 3,000 square feet of commercial
WC: Citywide - Residential & Non-Residential	Water Capacity Charge	San Francisco Public Utilities Commission	San Francisco Public Utilities Commission	PUC Resolution No. 07-0099	Development/ Change of Use - Citywide	Fee only	Meter Size Residential/Non-Residential 5/8"- \$1,095 3/4"- \$1,642 1"- \$2,737 1-1/2"- \$5,474 2"- \$8,759 3"- \$16,423 4"- \$27,372 6"- \$54,745 8"- \$7,592 10"- \$125,913 12"- \$235,402 16"- \$410,585 Residential <801 s/f - \$365 801-1700 s/f- \$548 1701-2500 s/f- \$723 2501-5000 s/f - \$2,190 >5000 s/f - \$3,285	Meter Size Residential/Non-Residential 5/8"- \$1,133 3/4"- \$1,699 1"- \$2,833 1-1/2"- \$5,665 2"- \$9,065 3"- \$16,996 4"- \$28,327 6"- \$56,656 8"- \$90,649 10"- \$130,308 12"- \$243,619 16"- \$424,917 Residential <801 s/f - \$378 801-1700 s/f- \$567 1701-2500 s/f- \$755 2501-5000 s/f - \$2,266 >5000 s/f - \$3,399	New construction, additional square footage, development of existing square footage, change of use	New construction, additional square footage, development of existing square footage, change of use

Key

AICCIE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District PSF Per Square Foot SOMA South of Market

Table 2 (cont'd). Development Impact Fee Register

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2010-11	Fees Effective for FY 2011-12	Residential Threshold	Non-Residential Threshold
WCC: Citywide - Residential & Non Residential	Wastewater Capacity Charge	San Francisco Public Utilities Commission	San Francisco Public Utilities Commission	SFPUC Resolution No. 07-0100	Development/ Change of Use - Citywide	Fee only	Residential <801 s/f - \$1065.00 801-1700 s/f-\$1,614.00 1701-2500 s/f- \$2,162.76 2501-5000 s/f -\$6,456.00 >5000 s/f - \$9,684.00 Non-Residential \$0.14 - 44.58 s/f	Residential <801 s/f - \$1,103 801-1700 s/f-\$1,671.00 1701-2500 s/f- \$2,238.00 2501-5000 s/f -\$6,682.00 >5000 s/f - \$10,023.00 Non-Residential \$0.17 - 46.14 s/f	New construction, additional square footage, development of existing square footage, change of use	New construction, additional square footage, development of existing square footage, change of use
SFUSD: Citywide	School Impact Fee	San Francisco Unified School District	Department of Building Inspections	State Ed. Code Section 17620	Residential / Retail / Office / Research & Development/ Industrial / Hotel / Hospital	In-lieu fee	\$Residential: \$2.24; Retail: \$0.18; Office: \$0.28; R&D: \$0.24; Industrial: \$0.21; Hotel: \$0.09; Hospital: \$0.22	\$Residential: \$2.24; Retail: \$0.18; Office: \$0.28; R&D: \$0.24; Industrial: \$0.21; Hotel: \$0.09; Hospital: \$0.22	Increased habitable floor area	Increased floor area

Key

AICCIE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District
 EN Eastern Neighborhoods NCT Neighborhood Commercial Transit District PSF Per Square Foot SOMA South of Market

Table 3. Cumulative Fee Revenues & Expenditures through FY 2010-11

Report Section	Impact Fee	City Area Subject to the Fee	Total Revenues (1)	Total Expenditures (2)	FY 2010-11 Year End Balance	Deferred Fees
A1	Rincon Hill Community Infrastructure Impact Fee (3)	Rincon Hill - Residential	4,924,650	4,787,461	137,189	0
A2	South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill - Residential (same Block & Lot as Rincon Hill)	10,109,720	4,371,777	5,737,943	0
A3	Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts	Rincon Hill: South of Market Area Mixed-Use District	0	0	N/A	0
B1	Visitacion Valley Community Facilities & Infrastructure Impact Fee (4)	Visitacion Valley - Residential	1,400,753	311,265	1,089,488	35,075
C1	Market & Octavia Affordable Housing Fee	Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	0	0	N/A	466,879
C2	Market & Octavia Community Infrastructure Impact Fee	Market/Octavia - Residential + Commercial	225,371	2,972	222,400	905,883
C3	Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	Market/Octavia - Residential + Commercial (C-3-G only)	0	0	N/A	0
C4	Van Ness and Market Neighborhood Infrastructure Program	Market/Octavia - Residential + Commercial (C-3-G only)	0	0	N/A	0
D1	Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu Fee	Eastern Neighborhoods - Residential	0	0	N/A	0
D2	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods	Eastern Neighborhoods, Zoned Urban Mixed Use District	0	0	N/A	0
D3	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace) (4)	Eastern Neighborhoods - Residential + Commercial	484,193	3,098	481,095	393,381
D4	Usable Open Space In-Lieu Fee for Eastern Neighborhood Mixed Use Districts	Eastern Neighborhood - Mixed-Use Districts	0	0	N/A	0
D5	Payment in Case of Variance or Exception	Eastern Neighborhood - Mixed-Use Districts	0	0	N/A	0
E1	Balboa Park Community Infrastructure Impact Fee	Balboa Park - Residential + Commercial	0	0	N/A	0
F1	Downtown Park Fee	Downtown: C-3 Districts - Commercial	13,121,194	10,520,275	2,600,919	0
F2	Downtown C-3 Artwork (5)	Downtown: C-3 Districts	145,920	45,000	N/A	0
G1	Affordable Housing - Job Housing Linkage Fee (6)	Affordable Housing: Citywide - Commercial	117,609,699	117,218,677	391,022	5,874,982
G2	Affordable Housing (Inclusionary) Program	Affordable Housing: Citywide - Residential				
G3	Child Care Fee	Child Care: Citywide - Commercial	7,714,929	6,385,261	1,329,667	0
G4	Street Trees, In-Lieu Fee	Street Trees: Citywide	73,252	73,252	0	0
G5	Transit Impact Development Fee (TIDF)	TIDF: Citywide - Commercial	142,606,594	140,103,028	2,503,566	2,017,134
G6	Water Capacity Charge	WC: Citywide - Residential & Non-Residential	2,319,415	0	2,319,415	0
G7	Wastewater Capacity Charge	WCC: Citywide - Residential & Non Residential	30,163,640	16,997,159	13,166,482	0
N/A	School Impact Fee	SFUSD: Citywide - Residential	See http://portal.sfusd.edu/data/facilities/SFUSDAnnualFiveYearReport_FY0910_FN.pdf http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/SFUSD_AnnualFiveYearReport_FY2011.pdf . Contact SFUSD for prior reports.			

Notes:

- (1) Includes any interest earned and any transfers in.
- (2) May or may not include non-liquidated encumbrances. See text for clarification.
- (3) Includes funds held by CCSF and in trust with ABAG. See text for more details.
- (4) Fee revenue does not include interest earned in previous years. See text for more information.
- (5) Unexpended funds at year end fall to General Fund balance.
- (6) Job Housing Linkage Fees and Inclusionary Program Fees are, as mandated by code, deposited into the same fund (the Citywide Affordable Housing Fund).

A. Rincon Hill

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. The current fee charged for net additions of gross square feet is \$8.86 per gross square foot. Different rates are applied if use of a space was changed or replaced. If space is changed from residential to non-residential, then the fee is \$5.15 per gs. If space is changed from PDR to residential, the fee is \$7.00 per gross square foot. Developers may also 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.² Fees paid directly to the City are to be deposited into the Rincon Hill Community Improvements Fund, which is administered by the Planning Commission. Fees paid through the issuance of Mello-Roos bonds are held in trust with the Association of Bay Area Governments (ABAG).

Designated Use of Funds. Planning Code Section 418.5(a) specifies that funds collected shall be used solely to fund public infrastructure. More specifically, funds are to be used 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. Ordinance 270-10 amended the code to allow funds to be used for public library resources and facilities if the library is within the Rincon Hill Downtown Residential District, within 250 feet of the District, and for libraries outside the District that are located such that they will serve the increased population of the District.

Funds may also be used by the Planning Commission for economic analyses, nexus studies, or to commission landscape architectural or other planning, design and engineering services (less than \$250,000) in support of the proposed public improvements. Further, \$6 million shall be transferred to the South of Market Area (SOMA) Stabilization Fund to be used exclusively for SOMA open space facilities development and improvement, community facilities development and improvement, SOMA pedestrian safety planning, traffic calming and streetscape improvement, and development of new affordable housing in SOMA. Funds collected may not be used to pay any administrative or overhead expenses, except expenses to administer the fund, up to four percent of the aggregate value of the fee payments and in-kind improvements.

Fees Collected. In FY 2010-11, the developer of 333 Harrison Street paid \$589,626 in fees. The Fund has also received transfers from other funds. To date, \$1,169,835 has been transferred from the Rincon Hill ABAG account to the SOMA Stabilization ABAG account. Fees held with the City are deposited into the same Fund as SOMA Community Stabilization Fees. As a result, interest is earned on the Fund as a whole. See the next section for a summary of interest earned within this Fund since FY 2005-06.

In FY 2005-06, the developer of One Rincon Hill (425 First Street) paid \$4,332,274 in fees through the issuance of Mello-Roos bonds. These funds were deposited with ABAG. Also in FY 2005-06, the developer of 333 Fremont paid \$196,142 in fees that were held in a separate

² 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.

escrow account. In January 2007, these funds, plus \$7,150 in earned interest, were transferred to the SOMA Stabilization Fund administered by the City to fulfill part of the \$6 million SOMA transfer required by Planning Code section 418.5(b)(2). In lieu of paying the remaining \$573,000 in fees, the developer of 333 Fremont opted to provide a mid-block pedestrian path. This in-kind improvement has not been completed because the development project itself has not moved forward. Finally, in FY 2008-09, \$2,750 in fees were paid directly to the City and deposited into the Rincon Hill Community Improvements Fund.

For complete revenue and expenditure information and a list of fee payers, see Appendix A1-1.

Fees Expended. The City directly holds \$2,750 of Rincon Hill funds. None of these funds have been expended as of FY 2010-11.

To date, \$1,928,000 of the funds held in trust with ABAG have been expended for appraisal, acquisition, and design of public open space at 4-8 Guy Place. These projects were not funded from any other source. Finally, \$1,100,000 of funds held with ABAG has been returned to the developer of One Rincon Hill (also known as 425 First Street) for the value of in-kind improvements made by the developer (streetscape improvements at Harrison and First Streets). The Planning Commission has approved a further \$452,972 to be returned to the same developer. These funds will be returned upon the first subsequent sufficient infusion of impact fees, and the developer will in turn pay this amount to complete their required fee payment for the SOMA Community Stabilization Fund. At the end of FY 2010-11, the balance in the Rincon Hill account with ABAG was \$134,439.

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 destabilization on residents and businesses in SOMA. The current fee level is \$11.28 per gross square foot. Developers do not have the option of providing an in-kind improvement in lieu of paying the fee, however, they may finance their fee via issuance of Mello-Roos bonds.³ Fees paid directly to the City are to be deposited into the SOMA Community Stabilization Fund, and administered by the Mayor's Office of Community Development (MOCD), now part of the Mayor's Office of Housing (MOH). Fees paid through the issuance of Mello-Roos bonds are held in trust with the Association of Bay Area Governments (ABAG).

Designated Use of Funds. Planning 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 MOH administrative costs associated with administering the Fund. With the exception of commissioning an economic analysis, the Board of Supervisors must approve all expenditures. The SOMA Community Stabilization Fund Community Advisory Committee advises MOH and the Board of Supervisors on the administration of the Fund.

Fees Collected. In FY 2010-11, the developer of 333 Harrison paid \$2,807,128 in fees. Additionally, \$589,626 was transferred from the Rincon Hill Community Infrastructure Impact Fund also paid by the developer of 333 Harrison Street. This transfer represents part of the \$6 million that must be transferred from Rincon Hill to the SOMA Fund per Planning Code Section 418.5(b)(2). These transfers from Rincon Hill are to be used exclusively for SOMA open space facilities development and improvement; community facilities development and improvement; SOMA pedestrian safety planning, traffic calming, and streetscape improvement; and development of new affordable housing in SOMA. Since FY 2005-06, \$9,078,774 in SOMA fees and transfers have been deposited in the SOMA Community Stabilization Fund held directly by the City, which has earned \$105,985 in interest.

Aside from SOMA funds held directly by the City, \$1,169,835 was transferred from the Rincon Hill ABAG account to the SOMA Stabilization ABAG account in FY 2005-06. As of the end of FY 2010-11, \$105,126 in interest had been earned. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-2.

Fees Expended. In FY 2010-11, \$2,762,000 was expended on the 333 Harrison Affordable Housing Project, which provides 49 units affordable at 30 percent of area median income (AMI). Construction on this project began in October 2011. Further, the SOMA Stabilization Fund has provided \$794,618 in grants to nonprofit organizations that serve SOMA residents. In FY 2010-11, funds administered by MOH and held by the City have been expended as follows: \$113,081

³ 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.

for MOH cost of administering the Fund, and \$22,638 for City Attorney costs. To date, \$527,859 has been expended on MOH administrative costs and \$27,332 has been expended for City Attorney costs. Of the SOMA funds held with ABAG, \$350,000 has been encumbered for a mid-block crossing at Folsom and Russ Streets of which \$56,844 was expended in FY 2010-11. The original estimated construction start date is October 2011.

A3. Alternative Means of Satisfying the Open Space Requirement in SOMA 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. 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, arcade, or pedestrian mall or walkway. Planning Code Section 425 states that if the open space requirement cannot be met because of constraints of the development site, or because the project cannot provide safe, convenient access to the public, or because the square footage of open space is not sufficient to provide a usable open space, the Zoning Administrator may: (1) authorize an eligible type of open space, a pedestrian mall or walkway within a public right-of-way which is improved with paving, landscaping, and street furniture appropriate for creating an attractive area for sitting and walking, or (2) waive the requirement for providing open space if a fee \$0.82 for each square foot of open space otherwise required to be provided is paid to the Open Space Fund.

Designated Use of Funds. Funds collected in lieu of the open space requirement are to be used for the purpose of acquiring, designing, improving and/or maintaining 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 South of Market Base District. Fees are collected by the Planning Department and administered by the Recreation and Park Department.

Fees Collected. To date, no developers subject to the open space requirement in SOMA have opted to pay the in-lieu fee.

Fees Expended. As no SOMA open space in-lieu fees have been collected, no funds have been expended.

B. Visitacion Valley

Background. The Visitacion Valley Community Facilities and Infrastructure Fee, which became effective in November 2005, applies to all new residential development projects located in Visitacion Valley. The fee is set at \$4.72 for each net addition of occupiable square feet of residential use. On and after January 7, 2011, any replacement of gross square feet or change of use will pay different fees. If space is replaced or changed from non-residential to residential, then the fee is \$3.71 per gross square foot. If space is replaced or changed from PDR to residential, then the fee is \$2.39 per gross square foot. 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 to Blanken Avenue. Fees collected are to be deposited into the Visitacion Valley Community Facilities and Infrastructure Fund.

Designated Use of Funds. Planning Code Section 420.5 specifies that collected fees are to be used solely to fund community facilities and infrastructure in Visitacion Valley, including but not limited to: (1) capital improvements to library facilities; (2) playgrounds; and (3) recreational facilities; and, beginning January 7, 2011, (4) open space, (5) childcare, and (6) transportation. The San Francisco Public Library, Department of Public Works, and the Recreation and Parks Department may request funds from the Board of Supervisors as necessary and the Board of Supervisors must approve any expenditure from this Fund. No funds may be used to pay administrative costs.

Fees Collected. In FY 2010-11, \$61,357 in fees were collected: \$15,692 from the developer of 113 Diamond Cove and \$45,665 from the developer of 101 Executive Park Boulevard. To date, \$1,400,753 in fees has been collected. For a detailed list of fees collected by payer, as well as complete revenue and expenditure information, see Appendix A1-3. No developers have opted to provide on-site community facilities or in-kind improvements to Blanken Avenue in lieu of paying the fee.

Fees Expended. In FY 2010-11, \$200,633 was expended from the Fund as a transfer to DPW for an utility undergrounding project on a section of Leland Avenue from Bayshore Boulevard to Delta Street per Ordinance 4-11. On January 4, 2011, the Board of Supervisors appropriated \$215,868 in funding for planning and design for this project of which \$200,633 was transferred to DPW. In FY 2009-10, \$110,632 had been transferred from the Fund to DPW for the same project. Construction may be paid for through additional Visitacion Valley fee revenue as well as through other local, state, federal and private funding.

C. Market and Octavia

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

Background. The Market and Octavia Affordable Housing Fee, which became effective in May 2008, requires new development projects in the Market Octavia Plan Area (which includes the Van Ness and Market Special Use District) and the Upper Market Neighborhood Commercial District (NCT) subject to the Inclusionary Affordable Housing Program to pay an additional affordable housing fee per square foot of residential space. The fee schedule below outlines the current fees.

	Van Ness/Market Special Use District	NCT	RTO
Net Addition of Residential Use or Change of use to residential use	\$7.42/gsf	\$3.71/gsf	\$0.00/gsf
Replacement of, or change of use from, non-residential to residential use	\$3.91/gsf	\$0.21/gsf	\$0.00/gsf
Replacement of, or change of use from PDR to residential use	\$5.67/gsf	\$1.96/gsf	\$0.00/gsf

The Market and Octavia impact fees area was extended to include the Upper Market Neighborhood Commercial District on February 24, 2011. 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 square feet that are designated as part of a below market rate unit.

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. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus Fees, Eastern Neighborhoods Area Plan Alternative Affordable Housing In-Lieu Fees, Affordable Housing Requirements for UMU in Eastern Neighborhoods In-Lieu Fees, Job Housing Linkage Fees, and Inclusionary Affordable Housing Program Fees are also deposited into the Citywide Affordable Housing Fund. The Mayor's Office of Housing is charged with expending 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.

Fees Collected. No fees have been collected since the fee was established in FY 2008-09.

Fees Expended. Since no fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded through this fee.

C2. Market and Octavia Community Infrastructure Impact Fee

Background. The Market and Octavia Community Infrastructure Impact Fee became effective in May 2008. The fee is imposed on residential and non-residential development projects within the Market and Octavia Infrastructure Program Area that result in an additional residential unit or contribute to a 20 percent increase in residential or non-residential space. The current fee for residential development projects is \$9.27 per gross additional square foot, and the fee for non-residential development projects is \$3.50 per gross additional square foot. The following fee schedule applies for replacement or change of use of space:

- \$5.77 per gross square foot for non-residential to residential
- \$7.52 per gross square foot for PDR to residential
- \$1.75 per gross square foot for PDR to non-residential

Fees collected are deposited in the Market and Octavia Community Improvements Fund and are administered by the Board of Supervisors. In lieu of paying this fee, developers may provide in-kind improvements in the form of streetscaping, sidewalk widening, neighborhood open space, community center, and other infrastructure and facility improvements. Developers also have the option to finance the fee or in-kind improvement via a Mello-Roos Community Facilities District.

Designated Use of Funds. The Market and Octavia Community Infrastructure Impact Fee is intended to create the necessary financial mechanism to fund specific public improvements in the Market and Octavia Plan Area in proportion to the need generated by new development. 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 to commission economic analyses or an updated nexus study. No funds may be spent on overhead or administrative costs, except for administrative costs pertaining to the oversight of this Fund.

Fees Collected. In FY 2010-11, \$113,882 of fees were collected. Since its creation in FY 2007-08, \$222,020 in fees have been collected and \$3,351 in interest has been earned. No developers have opted to provide in-kind improvements in lieu of paying the fee. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-4.

Fees Expended. No funds were expended in FY 2010-11. The Planning Department has made an appropriation of \$52,000 for parking and traffic changes associated with making Hayes a two-way street for FY 2011-12. Since the fee's inception, the only expenditure was \$2,972 in Department of Building Inspection's (DBI) permit tracking system programming costs.

C3. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus

Background. The Van Ness and Market Downtown Residential Special Use District Floor Area Ratio (FAR) Bonus became effective in May 2008. Planning Code Section 424.3(b)(i) specifies that all uses in any development project within the Van Ness and Market Downtown Residential Special Use District pay a fee, currently \$30.90, per net additional gross square foot of floor area in any portion of building area exceeding the base development site FAR of 6:1 up to a base development site FAR of 9:1. Funds are deposited into the Citywide Affordable Housing Fund established by Planning Code Section 413.10. On March 23, 2011, Section 424.3(c) was amended by ordinance to give developers the option of providing an in-kind improvement in lieu of the fee. The amount of the fee waiver is \$15.45 per net additional gross square foot of floor area. In-kind improvements can include, but are not limited to: (1) open space acquisition and improvement (e.g. landscaping, seating, and lighting); (2) streetscape and pedestrian improvements (e.g. sidewalk widening, landscaping and trees, seating, other street furniture, signage, transit stop and subway station enhancements, roadway and sidewalk paving, and public art); and (3) and affordable housing.

Designated Use of Funds. Since fees collected are deposited into the Citywide Affordable Housing Fund, Planning Code specifies that management, enforcement, and expenditure of funds shall conform to the requirements outlined for Citywide Affordable Housing Fund in Planning Code Section 415.7(c). 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.

Fees Collected. No fees have been collected since the fee was established in FY 2007-08. No in-kind improvements have been provided since the option to provide in-kind improvements was made available.

Fees Expended. Since no FAR Bonus fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded through this fee.

C4. Van Ness and Market Neighborhood Infrastructure Program

Background. The Van Ness and Market Affordable Housing and Neighborhood Infrastructure Program became effective in May 2008. Planning Code Section 424.3(b)(ii) specifies that all uses in any development project within the Van Ness and Market Downtown Residential Special Use District shall pay a fee, currently \$15.45, per net additional gross square foot of floor area in any portion of building area exceeding the base development site floor area ratio (FAR) of 9:1. Fees collected are deposited into the Van Ness and Market Neighborhood Infrastructure Fund.

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 421.5 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. No funds may be spent on administrative or general overhead expenses. The Planning Director is to make recommendations to the Board of Supervisors regarding allocation of funds.

Fees Collected. No fees have been collected and no in-kind improvements have been provided since the fee's establishment in FY 2007-08.

Fees Expended. As no fees have been collected, no funds have been expended.

D. Eastern Neighborhoods

D1. 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. Developers may opt to pay a fee of \$41.20 per gross square foot of net new residential development instead of the standard in-lieu fee requirements set forth in Section 415.7 (Housing Requirements for Residential and Live/Work Development Projects, Compliance by Payment of an In-Lieu Fee). 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. Market and Octavia Affordable Housing Fees, Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus Fees, Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods In-Lieu Fees, Job Housing Linkage Fees, and Inclusionary Affordable Housing Program Fees are also deposited into the Citywide Affordable Housing Fund. 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.

Fees Collected. No fees have been collected since the fee was established in FY 2009-10.

Fees Expended. Since no fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded through this fee.

D2. Affordable Housing Requirements for Urban Mixed Use District 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. The Inclusionary Affordable Housing Program requires a 20 percent fee, 15 percent of total units to be set-aside for on-site affordable housing, or 20 percent of total units to be off-site affordable housing units.

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 table below outlines the set-asides.

Tier	Height Increase Allowed	Minimum On-site Affordable Housing Set-Aside	Off-Site/In-Lieu Requirement
A	8 feet or less, or a reduction in height	18% of total units	23% of total units
B	9-28 feet	20% of total units	25% of total units
C	29 feet or more	22% of total units	27% of total units

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. See Section G.2. "Inclusionary Affordable Housing Program" for a summary of how funds may be used.

Fees Collected. Since December 2008, no development projects have been subject to the higher affordable housing requirements for UMU Zoning Districts of the Eastern Neighborhoods. Therefore, no fees have been collected and deposited into the Citywide Affordable Housing Fund.

Fees Expended. Since no fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded by this fee.

D3. Eastern Neighborhoods Infrastructure Impact Fee

Background. The Eastern Neighborhoods Infrastructure Impact Fee, which became effective in December 2008, 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. The fee varies by tier, and current fees are as shown in the table below.

Tier	Height Increase Allowed	Fee (Residential Development)	Fee (Non-Residential Development)
1	8 feet or less	\$8.24 per gross square foot	\$6.18 per gross square foot
2	9-28 feet	\$12.36 per gross square foot	\$10.30 per gross square foot
3	29 feet or more	\$16.48 per gross square foot	\$14.42 per gross square foot

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, and develop and improve public open space and recreational facilities; transit, streetscape and public realm improvements; and community facilities including child care and library materials, as defined in the Eastern Neighborhoods Nexus Studies; 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 associated with any legal challenge.

Funds are to be deposited into specific accounts. Funds collected from all Zoning Districts within the Eastern Neighborhoods Plan Area, excluding designated affordable housing zones, are to be allocated according to the following table:

Improvement Type	Residential	Non-Residential
Open space and recreational facilities	50%	7%
Transit, streetscape and public realm investments	42%	90%
Community facilities (child care and library materials)	8%	3%
Total	100%	100%

Funds collected in designated affordable housing zones (Mission Neighborhood Commercial Transit District and Mixed Use Residential District) are to be allocated according to the following table:⁴

Improvement Type	Residential	Non-Residential
Affordable housing preservation and development	75%	N/A
Open space and recreational facilities	13%	7%
Transit, streetscape and public realm improvements	10%	90%
Community facilities (child care and library materials)	2%	3%
Total	100%	100%

Fees Collected. In FY 2010-11, \$146,187 was collected in fee revenue. To date, \$484,193 has been collected in fee revenue. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-5.

Fees Expended. Since FY 2008-09, the only expenditure from the Eastern Neighborhoods Public Benefits Fund was \$3,098 in Department of Building Inspection (DBI) permit tracking system programming costs.

⁴ The first \$10 million in housing fees collected between the two designated affordable housing zones is to be utilized for the acquisition and rehabilitation of existing housing.

D4. 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 for Eastern Neighborhoods Mixed Use Districts may be satisfied through payment of a fee of \$78.28 for each required square foot of usable open space.

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.

Fees Collected. As of the end of FY 2010-11, no open space in-lieu fees had been collected for Eastern Neighborhood Mixed Use Districts.

Fees Expended. As no fees have been collected, no funds have been expended.

D5. Payment in Case of Variance or Exception

Background. Planning Code Section 329 requires large⁵ projects proposed in Eastern Neighborhoods Mixed Use Districts to be reviewed directly by the Planning Commission. These large projects may seek specific exceptions, including an exception from residential usable open space requirements, and instead pay a fee. In circumstances where such exception is granted, a fee of \$336.81 can be paid for each square foot of usable open space not provided pursuant to that exception. Eastern Neighborhoods Mixed Use District projects are also subject to this \$336.81 fee should a variance from usable open space requirements for residential uses be granted by the Zoning Administrator.

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.

Fees Collected. As of the end of FY 2010-11, no open space in-lieu fees had been collected for Eastern Neighborhood Mixed Use Districts.

Fees Expended. As no fees have been collected, no funds have been expended.

⁵ The Code defines large to be: (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, 2010 (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.

E. City Area: Balboa Park

E1. 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. The fee is \$8.24 per net addition of gross square feet for residential use projects and \$1.55 per net addition of gross square feet for non-residential use projects. Different fees are applied if use of a space is changed or replaced as follows:

- Non-residential to residential: \$6.70 per gross square foot
- PDR to residential: \$7.47 per gross square foot
- PDR to non-residential: \$0.77 per gross square foot

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 Planning Code further specifies that fees collected should be deposited into specific accounts by improvement type:

- 38 percent of fees shall go towards streets
- 13 percent shall go towards transit
- 30 percent shall go towards parks, plazas and open space
- 19 percent shall go towards community facilities and other services.

Fees Collected. No fees have been collected since the fee was established in FY 2008-09. To date, there has been one in-kind agreement. In FY 2008-09, the developer of 1150 Ocean Avenue entered into an In-Kind Improvement Agreement with the City in lieu of paying a \$1,579,703 impact fee. The developer will finance a public sidewalk easement at Brighton Avenue and will also finance the Lee Avenue Extension. These construction projects are pending.

Fees Expended. As no funds have been deposited into the Balboa Park Community Improvements Fund, no funds have been expended.

F. C-3 Districts (Downtown)

F2. Downtown Park Fee

Description. The Downtown Park Fee was created in September 1985 to address the need for additional public park and recreation facilities in the downtown districts. In FY 2010-11, the fee was set at \$2.06 per gross square foot on office development projects in the C-3 districts. Developers do not have the option to provide an in-kind improvement in lieu of paying this fee.

Designated Use of Funds. Fees collected are to be deposited into the Downtown Park Fund, which is administered jointly by the Recreation and Park Commission and the Planning Commission. 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 Recreation and Park and Planning 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.

Fees Collected. Since September 1985, \$11,309,746 in Downtown Park fees has been collected. In FY 2006-07, a \$25,000 payment from the developer of 725 Pine Street was erroneously deposited into another account. This error was corrected and is recorded as fees collected in FY 2010-11. For a list of fees collected by payer, see Appendix A1-7. A total of \$1,811,448 in interest has been earned on this fee revenue.

Fees Expended. In FY 2010-11, \$2,105,135 was expended from the Downtown Park Fund. To date, \$10,520,275 has been expended from the Fund. The year-end balance of the fund is \$2,600,919. After adjusting for reserves and designated fund balance, the unassigned year-end fund balance is \$903,277.

See Appendix A1-7 for expenditure detail by fiscal year. Across all projects that received funding from the Downtown Park Fund since FY 1997-98, Downtown Park fees have accounted for 95 percent of total project expenditures. The Union Square renovation and the construction of Victoria Manolo Draves Park have been completed. The Mid-Embarcadero Music Concourse, which was initiated following the demolition of the Embarcadero Freeway, has also been completed. Forty-three percent of the project was financed through the Downtown Park Fund. In FY 2010-11, \$1,153,024 was expended on the renovation of Sue Bierman Park. The Americans with Disabilities Act remediation at Union Square is also in progress.

F2. Downtown C-3 Artwork

Background. Since September 1985, new buildings or additions to existing buildings exceeding 25,000 square feet in the downtown C-3 District have been required to install works of art costing an amount equal to one percent of the construction cost of the building or addition. The art must be clearly visible from the public sidewalk or on the site of the open-space feature required by Planning Code Section 138. 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. Developers may pay a sum equivalent to the cost of the artwork in lieu of installing artwork. The fee is currently administered by the Planning Department. The Board of Supervisors is considering legislation that, if passed, will make the Arts Commission the administering department for this fee.

Designated Use of Funds. Any in-lieu fees collected are to be used to finance the rehabilitation and restoration of the exterior of a publicly-owned building provided that the building is owned by the City, located in a P District adjacent to a C-3 District, and designated as an historical landmark or a Category I Significant Building by Article 11 of the Planning Code.

Fees Collected. To date, \$145,920 of fee revenue has been collected and one in-kind improvement has been provided. The developer of One Polk Street opted to provide an in-kind improvement to the San Francisco Museum & Historical Society in lieu of paying \$329,768 in fees.

Fees Expended. To date, \$45,000 has been expended from the fund. Because this Fund lies within the General Fund, funds not expended at the end of the year fall to General Fund balance.

G. Citywide

G1. Affordable Housing – Job Housing Linkage Fee

Description. The Job 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 PDR and Small Enterprise Workspace. 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 (see Table 4 below); (2) pay a fee or; (3) a combination of (1) and (2). The Job Housing Linkage Fee became effective in March 1996, but is predated by the Office Housing Production Program and the Office Affordable Housing Production 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. Planning Code Section 413.10 specifies that this fee revenue is to solely be used to increase the supply of housing affordable to qualifying households. The program is administered by the Mayor's Office of Housing (MOH). No funds may be used to pay any administrative, general overhead, or similar expenses.

Fees Collected. In FY 2010-11, \$15,878 in Job Housing Linkage fees was collected from the developer of 660 Alabama Street. Since FY 1988-89, \$56,224,019 in Job Housing Linkage fees has been deposited into the Citywide Affordable Housing Fund, and \$12,600,895 in interest has been earned on the Citywide Affordable Housing Fund, which also includes Inclusionary Housing fees. Appendix A1-9 contains information on payors and fees collected when available. No developers have opted to provide onsite or offsite BMR units in lieu of paying the fee.

Fees Expended. At the end of FY 2010-11, \$58,310,054 had been expended. The difference between fees expended and fees collected during FY 10-11 is offset by unspent interest earnings. For each fiscal year, Appendix A1-9 includes the address at which affordable housing was created, the target demographic for that affordable housing, the number of units built (if known), the amount of funds expended and encumbered, and the status of the project. Note that since Job Housing Linkage fees and Inclusionary Housing fees are both deposited into the Citywide Affordable Housing Fund because, as stipulated by Planning Code, both sources of funding can be used to finance eligible affordable housing projects. The Citywide Affordable Housing Fund also has other sources of revenue including loan repayments. The table in Appendix A1-9 contains the most detailed data available on expenditures funded by Job Housing Linkage fees and Inclusionary Housing fees.

MOH 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. To begin a project, MOH 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, MOH 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, MOH's share of the cost to build affordable housing ranges from 25 percent to 50 percent of the total project cost. MOH places restrictions

on the deed of trust to ensure the property remains affordable to low-income residents in the long-term.

Table 4: Formulas to Determine Number of Housing Units to Construct

Net Addition Gross Sq. Ft. Entertainment Space	x .000140=Housing Units
Net Addition Gross Sq. Ft. Hotel Space	x .0001100=Housing Units
Net Addition Gross Sq. Ft. Office Space	x .000270=Housing Units
Net Addition Gross Sq. Ft. R&D Space	x .000200=Housing Units
Net Addition Gross Sq. Ft. Retail Space	x .000140=Housing Units

G2. 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 five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots. 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 (MOH) 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 MOH. Planning Code Section 415.5(f) specifies that funds are to be used to (1) increase the supply of housing affordable to qualifying households subject to the conditions in the Section; and (2) pay the expenses of MOH in connection with monitoring and administering compliance with the requirements of the Inclusionary Program. With the passage of Ordinance 312-10 on November 5, 2010, funds may also be used to provide assistance to low and moderate income homebuyers. Additionally, funds may be used to conduct follow-up studies. Monitoring and administrative expenses, excluding expenses associated with any follow-up studies, must be appropriated through the annual budget process or supplemental appropriation for MOH.

Fees Collected. In FY 2010-11, \$67,448 was collected from the developer at 1701 9th Avenue (also known as 301-313 Moraga). To date, \$48,784,785 in Inclusionary Housing fees has been deposited into the Citywide Affordable Housing Fund. In addition, many developers have opted to provide onsite BMR units in lieu of paying the fee. In FY 2010-11, the developers of 5800 3rd Street and 723 Taylor Street provided 17 and one on-site ownership units, respectively. The developer of 55 Trumbull Street provided two on-site rental units. To date, developers have provided 1,052 units. Information on fees collected and onsite BMR units provided by developer are given in Appendix A1-9 when available. Finally, a total of \$12,600,895 in interest has been earned on the Citywide Affordable Housing Fund, which also includes Job Housing Linkage fees.

Fees Expended. No Inclusionary Housing Fees were expended in FY 2010-11. To date, \$48,717,426 has been spent. The table in Appendix A1-9 contains the most detailed data available on expenditures funded by Job Housing Linkage fees and Inclusionary Housing fees. For each fiscal year, Appendix A1-9 includes the address at which affordable housing was created, the target demographic for that affordable housing, the number of units built (where possible), the amount of funds expended, and the status of the project. Note that since Inclusionary Program and Job Housing Linkage fees and are both deposited into the Citywide Affordable Housing Fund, as stipulated by Planning Code, both sources of funding can be used to finance eligible affordable housing projects including funding the same project. The Citywide Affordable Housing Fund also has other sources of revenue including loan repayments.

MOH 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. To begin a project, MOH 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, MOH 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, MOH's share of the cost to build affordable housing ranges from 25 percent to 50 percent of the total project cost. MOH places restrictions on the deed of trust to ensure the property remains affordable to low-income residents in the long-term.

G3. Child Care Fee

Description. The Child Care Fee, which became effective in 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. There are six compliance options:

1. provide a child care facility on the premises of the development;
2. provide, singly or in conjunction with other development projects within a half-mile, a child care facility on another developer's project premises;
3. provide a child care facility within one mile of the development project, either singly or in conjunction with other developers within a half-mile;
4. pay an in-lieu fee equal to \$1.03 per additional square foot of office or hotel space;
5. combine the in-lieu fee with the construction of a child care facility on or near the premises;
6. enter into an arrangement with a non-profit organization that will in turn provide the child care facility.

For additional details on how developers may comply with the Child Care Fee see Planning Code Section 414.

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.

Fees Collected. In FY 2010-11, \$377,427 in fees was collected. Of this, the developer of 1500 Owens Street paid \$158,214 and the developer of 450 South Street paid \$219,213. Since the Child Care Fee's establishment in 1985, \$7,111,296 in fees has been collected and \$603,633 in interest has been earned. For a list of fee payers since FY 1999-00, see Appendix A1-10. Fewer than five developers have opted to provide an in-kind improvement in lieu of paying the fee. Details on these improvements will be included in the December 2012 report.

Fees Expended. In FY 2010-11, \$230,498 was spent on the Low Income Investment Fund (LIIF) Child Care Facilities Fund which is contracted with the City to administer facilities support in early care and education, including the administration of capital funding for repair, renovation and development of various child care facilities in San Francisco, particularly those serving children ages 0-5. For example, \$19,370 in grants were given to repair six existing licensed facilities – Hui Xin Ying FCC, Li Xian Zheng FCC, Pui Yu Yan FCC, Li Qing Liang FCC, Norma Carter FCC, and Wu Yee-New Generation. Also, \$15,000 in grants was spent to expand Xiao Yan Li FCC. Finally, the Noe Valley Nursery School and the Cross Cultural Cecil Williams Infant Center received \$7,576 and \$21,050 respectively in grants, and \$802,247 was returned to the Child Care Capital Fund. A total of \$6,385,261 has been expended from the Child Care Capital Fund since 1985.

Of funds expended since FY 2000-01, over half (\$3,454,011) have been spent as part of the LIIF project. Funds have been used to develop new licensed child care centers to increase capacity, to reopen licensed sites that were closed due to landlord building renovation, and to

expand licensed family child care homes. The remaining non-LIIF dedicated funds have been expended on a variety of child care improvement projects.

For expenditure detail by fiscal year, see Appendix A1-10. The appendix also includes information on total project expenditures and the percent of each project that was funded through Child Care fees.

G4. Street Trees, In-Lieu Fee

Background. Planning Code Section 138.1, which became effective in September 1985, requires developers or owners to install street trees under the following conditions: (1) construction of a new building; (2) relocation of a building; (3) the addition of gross floor area equals or exceeds 20 percent of the gross floor area of an existing building; (4) the addition of a new dwelling unit, a garage, or additional parking; or (5) paving or repaving more than 200 square feet of the front setback. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. In cases where the Department of Public Works does not approve the installation of trees due to inadequate sidewalk width, interference with utilities, or other reasons, the developer may pay an in-lieu fee equal to \$1,689 for each missed street tree.⁶

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, yet not approved by the Department of Public Works.

Fees Collected. In FY 2010-11, \$73,252 of fee revenue was collected. For a complete list of payers, see Appendix A-11.

Fees Expended. All \$73,252 of fees collected in FY 2010-11 were expended on tree planting and maintenance,

⁶ The fee is set at the City's cost to plant and water a tree for three years (see Public Works Code, Article 16, Section 802(h)).

G5. Transit Impact Development Fee

Background. The Transit Impact Development Fee (TIDF), which became 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 that was levied only on office uses in the greater downtown area to one that is levied on all non-residential uses City wide above 3,000 square feet.

The fee is imposed on all new non-residential development, with some exemptions. The current inflation-adjusted fee of \$11.68 per gross square foot is imposed for the following categories of economic activity: cultural, institution, and education; management, information, and professional services; medical and health services; and retail and entertainment. Production, distribution and repair and visitor services activities are charged the inflation-adjusted fee of \$9.34 per gross square foot of new development. 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 under the Fee Deferral Program (see introduction for program details).

Designated Use of Funds. Collected fees are to be held in trust 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 revenue 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 revenue service hours to existing routes; and related overhead costs. TIDF funds may also be used for all costs required to administer, enforce, or defend the ordinance.

Fees Collected. Since the fee's creation in 1981, \$124,467,937 in base fees and installment interest payments has been paid by developers. Additionally, \$18,138,657 in interest has been earned on the TIDF deposits in the City Treasury. For a list of fees collected by payer for FY 1998-99 through FY 2010-11 see Appendix A1-12. If fees were paid in installments that spanned multiple fiscal years, the payer will be listed multiple times.

Fees Expended. The table below shows total expenditures of \$107,941,004 by project or spending area for the period FY 1998-99 through FY 2010-11:

Project / Spending Area	Fees Expended from FY 1998-99 through FY 2010-11
Islais Creek Woods Annex (Bus Yard)	645,950
Light Rail Vehicle Purchase Phase II	8,724,918
Automatic Train Control System	2,430,854
Operating and Maintenance Support for Transit Service	93,832,058
Administration and Enforcement	2,307,224
Total	107,941,004

At the end of FY2010-11, \$2,503,566 in funds remained. For expenditures by fiscal year, see Appendix A1-12.

G6. Water Capacity Charge

Background. The Water Capacity Charge, which became effective in July 2007, 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. See San Francisco Public Utilities Commission Resolution No. 07-0099 for the effective fee schedule.

Designated Use of Funds. Water capacity charges are deposited into their own subfund 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 subfund.

Fees Collected. In FY 2010-11, \$869,115 in water capacity charges were collected. Since the capacity charge's establishment in 2007, \$2,318,830 has been collected and \$585 in interest has been earned. Appendix A1-12 shows a list of water capacity charges *and* wastewater capacity charges (which are described in the following section) collected by payer. 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."

Fees Expended. No water capacity charge revenues have been expended. At the end of FY 2010-11, the balance in the water capacity charge subfund was \$2,319,415.

G7. Wastewater Capacity Charge

Background. The Wastewater Capacity Charge, which first became effective in July 2005, 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. See San Francisco Public Utilities Commission Resolution No. 07-0100 for the effective fee schedule.

Designated Use of Funds. Wastewater capacity charges are deposited into their own subfund 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 subfund.

Fees Collected. Since the capacity charge's establishment in 2005, \$30,081,184 has been collected and \$82,456 in interest has been earned. Appendix A1-12 shows a list of wastewater capacity charges *and* water capacity charges (which are described in the preceding section) collected by payer. 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.

Fees Expended. In FY 2010-11, \$11,997,159 in wastewater capacity funds were expended on various sewer replacement and sewer repair projects, bringing total expenditures to \$16,997,159. For expenditures by project, see Appendix A1-12. The FY 2010-11 wastewater capacity charge subfund year-end balance was \$ \$13,166,482.

Appendix A1. Development Impact Fee Revenue & Expenditure Detail

A1-1. Rincon Hill Community Infrastructure Impact Fee

Summary Revenues & Expenditures

Rincon Hill Community Improvements Fund

Funds Held with CCSF⁽¹⁾

Funds Held with ABAG

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Funds Expended	Year-End Balance⁽²⁾	Beginning Year Balance	Fee Revenue Collected	Funds Expended	Year-End Balance⁽²⁾
FY 2005-2006	0	0	0	0	0	4,332,274	0	4,332,274
FY 2006-2007	0	0	0	0	4,332,274	0	3,066,335	1,265,939
FY 2007-2008	0	0	0	0	1,265,939	0	0	1,265,939
FY 2008-2009	0	2,750	0	2,750	1,265,939	0	1,131,500	134,439
FY 2009-2010	2,750	0	0	2,750	134,439	0	0	134,439
FY 2010-2011 ⁽³⁾	2,750	589,626	589,626	2,750	134,439	0	0	134,439
Total		592,376	589,626			4,332,274	4,197,835	

Notes:

(1) Fee revenue held with CCSF is deposited into the same Fund as SOMA Community Stabilization Fees. See A1-2 for interest earned within this Fund.

(2) Year-end balance includes encumbrances. There were no encumbrances at the end of FY 2010-2011.

(3) Fee revenue for FY 2010-2011 was 589,626, but was transferred to the SOMA Community Stabilization Fund and thus is shown as an expenditure. It is also included as a transfer in for the SOMA Community Stabilization Fund.

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 (1)	196,142
FY 2008-2009	One Rincon Hill (425 First Street)	2,750
FY 2010-2011	333 Harrison Street	589,626
Total		5,120,792

Note:

This \$196,142 in fee revenue was held in a separate escrow account. In January 2007, these funds, plus \$7,150 in earned interest, were transferred to the SOMA Community Stabilization Fund.

A1-1. Rincon Hill Community Infrastructure Impact Fee (cont'd)

In-Kind Improvements

Fiscal Year	Address	Fee Amount Waived	Description	Status
FY 2005-06	333 Fremont Street	573,000	Mid-Block Pedestrian Path	Not Started
FY2008-09	One Rincon Hill (425 First Street)	1,100,000	Harrison and First Street Streetscape Improvements	Complete

Expenditure Detail for Funds Held with CCSF

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2010-11	Transfer Out to the South of Market Area Community Stabilization Fund	589,626	589,626	100%

Expenditure Detail for Funds Held with ABAG

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2006-07	Transfer Out to the South of Market Area Community Stabilization Fund	1,169,835	1,169,835	100%
	Guy Place Park & Sailor's Union: Appraisal and Purchase Negotiation	25,000	25,000	100%
	Guy Place Park: Property Acquisition for Park	1,811,500	1,811,500	100%
	Guy Place Park: Recreation & Park Design Services	60,000	60,000	100%
FY 2008-09	Guy Place Park: Recreation & Park Design Services	31,500	31,500	100%
	Streetscape Improvements: Harrison & First Streets ⁽¹⁾	1,100,000	1,100,000	100%
Total		4,197,835	4,197,835	100%

Note:

(1) This amount was returned to the developer of One Rincon Hill (425 First Street) for the value of the in-kind improvements provided.

A1-2. South of Market Area Community Stabilization Fee

Summary Revenues & Expenditures

Fiscal Year	Funds Held with CCSF						Funds Held with ABAG						
	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund	Funds Expended	Year-End Balance ⁽¹⁾	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund	Transfers Out of Fund	Funds Expended	Year-End Balance
FY 2005-06 ⁽²⁾	0	98,471	1,137	0	0	99,608	0	0	0	1,169,835	0	0	1,169,835
FY 2006-07 ⁽³⁾	99,608	0	7,752	203,292	85,614	225,038	1,169,835	0	56,262	0	0	0	1,226,097
FY 2007-08	225,038	0	8,618	0	192,452	41,204	1,226,097	0	41,385	0	0	0	1,267,482
FY 2008-09	41,204	67,324	1,064	0	185,596	(76,004)	1,267,482	0	7,279	0	0	0	1,274,761
FY 2009-10 ⁽⁴⁾	(76,004)	4,962,933	32,543	350,000	102,090	5,167,382	1,274,761	0	169	0	350,000	0	924,930
FY 2010-11 ⁽⁵⁾	5,167,382	2,807,128	54,871	589,626	3,749,181	4,869,826	924,930	0	31	0	0	56,844	868,117
Total		7,935,856	105,985	1,142,918	4,314,933			0	105,126	1,169,835	350,000	56,844	

Notes:

(1) Year-end balance includes encumbrances. There was \$841,460 of encumbrances at the end of FY 2010-11. Thus, the unassigned year-end balance for FY 2010-11 is \$4,028,366.

(2) \$1,169,835 from the Rincon Hill ABAG account was transferred to the SOMA Stabilization ABAG Account in FY 2005-06. Because the \$1,169,835 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer table below.

(3) In FY 2006-07, \$203,292 (\$196,142 in Rincon Hill Community Infrastructure Impact Fees plus \$7,150 in earned interest) was transferred to the CCSF SOMA Fund. Because the \$203,292 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer table below.

(4) FY 2009-10 values are revised from the previous report to reflect year-end adjustments. In the previous report, values reported were as of June 30, 2010.

(5) In FY 2010-11, \$350,000 was transferred from the SOMA Stabilization ABAG Account. Since the \$350,000 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer Table.

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	62
FY 2009-2010	425 First Street	4,962,933
FY 2010-2011	333 Harrison Street	2,807,128
Total		7,935,856

A1-2. South of Market Area Community Stabilization Fee (cont'd)

Expenditure Detail for Funds Held with CCSF ^{(1) (2)}

Project Name	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	Total
Inclusionary Housing Study	40,000	110,000	0	0	0	150,000
Advertising for Public Hearing	0	0	0	264	0	264
City Attorney Costs	0	0	0	4,694	22,638	27,332
MOH Administrative Costs	45,614	82,452	185,596	101,116	113,081	527,859
SFMTA/DPW Community	0	0	0	0	56,844	56,844
333 Harrison Emerald Fund	0	0	0	0	2,762,000	2,762,000
Grants to nonprofit organizations	0	0	0	0	794,618	794,618
Total	85,614	192,452	185,596	106,074	3,749,181	4,318,917

Notes:

- (1) No funds held with ABAG have been expended; however, \$350,000 has been encumbered for a mid-block crossing at Folsom and Russ Streets.
- (2) The amounts displayed represent the fee amount expended.

A1-3. Visitation Valley Community Facilities and Infrastructure Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
FY 2005-2006	0	0	0	0	0
FY 2006-2007	0	0	0	0	0
FY 2007-2008	0	110,632	2,343	0	112,975
FY 2008-2009	112,975	94,934	2,920	110,632	100,197
FY 2009-2010	100,197	1,133,830	7,264	0	1,241,291
FY 2010-2011 ^{(2),(3)}	1,228,764	61,357	0	200,633	1,089,488
Total		1,400,753	12,526	311,265	

Notes:

(1) Year-end balance includes encumbrances. There were no encumbrances at the end of FY 2010-2011.

(2) Beginning year fund balance for FY 2010-2011 does not include interest earned from previous fiscal years.

(3) The \$200,633 in funds expended is a transfer to DPW, per Ordinance 4-11. These funds are to be put towards planning and design for undergrounding on Leland Avenue.

Expenditure Detail

Fiscal Year	Project Title	Fee Amount Transferred out of Fund	Fee Amount Expended ⁽¹⁾	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2007-08	Utility Undergrounding on section of Leland Avenue from Bayshore Boulevard to Delta Street	110,632	0	0	N/A
FY 2010-11	Utility Undergrounding on section of Leland Avenue from Bayshore Boulevard to Delta Street	200,633	0	0	N/A

Note:

In FY 2010-11, the Board of Supervisors approved \$215,868 in funding for planning design of the project of which 200,633 was transferred out of the Fund.

A1-3. Visitation Valley Community Facilities & Infrastructure Fee (cont'd)

Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2007-2008	Building 3 - Candlestick Cove Townhome	14,885
FY 2007-2008	Building 4 - Candlestick Cove Townhome	14,885
FY 2007-2008	Building 7 - Candlestick Cove Townhome	21,794
FY 2007-2008	Building 23 - Candlestick Cove Townhome	20,392
FY 2007-2008	Building 25 - Candlestick Cove Townhome	20,392
FY 2007-2008	Building 26 - Candlestick Cove Townhome	18,283
FY 2008-2009	Building 3 - Candlestick Cove Townhome	14,885
FY 2008-2009	Building 4 - Candlestick Cove Townhome	14,885
FY 2008-2009	Building 5 - Candlestick Cove Townhome	26,488
FY 2008-2009	Building 23 - Candlestick Cove Townhome	20,392
FY 2008-2009	Building 26 - Candlestick Cove Townhome	18,283
FY 2009-2010	Building 6 - Candlestick Cove Townhome	25,584
FY 2009-2010	Building 8 - 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	301 Executive Park Boulevard (Block 4991; Lot 633)	611,934
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 (1)	209,096
FY 2010-2011	113 Diamond Cove	15,692
FY 2010-2011	101 Executive Park Blvd.	45,665

Notes:

(1) Bayside Vista Condominium Homes brought a suit against the City contesting payment of the Visitation Valley Fee. An agreement was reached to pay roughly half of the owed impact fees, and the City received \$217,808 in settlement payments. \$209,096 went to the Visitation Valley Community Facilities and Infrastructure Fund and the remaining \$8,712 went to DBI to cover administrative costs associated with the suit.

A1-4. Market & Octavia Community Infrastructure Impact Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
FY 2007-2008	0	0	0	0	0
FY 2008-2009	0	29,330	0	0	29,330
FY 2009-2010	29,330	78,808	1,537	2,972	106,703
FY 2010-2011	106,703	113,882	1,814	0	222,400
Total		222,020	3,351	2,972	

Note:

(1) Year-end balance includes encumbrances. There were no encumbrances for this fund at the end of FY 2010-2011.

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 workorder)	2,972	N/A	N/A

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
FY2010-2011	299 Valencia Street	86,474
FY2010-2011	580 Hayes Street	6,640
FY2010-2011	162 Landers Street	11,280
FY2010-2011	424 Octavia Street	2,560
FY2010-2011	432 Octavia Street	2,560
FY2010-2011	370 Linden Street	1,808
FY2010-2011	N/A	2,560
Total		222,020

A1-5. Eastern Neighborhoods Infrastructure Impact Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
FY 2008-2009	0	6,552	261	0	6,813
FY 2009-2010	6,813	331,454	11,963	3,098	347,132
FY 2010-2011 ⁽²⁾	334,908	146,187	0	0	481,095
Total		484,193	12,224	3,098	

Notes:

(1) Year-end balance includes encumbrances. There were no encumbrances at the end of FY 2010-2011.

(2) Beginning year fund balance for FY 2010-2011 does not include interest earned from previous fiscal years.

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 workorder)	3,098	N/A	N/A

Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2008-2009	980 Harrison Street	6,552
FY 2009-2010	425 Bryant Street	11,104
FY 2009-2010	655 Fourth Street	21,500
FY 2009-2010	170 Clara Street	14,296
FY 2009-2010	445-449 Tehama Street	1,392
FY 2009-2010	2730 16th Street	13,674
FY 2009-2010	750 Second Street	269,488
FY 2010-2011	2225 3rd Street	59,950
FY 2010-2011	342 South Van Ness	6,048
FY 2010-2011	620 Treat Avenue	2,694
FY 2010-2011	19 Capp Street	4,800
FY 2010-2011	893 Folsom	966
FY 2010-2011	2660 Harrison Street	10,284
FY 2010-2011	134 Barlett Street	4,424
FY 2010-2011	893 Folsom Street	966
FY 2010-2011	574 Natoma Street	8,640
FY 2010-2011	N/A	47,415
Total		484,193

In-Kind Improvements

Fiscal Year	Address	Fee Amount Waived	Description	Status
FY 2009-2010	178 Townsend/2235 3rd Street	1,915,560	6,260 square foot childcare facility at 2235 Third Street	pending

A1-6. Balboa Park Community Infrastructure Impact Fee

Summary Revenues & Expenditures: No fees have been collected or expended.

In-Kind Improvements

Fiscal Year	Address	Fee Amount Waived	Description	Status
FY 2008-2009	1150 Ocean Avenue	1,579,703	1) Public sidewalk easement at Brighton Avenue and 2) Lee Avenue Extension	pending

A1-7. Downtown Park Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended ⁽¹⁾	Year-End Balance ⁽²⁾
Prior to FY 1998	0	2,544,866	433,887	1,908,813	1,069,940
FY 1997-1998	1,069,940	16,310	62,008	0	1,148,258
FY 1998-1999	1,148,258	0	53,440	0	1,201,698
FY 1999-2000	1,201,698	906,042	90,689	0	2,198,429
FY 2000-2001	2,198,429	892,340	165,315	0	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	0	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	2,935,490	549,112	151,656	385,148	3,251,110
FY 2007-2008	3,251,110	0	131,968	161,039	3,222,039
FY 2008-2009	3,222,039	1,096,546	98,617	39,962	4,377,239
FY 2009-2010	4,377,239	346,922	49,875	133,791	4,640,245
FY 2010-2011 ⁽³⁾	4,640,245	25,000	40,809	2,105,135	2,600,919
Total		11,309,746	1,811,448	10,520,275	

Notes:

(1) Funds Expended does not include any non-liquidated encumbrances or unexpended project balances not closed to fund balance at year-end.

(2) Year-end fund balance includes encumbrances, reserves, and fund balances. In FY 2010-11, the portion of reserves and designated fund balance is \$1,772,642. Thus, for FY 2010-11, the unassigned portion of the year-end fund balance is \$903,277.

(3) Fee revenue for FY 2010-2011 is a \$25,000 payment for 725 Pine Street and reflects a correction of a previous error. This payment was initially incorrectly recorded, but included in fee revenue collected for FY 2006-2007. Currently, this payment is reflected in FY 2010-2011 and not in FY 2006-2007. Year-end/Beginning Year Fund Balances after FY2006-2007 may have changed because of this correction.

Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1997-98	100 First Plaza	772,326
Prior to FY 1997-98	525 Market Street	101,450
Prior to FY 1997-98	2 Harrison Street	627,000
Prior to FY 1997-98	343 Sansome Street	306,230
Prior to FY 1997-98	235 Pine Street	295,000
Prior to FY 1997-98	600 California Street	442,860
FY 1997-1998	480 Sutter Street	16,310
FY 1999-2000	101 Second Street	552,496
FY 1999-2000	150 California Street	353,546
FY 2000-2001	300-342 Howard Street	775,040
FY 2000-2001	244-256 Front Street	117,300
FY 2001-2002	530-532 Folsom Street	91,888
FY 2001-2002	235 Second Street	358,292
FY 2001-2002	1320-1328 Mission Street	7,371
FY 2001-2002	51-67 Second Street	566,602
FY 2001-2002	663-665 Sutter Street	79,010
FY 2001-2002	560 Mission Street	1,157,280
	SF Redevelopment Agency - Rincon	
FY 2001-2002	Point Park - South Beach Project	1,400,000
FY 2001-2002	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	835 Market Street	98,200
FY 2006-2007	400 Howard Street	483,992
FY 2006-2007	Refund for 530-532 Folsom St	(33,080)
FY 2008-2009	555 Mission Street	1,096,546
FY 2009-2010	N/A	39,922
FY 2009-2010	875-899 Howard Street	307,000
FY 2010-2011 ⁽¹⁾	725 Pine Street	25,000
Total		11,309,746

Note:

(1) The \$25,000 payment from Pine Street is now included in FY2010-2011 to reflect the correction of a previous accounting error in FY 2006-2007.

A1-7. Downtown Park Fee (cont'd)

Expenditure Detail, FY 2001-02 through FY 2010-11

Project Name		FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-2011	Total
Mid-Embarcadero Music Concourse (status: complete)	Fee Amount Expended	469,112	83,441	(83,441)					4,142	34,035	8,746	516,035
	Project Expenditures, All Sources	1,148,478	83,441	(83,441)					4,142	34,035	8,746	1,195,401
	Estimated % of Project Funded by Fees	41%	100%	100%					100%	100%	100%	43%
Union Square Renovation (1) (status: complete)	Fee Amount Expended	2,400,000	900,000									3,300,000
	Project Expenditures, All Sources	N/A	N/A									N/A
	Estimated % of Project Funded by Fees	N/A	N/A									N/A
Renovation of Sue Bierman Park (status: in progress)	Fee Amount Expended			69,649	4,848	2,145	151,908	42,066	35,820	30,571	1,153,024	1,490,031
	Project Expenditures, All Sources			69,649	4,848	2,145	151,908	42,066	35,820	30,571	1,153,024	1,490,031
	Estimated % of Project Funded by Fees			100%	100%	100%	100%	100%	100%	100%	100%	100%
Audits (Office of the Controller)	Fee Amount Expended				5,426	4,848						10,274
	Project Expenditures, All Sources				5,426	4,848						10,274
	Estimated % of Project Funded by Fees				100%	100%						100%
City & County of San Francisco Impact Fee Study	Fee Amount Expended					35,058	73,615	2,751				111,424
	Project Expenditures, All Sources					35,058	73,615	2,751				111,424
	Estimated % of Project Funded by Fees					100%	100%	100%				100%
Construction of Victoria Manolo Draves Park (status: complete)	Fee Amount Expended					95,300	159,625	116,222				371,147
	Project Expenditures, All Sources					1,763,585	1,458,968	248,911				3,471,465
	Estimated % of Project Funded by Fees					5%	11%	47%				11%
Other (2)	Fee Amount Expended			900,000	900,000					69,185	943,365	2,812,550
	Project Expenditures, All Sources			900,000	900,000					69,185	943,365	2,812,550
	Estimated % of Project Funded by Fees			100%	100%					100%	100%	100%
Total	Fee Amount Expended	2,869,112	983,441	886,208	910,274	137,351	385,148	161,039	39,962	133,791	2,105,135	8,611,462
	Project Expenditures, All Sources	1,148,478	83,441	886,208	910,274	1,805,636	1,684,491	293,729	39,962	133,791	2,105,135	9,091,146
	Estimated % of Project Funded by Fees	250%	1179%	100%	100%	8%	23%	55%	100%	100%	100%	95%

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 2003-04, \$900,000 in FY 2004-05, and \$800,000 in FY 2010-11) and ADA remediation at Union Square (\$69,185 in FY 2009-10 and 143,365 in FY 2010-11).

A1-8. Downtown C-3 Artwork

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance (1)	Fee Revenue Collected	Funds Expended	Year-End Balance (1)
FY 2004-2005	0	130,000	45,000	0
FY 2005-2006	0	0	0	0
FY 2006-2007	0	15,920	0	15,920
FY 2007-2008	0	0	0	0
FY 2008-2009	0	0	0	0
FY 2009-2010	0	0	0	0
FY 2010-2011	0	0	0	0
Total		145,920	45,000	

Note:

(1) Because this Fund lies within the General Fund and not a Special Revenue Fund, funds not expended at year-end fall to fund balance.

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	25,000	N/A	N/A	N/A
	Façade restoration, repair and painting of Fire House	20,000	N/A	N/A	N/A
	Furnish North Beach Pool/Clubhouse and renovate North Beach Bocce Court (1)	N/A	85,000	85,772	99%
FY 2006-2007	Improve Open Space in the vicinity of 590 Castro Street (1)	N/A	N/A	N/A	N/A

(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.

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
Total		145,920

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

In-Kind Improvements

Fiscal Year	Address	Fee Amount Waived	Description
FY 2008-09	1 Polk Street	329,768	San Francisco Museum & Historical Society for the U.S. Mint

A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program

Summary Revenues & Expenditures

Fiscal Year	Job Housing Linkage Fees		Inclusionary Program Fees ⁽¹⁾		Sum of Fees Deposited into Citywide Affordable Housing Fund ⁽²⁾			
	Fee Revenue Collected	Funds Expended	Fee Revenue Collected	Funds Expended	Beginning Balance	Interest Earned	Interest Expended	Year-End Balance
FY 1988-1989	0	0			0			0
FY 1989-1990	0	50,000			0			(50,000)
FY 1990-1991	0	2,020,000			(50,000)			(2,070,000)
FY 1991-1992	0	2,033,237			(2,070,000)			(4,103,237)
FY 1992-1993	0	70,000			(4,103,237)			(4,173,237)
FY 1993-1994	1,409,242	0			(4,173,237)			(2,763,995)
FY 1994-1995	245,137	0			(2,763,995)			(2,518,858)
FY 1995-1996	20,769	0			(2,518,858)			(2,498,088)
FY 1996-1997	1,000,000	0			(2,498,088)			(1,498,088)
FY 1997-1998	2,761,824	0			(1,498,088)			1,263,736
FY 1998-1999	443,653	0			1,263,736			1,707,389
FY 1999-2000	10,753,894	0			1,707,389			12,461,283
FY 2000-2001	13,074,020	11,470,529			12,461,283			14,064,774
FY 2001-2002	6,038,052	4,830,609			14,064,774			15,272,217
FY 2002-2003	959,411	10,000,000		0	15,272,217			6,231,628
FY 2003-2004	155,255	8,643,292		0	6,231,628			(2,256,409)
FY 2004-2005	7,281,587	282,055		0	(2,256,409)			4,743,123
FY 2005-2006	20,038,145	0	11,026,146	0	4,743,123			35,807,414
FY 2006-2007	(2,500,348)	4,905,732	7,068,537	19,779,273	35,807,414	1,803,503	0	17,494,101
FY 2007-2008	(5,438,726)	5,802,507	50,588,697	16,759,070	17,494,101	4,888,564	0	44,971,059
FY 2008-2009	0	3,620,480	(7,155,039)	11,975,755	44,971,059	5,182,100	0	27,401,885
FY 2009-2010 ^{(3),(4)}	(8,775)	0	(12,811,004)	203,328	27,401,885	530,030	5,144,295	9,764,513
FY 2010-2011 ⁽⁵⁾	(9,122)	4,581,613	67,448	0	9,764,513	196,698	5,046,902	391,022
Total	56,224,019	58,310,054	48,784,785	48,717,426		12,600,895	10,191,197	

Notes:

(1) For Jobs Housing Linkage Fees, the funds expended exceed the fee revenue collected because \$2 million of unspent interest is reflected in the interest earned column. Interest is earned on the combined value of Jobs Housing Linkage Fees and Inclusionary Program Fees.

(2) Job 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, including loan repayments and gift deposits

(3) The negative fee revenue collected in FY 2009-10 represent refunds to developers that did not move forward with their projects.

(4) The \$203,328 in FY 2009-10 expenditures represents administrative expenses over the course of all prior fiscal years.

calculated field, additional earnings from

(5) In FY 2010-11, the negative fee revenue collected reflects a \$25,000 correction from FY 2006-07.

A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

Job Housing Linkage Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 1988-89	1-59 Harrison St.	410,423
	345 California St.	34,882
	345 California St. - 1 Hilton Square	373,253
	345 California St. - Mandarin Oriental SF Hotel	367,757
	12 Vistaview Ct./175 & 181 Bayview Cir.	175,000
	Silverview Terrace Lot #'s 69, 112, 111)	25,000
FY 1989-90	185 Berry St.	660,000
	235 Pine St.	870,250
FY 1990-91	600 California St.	1,536,724
	530 Chestnut St.	50,000
FY 1992-93	1075 Front St.	238,010
	2550, 2560, 2580-90 Geary Blvd.	5,060
	445 Burnett Avenue	3,100
FY 1993-94	3330 Army Street	73,506
FY 1994-95	1545-63 Page St.	125,907
	401 Main St.	119,231
FY 1995-96	401 Main St.	20,769
FY 1996-97	111 Chestnut/240 Lombard	1,000,000
FY 1997-98	401 Main St.	360,000
	254 Front St./ 275 Sacramento	413,483
	1438 Green St.	91,935
	650 / 690 Townsend St.	1,901,244
FY 1998-99	1438 Green St.	58,064
FY 1999-00	Pier One Maritime	538,747
	101 Second St.	1,122,008
	700 7th Street	1,524,563
	475 Brannan St.	447,675
	670-680 Second St.	423,000
	101 Valencia St.	5,380
	700-768 7th St.	404,670
	300-342 Howard St./199 Fremont	2,678,675
	150 California St.	348,926
	1 Second, AKA 55 Second, 39-67 Second St.	1,997,272
	235 Second St.	1,262,979

Note:

Information about payors has been provided when data were available. The list of payors may be incomplete.

Fiscal Year	Address	Fee Amount Collected
FY 2000-01	350 Rhode Island	1,762,500
	435 Pacific Ave.	229,125
	2101-2165 Bryant St.	1,043,400
	215 Fremont St.	338,047
	2801 Leavenworth St.	282,000
	38-44 Tehama St.	348,975
	1 Market Street	222,406
	881-899 Howard St.	1,119,015
	530-534 Folsom St.	323,905
	35 Stanford St.	544,320
	400 Howard St. (Bldg 1 of 1st & Howard Streets)	4,003,639
	554 Mission St.	4,079,412
	FY 2001-02	160 King St
3200 California St.		100,000
1701 19th Ave.		240,000
250 Brannan St.		1,287,544
22 Fourth St. / 801 Market St		1,268,594
601 Brannan St.		633,475
FY 2003-04	611 Jones St. - North of Market (PC Sec 263.7)	8,775
	755 Ocean Ave.	20,000
	101 Valencia St.	5,380
FY 2004-05	2251 Alemany Boulevard	15,000
	530 Chestnut St.	250,000
	235 Second St.	559,793
FY 2005-06	55 9th Street	3,998,808
	501 Folsom Street	463,057
FY 2006-07	1529-1565 Page Street	300,000
	888 Howard Street Hotel	4,806,926
FY 2007-08	400 Howard St. (Bldg 1 of 1st & Howard Streets)	1,643,785
	185 Berry Street	874,900
	555 Mission Street Office Project	600,000
	735 7th Avenue - Safeway	111,600
	400 Howard St. (Bldg 1 of 1st & Howard Streets)	62,287
	2026 Lombard Street	362,285
	491 Bayshore Boulevard - Home Depot	1,130,990
FY 2009-10	500 Pine Street	664,972
	350 Bush Street	5,153,720
FY 2010-11	55 9th Street	(3,998,808)
	611 Jones St. - North of Market (PC Sec 263.7)	(8,775)
Total	660 Alabama Street	15,878
		55,775,225

A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

Inclusionary Housing Program Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2002-03	1630 California	959,411
FY 2003-04	2900 22nd Street	134,875
FY 2004-05	1748 Haight	884,476
	2900 22nd Street	134,875
	2525 California	524,685
	2655 Van Ness Avenue	1,079,243
FY 2005-06	310 Townsend	1,259,090
	843 Montgomery	329,780
	One Rincon Hill / 425 First Street	11,026,146
	733 Front Street	1,528,840
	1 South Park	1,131,744
	631 Folsom	3,778,117
	733 Front Street	172,147
FY 2006-07	900 Minnesota	3,669,130
	829 Folsom	1,780,590
	818 Van Ness Ave (810, 816 & 826 Van Ness Avenue)	1,041,798
	1315-1327 7th Avenue	173,633
	900 Minnesota	424,546
FY 2007-08	900 Minnesota	424,546
	45 Lansing	8,385,485
	Candlestick Cove - Building B	3,720,395
	1299 Bush Street	916,862
	340-350 Fremont Street	11,412,791
	1 Hawthorne Place / 645 Howard Street	5,577,916
	1800 Van Ness Avenue / 1754 Clay Street	2,698,706
	One Ecker Place	1,234,108
	1868 Van Ness Avenue	1,309,006
	231 Franklin Street	1,208,849
	1800 Van Ness Avenue / 1754 Clay Street	(133,994)
	Candlestick Cove - Building B	500,124
FY 2008-09	631 Folsom	787,580
	1840 Washington Street	1,404,079
	1315-1327 7th Avenue	(173,633)
FY 2009-10	45 Lansing	(8,385,485)
	340-350 Fremont Street	(11,412,791)
	1315-1327 7th Avenue	173,633
	750 Second Street	992,866
FY 2010-11	1800 Van Ness Avenue / 1754 Clay Street	(2,564,712)
	1701 9th Avenue (301-313 Moraga Ave)	67,448
Total		48,176,905

Note:

Information about payors has been provided when data were available. The list of payors may be incomplete.

A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

Inclusionary Housing Program: In-Lieu Affordable Housing

Fiscal Year	Address	Description	# of Units	Fiscal Year	Address	Description	# of Units	Fiscal Year	Address	Description	# of Units	
FY 2002-03	600 Anza Blvd.	On-site Rental Units	17	FY 2005-06	333-355 01st Street	On-site Ownership Units	34	FY 2007-08 (cont.)	1234 Howard Street	On-site Ownership Units	2	
	149 Fair Oaks	On-site Rental Units	1		2428 Bayshore	On-site Ownership Units	12		410 Jessie Street	On-site Ownership Units	2	
	855 Folsom Street	On-site Ownership Units	20		501 Beale Street	On-site Ownership Units	16		418-420 Jessie Street	On-site Rental Units	3	
	81 Lansing	On-site Ownership Units	3		69 Clementina	On-site Ownership Units	2		2545 Judah Street	On-site Rental Units	2	
1901 Van Ness Avenue	On-site Ownership Units	6	1168-1174 Folsom Street		On-site Rental Units	1	938-942 Market Street		On-site Ownership Units	13		
FY 2003-04	3371 17th Street	On-site Ownership Units	2		6901 Geary Blvd.	On-site Rental Units	2		1160 Mission Street	On-site Ownership Units	29	
	2922-32 24th Street	On-site Rental Units	2		8 Landers	On-site Ownership Units	1		75 Moss Street	On-site Ownership Units	1	
	901-933 Bayshore	On-site Ownership Units	4		3184 Mission Street	On-site Ownership Units	2		725 Pine Street	On-site Ownership Units	2	
	240 Bayshore Blvd.	On-site Rental Units	4		199 New Montgomery	On-site Ownership Units	18		450 Rhode Island	On-site Ownership Units	20	
	400 Beale Street	On-site Ownership Units	24		150 Powell Street	On-site Ownership Units	3		566 South Van Ness A	On-site Ownership Units	4	
	388 Beale Street	On-site Rental Units	23		1 Powell Street	On-site Rental Units	4		1158 Sutter	On-site Ownership Units	1	
	1452 Bush Street	On-site Ownership Units	2		201 Sansome	On-site Ownership Units	5	177 Townsend	On-site Ownership Units	24		
	101 Harrison Street	On-site Ownership Units	2		270-284 Valencia	On-site Ownership Units	3	750 Van Ness Avenue	On-site Ownership Units	16		
	1578 Indiana Street	On-site Ownership Units	2		1725 Washington	On-site Ownership Units	3	FY 2008-09	480 14th Street	On-site Ownership Units	1	
	8100 Oceanview Terrace	On-site Ownership Units	2		FY 2006-07	4343 03rd Street	On-site Ownership Units		2	3620 19th Street	On-site Ownership Units	5
	600 Portola	On-site Rental Units	2			3000 23rd Street	On-site Rental Units		7	3520 20th Street	On-site Ownership Units	1
	1301 San Jose Avenue	On-site Ownership Units	3	329 Bay Street		On-site Ownership Units	2		601 Alabama Street	On-site Ownership Units	21	
	140 South Van Ness	On-site Ownership Units	23	785-787 Brannan Street		On-site Rental Units	56		901 Bush Street	On-site Ownership Units	5	
	475 Tehama Street	On-site Ownership Units	1	520 Chestnut Street		On-site Ownership Units	2		436 Clementina	On-site Rental Units	3	
	222 Valencia Street	On-site Ownership Units	1	2815 Diamond		On-site Ownership Units	2		168 Hyde	On-site Ownership Units	3	
900 Van Ness Avenue	On-site Rental Units	3	950 Gilman	On-site Ownership Units		20	601 King Street		On-site Ownership Units	170		
FY 2004-05	788 08th Street (#3)	On-site Rental Units	1	525-527 Gough Street		On-site Ownership Units	3		125 Mason	On-site Rental Units	81	
	1131 43rd Avenue	On-site Rental Units	1	1277 Howard		On-site Ownership Units	2		2200 Mission Street	On-site Ownership Units	3	
	741 Clement St @ 9th	On-site Ownership Units	1	40-50 Lansing		On-site Ownership Units	10	55 Page	On-site Ownership Units	17		
	470 Clementina	On-site Ownership Units	1	2298 Lombard Street	On-site Ownership Units	1	1 Polk Street	On-site Rental Units	9			
	1598 Dolores	On-site Ownership Units	1	83 - 91 McAllister	On-site Ownership Units	6	818 Van Ness Avenue	On-site Ownership Units	2			
	821 Folsom Street	On-site Ownership Units	8	8 McLea Court	On-site Rental Units	3	638 19th Street	On-site Ownership Units	2			
	6900 Geary Blvd.	On-site Rental Units	2	1905 Mission Street	On-site Ownership Units	3	2011 Bayshore Blvd.	On-site Ownership Units	6			
	965-985 Geneva Avenue	On-site Rental Units	8	639 Missouri Street	On-site Ownership Units	7	2101 Bryant	On-site Ownership Units	9			
	333 Grant Street	On-site Ownership Units	2	74 New Montgomery	On-site Ownership Units	11	3400 Cesar Chavez	On-site Ownership Units	9			
	1450 Greenwich Street	On-site Ownership Units	4	2351 Powell Street	On-site Rental Units	9	FY 2009-10	1355 Pacific Avenue	On-site Ownership Units	2		
	342 Hayes	On-site Ownership Units	1	2161 Sutter Street	On-site Rental Units	3		77 Van Ness Avenue	On-site Ownership Units	6		
	348 Hyde Street	On-site Rental Units	1	675 Townsend	On-site Rental Units	15		101 Executive Park	On-site Ownership Units	18		
	2001 McAllister	On-site Ownership Units	13	FY 2007-08	77 Bluxome	On-site Ownership Units		10	2395 Lombard Street	On-site Ownership Units	1	
	3294 Mission Street	On-site Rental Units	3		301-501 Crescent Way	On-site Ownership Units	18	1167 Market Street	On-site Rental Units	12		
1099 Mississippi Street	On-site Ownership Units	1	30 Dore Street		On-site Rental Units	4	FY 2010-11	5800 3rd Street (Phase	On-site Ownership Units	17		
1800-1820 San Jose	On-site Ownership Units	2	1275 Fell Street		On-site Ownership Units	8		723 Taylor Street	On-site Ownership Units	1		
88 Townsend Street	On-site Ownership Units	13	1828 Geneva Avenue	On-site Rental Units	6	55 Trumbull Street	On-site Rental Units	2				
929 Vermont	On-site Ownership Units	1								Total	1,052	

A1-9. Job Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

Expenditure Detail (1)

Fiscal Year	Project Title / Address	Job Housing	Inclusionary	Interest	Project	Estimated %		Description	Estimated
		Linkage	Program			Amount	Expenditures,		
		Fee Amount	Fee Amount	Amount	Expenditures,	Fees			Start Date
		Expended	Expended	Expended	All Sources (2)				
FY 1992-93	101 Valencia	50,000	0	0	N/A	N/A		Affordable Homeownership Housing	Completed
	101 Valencia	2,020,000	0	0	N/A	N/A		Affordable Homeownership Housing	Completed
	1200 Connecticut	188,080	0	0	1,339,714	14%		Affordable Housing for Low-Income Families	Completed
	Hamlin Hotel, 385 Eddy	726,435	0	0	805,674	90%		Affordable Housing for Homeless Individuals	Completed
	201 Turk St.	660,000	0	0	2,000,000	33%		Affordable Housing for Low-Income Families	Completed
	Del Carlo Court, 3330 Army	382,900	0	0	1,084,700	35%		Affordable Housing for Low-Income Families	Completed
	1200 Connecticut	75,822	0	0	0	N/A		Affordable Housing for Low-Income Families	Completed
	518 Minna	70,000	0	0	70,000	100%		Affordable Housing for Low-Income Families	Completed
FY 2006-07	570 Townsend	0	3,290,910	0	3,290,910	100%		Affordable Housing for Low-Income and Homeless Families	Project cancelled
	1166 Howard St.	11,470,529	0	0	25,959,134	44%		New construction, 73 units; Affordable Housing for Low-Income Families	Completed
	150 Broadway	538,834	0	0	29,350,000	2%		New construction, 81 units; Affordable Housing for Low-Income Families	Completed
	145 Taylor	1,704,522	0	0	N/A	N/A		New construction, 67 units; Affordable Housing for Low-Income Families	Completed
	1631 Hayes	2,587,253	0	0	4,248,291	61%		New construction, 70 beds; Affordable Transitional Housing for Homeless Families	Completed
	401 Bay Street	10,000,000	0	0	10,000,000	100%		New construction, 112 units; Affordable Housing for Low-Income Families	Completed
	145 Taylor	8,103,387	0	0	10,226,840	79%		New construction, 67 units; Affordable Housing for Low-Income Families	Completed
	Geneva Carter	539,905	0	0	30,386,735	2%		New construction, 101 units; Affordable Housing for Low-Income Families	Completed
	De Long Street- Habitat for Community	282,055	0	0	282,055	100%		New construction, 12 single-family homes; Affordable Housing for Low-Income Households	Completed
	2949 18th Street	4,701,614	0	0	4,701,614	100%		New construction, 93 units; Affordable Housing for Low-Income Seniors & Homeless Families	Completed
	990 Polk	204,118	3,887,754	0	15,627,284	26%		New construction, 110 units; Affordable Housing for Low-Income Seniors	Completed
	650 Eddy	0	1,574,463	0	N/A	N/A		New construction, 83 units; Affordable Supportive Housing for Homeless	Completed
	FY 2007-08	275 10th Street- Bishop Swing	0	5,041,107	0	26,631,525	19%		New construction, 134 units; Affordable Housing for Homeless
149 Mason Street		3,618,328	1,976,131	0	26,619,365	21%		New construction, 56 units; Affordable Housing for Homeless	6/1/2008
3575 Geary		2,184,179	4,947,089	0	42,024,761	17%		New construction, 150 units; Affordable Housing for Low-Income Seniors	9/1/2008
601 Alabama		0	4,794,743	0	6,786,053	71%		New construction, 34 units; Affordable Homeownership Housing	Completed
FY 2008-09	1251 Turk Street- Rosa Parks	0	5,000,000	0	5,512,000	91%		New construction, 100 units; Affordable Housing for Low-Income Seniors	TBD
	Arendt House - 850 Broderick	0	2,720,940	0	27,099,897	10%		New construction, 46 units; Affordable Housing for Homeless Seniors	Completed
	44 MacAllister Civic Center Residence	1,340,471	4,254,815	0	10,334,583	54%		Rehab., 212 units; Affordable Housing for Homeless	Completed
	1652 Sunnydale Ave.	1,012,000	0	0	4,411,986	23%		TBD; HOPE SF Site	TBD
	1095 Connecticut	1,000,000	0	0	2,962,800	34%		TBD; HOPE SF Site	TBD
	4466-4468 Mission	268,009	0	0	268,009	100%		Acquisition Rehab., 3 units; Affordable Housing for Low-Income Families	Completed
FY 2009-10	29th Avenue Apartments	0	0	1,899,027	7,523,218	25%		New construction, 20 units; Affordable Housing for Homeless Adults	3/1/2010
	480 Ellis - The Arlington	0	0	1,300,000	5,421,363	24%		Rehab., 172 units; Affordable Housing for Low-Income and Homeless Individuals	Completed
	909 Howard	0	0	1,610,594	4,729,783	34%		New construction, 150 units; Affordable Housing for Low-Income Families	2014
FY 2010-2011	Booker T. Washington - 800 Presidio	0	0	788,484	788,484	100%		Predevelopment of affordable housing for low-income family and youth	Fall 2011
	220 Golden Gate LP	3,581,613	0	4,258,418	20,400,000	38%		174 units for formerly homeless adults	Fall 2009
	CHP Scott Street - Edward II	1,000,000	0	0	4,416,508	23%		Predevelopment of 24 units of affordable housing for transition-age youth	Summer 2011
FY 1988-89 to									
FY 2010-11	Administrative Expenditures	0	203,328	57,610	0	N/A			N/A
Total		58,310,054	48,717,426	10,191,197	373,532,431				

Notes:

(1) Includes actual expenditures and encumbrances.

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

A1-10. Child Care Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance ⁽¹⁾
Prior to FY 1999-2000	0	1,894,729	69,792	759,021	1,205,500
FY 1999-2000	1,205,500	565,736	69,792	0	1,841,028
FY 2000-2001	1,841,028	110,472	79,331	194,250	1,836,581
FY 2001-2002	1,836,581	802,979	54,281	608,564	2,085,277
FY 2002-2003	2,085,276	768,894	46,752	68,628	2,832,294
FY 2003-2004	2,832,294	622,401	37,455	299,146	3,193,004
FY 2004-2005	3,193,004	56,103	43,597	1,168,473	2,124,231
FY 2005-2006	2,124,230	0	52,076	621,256	1,555,050
FY 2006-2007	1,555,050	406,824	41,384	234,906	1,768,352
FY 2007-2008	1,768,352	803,958	42,300	267,782	2,346,829
FY 2008-2009	2,346,829	548,273	45,499	1,508,356	1,432,245
FY 2009-2010 ⁽²⁾	1,432,245	153,500	15,668	1,226,628	374,785
FY 2010-2011 ⁽³⁾	374,785	377,427	5,706	(571,749)	1,329,667
Total		7,111,296	603,633	6,385,261	

Notes:

(1) In this report, year-end balance includes encumbrances. In FY 2010-11, \$671,749 was reserved for encumbrances. Thus, the unassigned year-end balance for FY 2010-11 is \$657,918.

(2) In FY 2009-2010, the year-end fund balance reported in the December 2010 report assumes the return of \$1,110,000 to the Child Care Capital Fund. This transfer did not occur in FY 2009-2010.

(3) In FY 2010-2011, 802,247 of funding was returned and \$230,498 was spent for a net return (negative expenditure) of \$571,749.

Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1999-2000	Various	1,894,729
FY 1999-2000	945 Battery Street	52,715
	101 Second Street	276,248
	Embarcadero Center	21,000
	Embarcadero Center	39,000
FY 2000-2001	150 California Street	176,773
	1 Market Street	51,822
	244-256 Front Street	58,650
FY 2001-2002	235 Second Street	179,146
	Pier 1 Maritime	76,418
	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
	475 Brannan Street	63,500
	500 California Street - Omni Hotel	54,020
FY 2003-2004	500 Howard Street (Bldg 4 of 1st & Howard)	126,670
	405 Howard Street (Bldg 2 of 1st & Howard)	348,751
FY 2004-2005	700 Seventh Street / 601 & 625 Townsend St	273,650
	235 Second Street	56,103
FY 2006-2007	400 Howard Street (Bldg 1 of 1st & Howard)	241,996
	Mission Bay South Block 41, Parcel 1, Lot 7	164,828
FY 2007-2008	888 Howard Street	428,807
	650 Townsend Street	375,151
FY 2008-2009	555 Mission Street	548,273
FY 2009-2010	875-899 Howard Street	153,500
FY 2010-2011	1500 Owens Street	158,214
	450 South Street	219,213
Total		7,111,296

A1-10. Child Care Fee (cont'd)

Child Care Fee Expenditure Detail, FY 2000-01 through FY 2010-11

Project Name	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	Total	
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	158,055	300,000	163,000	230,498	3,454,011
	Project Expenditures, All Sources	1,741,517	2,403,669	N/A	620,113	613,768	724,867	1,148,566	2,060,932	2,252,384	929,012	255,316	12,750,144
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	127%	74%	10%	8%	13%	18%	90%	27%
Southeast Facilities (HSA workorder): repair and renovation of four facilities in Bayview that house child care programs	Fee Amount Expended	-	-	-	-	-	-	100,000	-	-	-	-	100,000
	Project Expenditures, All Sources	-	-	-	-	-	-	302,930	205,542	94,988	-	-	603,460
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	33%	0%	0%	-	-	17%
SFSU Gateway to Quality : project to improve quality of childcare in San Francisco	Fee Amount Expended	-	-	-	-	40,000	40,000	40,000	-	-	-	-	120,000
	Project Expenditures, All Sources	-	-	-	-	759,038	2,318,803	2,070,952	-	-	-	-	5,148,793
	Estimated % of Project Funded by Fees	-	-	-	-	5%	2%	2%	-	-	-	-	2%
Tide Center-Family Child Care Field Building : operation subsidy	Fee Amount Expended	-	-	-	-	-	-	-	101,646	58,384	-	-	160,030
	Project Expenditures, All Sources	-	-	-	-	-	-	-	177,297	145,357	-	-	322,654
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-	57%	40%	-	-	50%
South of Market Childcare : operation subsidy	Fee Amount Expended	-	-	-	-	-	-	-	77,703	58,244	-	-	135,947
	Project Expenditures, All Sources	-	-	-	-	-	-	-	139,335	115,079	-	-	254,414
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-	56%	51%	-	-	53%
Non-Recurring Expenditures (2)	Fee Amount Expended	-	-	-	-	351,369	-	-	1,029,008	-	-	-	1,380,377
	Project Expenditures, All Sources	-	-	-	-	351,369	-	-	1,094,196	-	-	-	1,445,565
	Estimated % of Project Funded by Fees	-	-	-	-	100%	-	-	94%	-	-	-	95%
Impact Development Fee Studies (CON workorder)	Fee Amount Expended	-	-	-	-	-	41,256	80,140	9,726	-	-	-	131,122
	Project Expenditures, All Sources	-	-	-	-	-	41,256	80,140	9,726	-	-	-	131,122
	Estimated % of Project Funded by Fees	-	-	-	-	-	100%	100%	100%	-	-	-	100%
Total	Fee Amount Expended	194,250	608,564	68,628	299,146	1,168,473	621,256	234,906	267,781	1,508,357	279,628	230,498	5,481,487
	Project Expenditures, All Sources	1,741,517	2,403,669	-	620,113	1,724,175	3,084,926	3,299,658	2,373,588	3,868,754	1,284,436	255,316	20,656,152
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	68%	20%	7%	11%	39%	22%	90%	27%

Notes:

- (1) Beginning in FY 2002-03, 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 2004-05 exceeds Project Expenditures, All Sources.
- (2) In FY 2004-05, 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 2008-09, 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 2008-09.

A1-11. Street Trees, In-Lieu Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
	Year Balance				
FY 2010-11	0	73,252	0	73,252	0
Total		73,252	0	73,252	

Note:

No fee revenue was collected or expended prior to FY 2010-11.

Street Trees, In-Lieu Fee Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
2010-11	Tree planting and maintenance	73,252	244,091	30.0%

Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2010-11	1671 11th Ave.	1,641
	1720 Polk St.	1,641
	1200 19th St.	1,489
	63 Jersey St.	1,489
	2000 Union St.	2,978
	2506 36th Ave	1,489
	700 Valencia	1,489
	3575 Geary Blvd	8,934
	238 Olive St.	1,489
	1847 Scott St. / 2233 Chestnut St.	3,282
	3227 San Bruno Ave	1,641
	469-471 08th Ave	1,641
	2139 O'Farrell	3,282
	1515 12 Ave	1,641
	457-459 Buena Vista	1,641
	1372 Union St.	1,701
	2620 Larkin St	4,500
	3647-3649 23rd St.	1,641
	822 Geary Blvd	1,489
	519 29th Ave	1,489
	1740 09 th Ave	1,641
	219 Prentiss St.	1,641
	132 Moffit Street	1,641
	857 Jamestown Ave.	1,166
	567 Moultrie St.	1,641
	462 Sanchez St	4,166
	1342 39th Ave	1,641
	333 Harrison St.	4,923
	137 Arleta Ave	1,641
	1680 Eddy St.	1,641
2900 Fulton St.	4,923	
Total		73,252

A1-12. Transit Impact Development Fee

Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected ⁽¹⁾	Interest Earned ⁽²⁾	Funds Expended	Year-End Balance ⁽³⁾
Prior to FY					
1998-99	0	89,639,178	0	32,162,024	57,477,154
FY 1998-99	57,477,154	749,725	3,112,190	4,950,958	56,388,111
FY 1999-00	56,388,111	5,515,492	3,097,040	4,643,206	60,357,437
FY 2000-01	60,357,437	2,945,978	3,207,310	9,047,790	57,462,935
FY 2001-02	57,462,935	7,879,767	2,497,164	18,113,104	49,726,762
FY 2002-03	49,726,762	4,023,552	1,159,141	10,567,690	44,341,765
FY 2003-04	44,341,765	1,344,207	868,128	10,020,677	36,533,423
FY 2004-05	36,533,423	928,449	721,005	6,168,613	32,014,264
FY 2005-06	32,014,264	1,161,809	1,045,325	11,072,282	23,149,116
FY 2006-07	23,149,116	1,980,198	978,028	11,158,131	14,949,211
FY 2007-08	14,949,211	889,475	807,997	805,075	15,841,608
FY 2008-09	15,841,608	4,513,011	426,248	6,615,073	14,165,794
FY 2009-10	14,165,794	1,849,047	171,615	14,207,719	1,978,737
FY 2010-11	1,978,737	1,048,049	47,466	570,686	2,503,566
Total		124,467,937	18,138,657	140,103,028	

Notes:

- (1) Fee revenue collected includes installment interest payments.
- (2) Interest earned is the interest earned on TIDF deposits in the City Treasury.
- (3) In this report, year-end balance includes encumbrances. There were no encumbrances at the end of FY 2010-11.

A1-12. Transit Impact Development Fee (cont'd)

Fees Collected by Payer, FY 1999-00 through FY 2010-11

Fiscal Year	Address	Fee Amount Collected	Fiscal Year	Address	Fee Amount Collected
FY 1999-00	101 2nd Street	1,307,576	FY 2003-04	543 Howard Street	157,330
	1199 Bush	221,832		West Portal Office	3,817
	126 South Park Ave	5,936		Golden Gate Polk Property	8,680
	150 California	773,930	FY 2004-05	223 Montgomery	7,271
	199 Fremont	2,007,710		501 Folsom	30,000
	275 Sacramento	254,520	FY 2005-06	1381 Webster	2,890
	616 Minna	30,263		625 Townsend	265,581
	FY 2000-01	One Market	164,000	FY 2006-07	3560 18th Street
215 Fremont		124,750	400 Howard Street		1,209,980
475 Brannan		317,500	450 Sansome		12,293
601 Townsend		352,355	FY 2007-08	52 Dore St	20,250
680 2nd Street		306,455		Pier 1, 1.5, 3 & 5	117,750
1301 Sansome		48,341	FY 2008-09	555 Mission Street	2,293,864
149 Bluxome		94,769		535 Mission Street	1,468,800
35 Stanford		26,975		500 8th Street	621
550 Kearny		39,935	FY 2009-10	One Kearny / 710 Market St	135,475
650 Townsend		1,447,680		77 Van Ness Avenue	99,805
945 Battery		84,532		2369 Market Street Project	16,000
945 Bryant	100,640	2460 Alameda St		172,638	
FY 2001-02	1098 Harrison	36,200		2369 Market Street Project	9,375
	230-250 Brannan	352,646		1311 22nd Street	19,138
	319 11th Street	7,700	875 Howard St. Project	646,890	
	55 Market	1,339,245	FY 2010-11	101 California	662,475
	60 Brannan	261,550		1170-1172 Market	20,989
	1301 Sansome	96,683		440-456 Montgomery	66,261
	1328 Mission	17,690		2125 Chestnut	16,057
	160 King	592,882		269 Potrero Avenue	49,856
	235 2nd Street	819,195		4 Embarcadero Center, Suite	57,358
	435 Pacific	145,785		660 Alabama	67,473
	560 Mission	2,893,200	5800 3rd Street	22,945	
	851 Van Ness	16,110	3000 20th Street	6,992	
	945 Battery	169,065	1 Lorraine Court	64,767	
	Pier One	382,090	All	Adjustment ⁽¹⁾	9,286,481
FY 2002-03	1329 Mission	12,627	Total		34,833,612
	1596 Howard	158,426	Notes:		
	181 South Park Ave	1,700	(1) Adjusted for installment payment accounting.		
	405 Howard	2,126,850			
	500 Howard	599,600			
	501 Folsom	66,367			

A1-12. Transit Impact Development Fee (cont'd)

Transit Impact Development Fee Expenditure Detail, FY 1998-99 through FY 2010-11

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	Total
FY 1998-99	498,715	0	0	4,426,728	25,515	4,950,958
FY 1999-00	147,235	0	0	4,423,994	71,977	4,643,206
FY 2000-01	0	0	0	8,946,645	101,145	9,047,790
FY 2001-02	0	7,502,636	0	10,457,344	153,124	18,113,104
FY 2002-03	0	0	0	10,457,344	110,346	10,567,690
FY 2003-04	0	0	0	9,880,743	139,934	10,020,677
FY 2004-05	0	(3,869,623)	0	9,880,743	157,493	6,168,613
FY 2005-06	0	1,037,169	0	9,880,743	154,370	11,072,282
FY 2006-07	0	0	1,144,557	9,880,743	132,831	11,158,131
FY 2007-08	0	0	646,210	0	158,865	805,075
FY 2008-09	0	0	612,000	5,709,680	293,393	6,615,073
FY 2009-10	0	4,054,736	9,729	9,635,699	507,555	14,207,719
FY 2010-11	0	0	18,358	251,652	300,676	570,686
Total	645,950	8,724,918	2,430,854	93,832,058	2,307,224	107,941,004

Note:

The Transit Impact Development Fee was established in 1981; however, this report only includes expenditure detail since FY 1998-99.

A1-13. Water & Wastewater Capacity Charges

Water Summary Revenues & Expenditures

Fiscal Year	Beginning	Fee	Interest Earned	Funds Expended	Year-End
	Year Balance	Revenue Collected			Balance ⁽¹⁾
FY 2007-2008	0	213,455	585	0	214,040
FY 2008-2009	214,040	625,948	895	0	840,883
FY 2009-2010	840,883	610,312	(895)	0	1,450,300
FY 2010-2011	1,450,300	869,115	0	0	2,319,415
Total		2,318,830	585	0	

Note:

(1) In this report, year-end balance includes encumbrances. There were no encumbrances at the end of FY 2010-2011.

Wastewater Summary Revenues & Expenditures

Fiscal Year	Beginning	Fee	Interest Earned	Funds Expended	Year-End
	Year Balance	Revenue Collected			Balance ⁽¹⁾
FY 2006-2007	0	9,091,129	0	0	9,091,129
FY 2007-2008	9,091,129	6,298,294	0	0	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	0	21,403,540
FY 2010-2011	21,403,540	3,754,841	5,260	11,997,159	13,166,482
Total		30,081,184	82,456	16,997,159	

Note:

(1) In this report, year-end balance includes encumbrances. There was \$1,109,356 in encumbrances at the end of FY 2010-11. Thus, the unassigned year-end balance for FY 2010-11 is \$12,057,126.

Wastewater Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2008-2009	Sewer Repair: Hoffman & Noe	812,965	1,151,842	71%
	Sewer Repair: Euclid & Pacific St	332,889	1,637,097	20%
	Sewer Repair: Dartmouth & Gates	734,712	1,025,276	72%
	Southeast Treatment Plant heating, ventilation, and air conditioning system	1,307,474	2,084,804	63%
	Emergency Sewer Repair: various locations	1,811,960	4,651,033	39%
	FY 2010-2011	Bromeley Place Sewer Replacement	206,712	206,712
California St Sewer Replacement		876,034	876,034	100%
Waller St Sewer Repair		191,630	191,630	100%
Various Sewer Locations #1		2,692,211	3,027,547	89%
Spot Sewer Repair Contract #24		3,277,917	3,277,917	100%
Downtown District Sewer Replacement		118,664	118,664	100%
Soma/Mission Sewer Replacement		136,958	136,958	100%
Western Addt/Beach/Marina Repair		83,861	83,861	100%
Windfield St Sewer Repair		161,054	161,054	100%
17Th/Bocana/Ellworth Sewer Repair		657,174	657,174	100%
Laurel Heights/Haight Sewer Repair		91,626	91,626	100%
Richmond District Sewer Replacement		76,983	76,983	100%
Sunset District Sewer Replacement		104,294	104,294	100%
Noe/Glen Park/Trin Peaks Sewer		60,955	60,955	100%
McClaren/Ingleside/Excelsior Sewer		68,670	68,670	100%
Potrero/Bernal Heights Sewer		172,851	172,851	100%
Bayview/Hunters Point Sewer		48,708	48,708	100%
Miramar Ave Sewer Repair		886,898	886,898	100%
Polk St Emergency Sewer Repair		426,515	426,515	100%
Baker/Grove/Cole - Sewer Repair		1,133,196	1,133,196	100%
Bush St Sewer Replacement		99,898	1,593,733	6%
Baker/Blake/Cook-Sewer Repair/Cpfrnr		13,613	617,668	2%
Auburn St Sewer Replacement		13,686	13,686	100%
Carl St Sewer Replacement		69,362	69,362	100%
Outfall Inspection/Receiving Water		133,099	133,099	100%
RNR Treatment Facilities		194,592	194,592	100%
Total		16,997,159	24,980,439	68%

A1-13. Water & Wastewater Capacity Charges (cont'd)

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

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

Fiscal Year	Address	Wastewater Fee Amount Collected	Water Fee Amount Collected
FY 2007-2008 (cont.)	275 10th St.	351,861	
	3575 Geary Blvd.	386,050	
	5600 3rd St., Bldg. II	148,428	
	1188 Mission St.	213,180	39,429
	5600 3rd St., Bldg. I	148,428	
	1 Hawthorne St	102,161	
	1411 Market St.	376,843	12,322
	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	39,429
1 Hawthorne St		102,161	
701 Golden Gate Ave		260,400	
301 Mission St		994,388	
FY 2009-2010	5600 3rd St	54,949	6,161
	1150 Ocean Ave	119,293	30,740
FY 2010-2011	2225 3rd Street	122,350	12,591
	333 Harrison Street	181,138	27,373
	1411 Market St.	130,511	1,365
	1190 Mission Street	188,139	13,686
Total		15,282,044	183,094

Notes:

(1) Includes payers w hose total payment (w ater & w astewater) equaled or exceeded \$100,000.

(2) Fees paid in installments are listed in each fiscal year in w hich they w ere paid.

Appendix A2. 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.

3. The 2012 development impact fee rates

CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
(Updated as of December 1, 2011, rates will be effective on January 1, 2012)

Impact Fee	City Area Subject to the Fee	Controlling Entity	Ordinance Reference	Use	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Fees	Effective Date	Residential Threshold	Non-Residential Threshold	Exempted Building Permit Types
Rincon Hill Community Infrastructure Impact Fee	Rincon Hill - Residential	Planning Department	Planning Code Section 418	Residential	Gross Square Foot	Impact fee or in-kind improvement	\$9.15 per gross square foot (Table 418.3A). Credit given for existing use on site (Table 418.3B).	8/19/2005	At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet	N/A	4,5,6,7,8
South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill - Residential (same Block & Lot as Rincon Hill)	Planning Department and Mayor's Office of Economic Development	Planning Code Section 418	Residential	Gross Square Foot	Impact fee or in-kind improvement	\$11.65 per gross square foot.	8/19/2005	Each net addition of gross square feet of residential use	N/A	4,5,6,7,8
Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed-Use Districts	SOMA Mixed-Use Districts: RED, RSD, SLI, SLR, and SSO	Planning Department	Planning Code Section 425	Non-residential	Square Foot of Open Space	Optional Program	\$0.85 per square feet of open space otherwise required to be provided	4/6/1990	Not applicable	Zoning Administrator discretion that open space cannot be provided on-site	4,5,6,7,8
Visitation Valley Community Facilities & Infrastructure Impact Fee	Visitation Valley - Residential	Planning Department and Board of Supervisors	Planning Code Section 420	Residential Dwelling Units	Net Square Foot	Impact fee or in-kind improvement	\$4.87 per square foot	11/18/2005	All residential development projects that result in a new unit	N/A	4,5,6,7,8
Market & Octavia Affordable Housing Fee	Market/Octavia - Residential + Commercial (Not RTO)	Planning Department	Planning Code Section 416	Residential	Gross Square Foot	Fee only	\$3.83/sf for NCT and \$7.66/sf for Van Ness and Market SUD. Credit given for existing use on site (Table 416.3A).	5/30/2008	Subject of the Residential Inclusionary Housing Program (Planning Code Section 415)	N/A	4,5,6,7,8
Market & Octavia Community Infrastructure Impact Fee	Market/Octavia - Residential + Commercial	Planning Department	Planning Code Section 421	Residential + Non-Residential	Gross Square Foot	Impact fee or in-kind improvement	\$9.57/s.f. for Residential, \$3.62/s.f. for Non-Residential (Table 421.3A).Credit given for existing use on site (Table 421.3B).	4/3/2008	At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet	Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Van Ness and Market Downtown Residential Special Use District FAR Bonus	Market/Octavia - Residential + Commercial (C-3-G only)	Planning Department	Planning Code Section 424.4	Residential + Non-Residential	N/A	Fee only	\$31.90 per net additional gsf for FAR above 6:1 to 9:1 for Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	5/30/2008	Construction that requires FAR (Floor Area Ratio) above 6:1	Construction that requires FAR above 9:1	4,5,6,7,8

CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
(Updated as of December 1, 2011, rates will be effective on January 1, 2012)

Impact Fee	City Area Subject to the Fee	Controlling Entity	Ordinance Reference	Use	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Fees	Effective Date	Residential Threshold	Non-Residential Threshold	Exempted Building Permit Types
Van Ness and Market Neighborhood InfraStructure Program	Market/Octavia - Residential + Commercial (C-3-G only)	Planning Department	Planning Code Section 424.5	Residential + Non-Residential	N/A	Impact Fee or In-Kind Improvement	\$15.95 per net additional gsf for FAR above 9:1 for Van Ness and Market Neighborhood Infrastructure Program	5/30/2008	Construction that requires FAR (Floor Area Ratio) above 9:1	Construction that requires FAR above 9:1	4,5,6,7,8
Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu Fee	Eastern Neighborhoods - Residential	Planning Department and Mayor's Office of Housing	Planning Code Section 417	Residential	Gross Square Foot	Optional Program	\$42.54 per gross sq foot	1/19/2009	20 units or less or less than 25,000 gsf	N/A	4,5,6,7,8
Affordable Housing Requirements for UMU in Eastern Neighborhoods	Eastern Neighborhoods: UMU District	Planning Department and Mayor's Office of Housing	Planning Code Section 419	Residential	Varies	Onsite or offsite BMR units or in-lieu fee, Land Dedication, Middle Income Alternative	Tier A, a minimum of 18 percent of the total units constructed shall be affordable; Tier B, a minimum of 20 percent of the total units constructed shall be affordable; Tier C, a minimum of 22 percent of the total units constructed shall be affordable; Fee varies by Unit Size (Studio - \$179,952, 1 Bedroom - \$248,210, 2 Bedroom - \$334,478, 3 Bedroom - \$374,712).	12/19/2008	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A	4,5,6,7,8
Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Eastern Neighborhoods - Residential + Non-Residential	Planning Department	Planning Code Section 423	Residential Dwelling Units + Non-Residential Uses	Gross Square Foot	Impact fee or in-kind improvement	Tier 1: \$8.51/square foot for Residential, \$6.38/square foot for Non-Residential; Tier 2: \$12.76/square foot for Residential, \$10.63/s.f. for Non-Residential; Tier 3: \$17.02/square foot for Residential, \$14.89/square foot for Non-Residential (Table 423.3A). Credit given for existing use on site (Table 423.3B).	12/19/2008	At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet	Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed Use Districts	Eastern Neighborhoods Mixed Use Districts: SPD, MUG, MUR, MUO, and UMU	Planning Department	Planning Code Section 426	Non-residential	Square Feet of Open Space	Optional Program	\$80.82 per square feet of open space required to be provided	12/19/2008	Not applicable	Any non-residential project with required open space	4,5,6,7,8

CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
(Updated as of December 1, 2011, rates will be effective on January 1, 2012)

Impact Fee	City Area Subject to the Fee	Controlling Entity	Ordinance Reference	Use	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Fees	Effective Date	Residential Threshold	Non-Residential Threshold	Exempted Building Permit Types
Eastern Neighborhoods Payment in Case of Variance or Exception for Open Space	Eastern Neighborhoods Mixed Use Districts: SPD, MUG, MUR, MUO, and UMU	Planning Department	Planning Code Section 427	Residential + Non-Residential	Square Feet of Open Space	Optional Program	\$347.76 per square feet of open space otherwise required to be provided	12/19/2008	Zoning Administrator discretion, via a Variance (under Sec. 305) or Exemption (under Sec. 329), that open space cannot be provided on-site	Not Applicable	4,5,6,7,8
Balboa Park Community Infrastructure Impact Fee	Balboa Park - Residential + Non-Residential	Planning Department	Planning Code Section 422	Residential + Non-Residential	Gross Square Foot	Impact fee or in-kind improvement	\$8.51/sf for Residential, \$1.60/sf for Non-Residential (Table 422.3A). Credit given for existing use on site (Table 422.3B).	4/17/2009	At least one net new residential unit or additional space in an existing unit of more than 800 gross square feet	Any new construction, or additional space in an existing building of more than 800 gross square feet	4,5,6,7,8
Downtown Park Fee	Downtown: C-3 Districts - Commercial	Planning Department and Recreation and Parks Department	Planning Code Section 412	Office within C-3 Districts	Gross Square Foot	Impact fee or in-kind improvement	\$2.13 per gross sq.foot	9/17/1985	N/A	Net addition of gross floor area square foot	4,5,6,7,8
Downtown C-3 Artwork	Downtown: C-3 Districts	Planning Department and Recreation and Parks Department	Planning Code Section 429	New building construction or addition of floor area > or = 25,000 sf within C-3 Districts	N/A	Artwork onsite or fee payment	1% of construction cost	9/17/1985	N/A	New building construction or addition of floor area in C-3 > or = 25,000 s.f.	4,5,6,7,8
Affordable Housing - Job Housing Linkage Fee	Affordable Housing: Citywide - Commercial	Planning Department and Mayor's Office of Housing	Planning Code Section 413	Entertainment, Hotel, Intergrated PDR, Office, Research & Development, Retail, and Small Enterprise Workspace	Gross Square Foot	Onsite or offsite BMR units or in-lieu fee	Effective 8/1/2011 - Entertainment: \$ 20.58. Hotel: \$ 16.52. Integrated PDR: \$17.34. Office: \$ 22.06. Research and Development: \$ 14.70. Retail: \$ 20.58. Small Enterprise Workspace: \$17.34 (table 413.6A). Credit given for existing use on site (Table 413.6B).	3/28/1996	N/A	Increase by 25,000 g.s.f. or more of any combination of entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace	4,5,6,7,8
Affordable Housing Program	Affordable Housing: Citywide - Residential	Planning Department and Mayor's Office of Housing	Planning Code Section 415	Residential Dwelling Units > or = 5	N/A	Onsite or offsite BMR units or in-lieu fee	Varies by unit size (Studio - \$179,952, 1 Bedroom - \$248,210, 2 Bedroom - \$334,478, 3 Bedroom - \$374,712).	4/5/2002	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A	4,5,6,7,8

CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
 (Updated as of December 1, 2011, rates will be effective on January 1, 2012)

Impact Fee	City Area Subject to the Fee	Controlling Entity	Ordinance Reference	Use	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Fees	Effective Date	Residential Threshold	Non-Residential Threshold	Exempted Building Permit Types
Child Care Fee	Child Care: Citywide - Commercial	Planning Department and Department of Children Youth and Their Families	Planning Code Section 414	Office/Hotel	Gross Square Foot	Impact fee or in-kind improvement	\$1.06 per square foot	9/6/1985	N/A	Office and hotel development projects proposing the net addition of 50,000 or more gross square feet of office or hotel space.	4,5,6,7,8
Street Trees, In-Lieu Fee	Street Trees: Citywide	Planning Department and Department of Public Works	Planning Code Section 428	All	N/A	Tree planting is required, if not approvable by DPW, the in-lieu fee is required.	\$1,744 per required tree that cannot be planted	9/17/1985	N/A	N/A	4,5,6,7,8
Transit Impact Development Fee (TIDF)	TIDF: Citywide - Commercial	Municipal Transportation Agency	Planning Code Section 411	Cultural/Institutional/Educational, Management/Information/Professional Services (i.e., office), Medical and Health Services, Production/Distribution/Repair, Retail/Entertainment, Visitor Services	Square Foot	Fee only	\$9.65 for Production / Distribution / Repair and also for Visitor Service; \$12.06 for other applicable uses.	6/3/1981	N/A	> or = 3,000 s.f. of applicable use	4,5,6,7
Water Capacity Charge	WC: Citywide - Residential & Non-Residential	San Francisco Public Utilities Commission	PUC Resolution No. 07-0099	Development/Change of Use - Citywide	See Fees	Fee only	Meter Size Residential/Non-Residential 5/8"- \$1,133 3/4"- \$1,699 1"- \$2,833 1-1/2"- \$5,665 2"- \$9,065 3"- \$16,423 4"- \$28,327 6"- \$56,656 8"- \$90,649 10"- \$130,308 12"- \$243,619 16"- \$424,917 Residential <801 s/f - \$378 801-1700 s/f- \$567 1701-2500 s/f- \$755 2501-5000 s/f - \$2,266 >5000 s/f - \$3,399	7/1/2007	New construction, additional sq footage, development of existing sq footage, change of use	New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7

CITYWIDE DEVELOPMENT IMPACT FEE REGISTER
 (Updated as of December 1, 2011, rates will be effective on January 1, 2012)

Impact Fee	City Area Subject to the Fee	Controlling Entity	Ordinance Reference	Use	Fee Unit (NSF, GSF, Unit, Etc.)	Choices	Fees	Effective Date	Residential Threshold	Non-Residential Threshold	Exempted Building Permit Types
Wastewater Capacity Charge	WCC: Citywide - Residential & Non Residential	San Francisco Public Utilities Commission	SFPUC Resolution No. 07-0100	Development/Change of Use - Citywide	See Fees	Fee only	Residential <801 s/f - \$1,103.00 801-1700 s/f-\$1,671.00 1701-2500 s/f- \$2,238.00 2501-5000 s/f -\$6,682.00 >5000 s/f - \$10,023.00 Non-Residential \$0.17 - 46.14 s/f	7/1/2005	New construction, additional sq footage, development of existing sq footage, change of use	New construction, additional sq footage, development of existing sq footage, change of use	4,5,6,7
School Impact Fee	SFUSD: Citywide - Residential	SFUSD	State Ed. Code Section 17620	Residential/ Hotel / Office / Research & Development/ Retail / Hospital / Industrial	N/A	In-lieu fee	\$2.24/ \$0.09 / \$0.28 / \$0.24 / \$0.18 / \$0.22 / \$0.21		Increased habitable floor area	Increased floor area	4,5,6,7,8

<u>Key</u>	
C-3	Downtown
EN	Eastern Neighborhoods
FAR	Floor Area Ratio
GSF	Gross Square feet
NCT	Neighborhood Commercial Transit District
NSF	Net Square Feet
RH	Rincon Hill
RTO	Residential Transit Oriented District
SOMA	South of Market
UMU	Urban Mixed Use District

The City's Development Impact Fees will be adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b) based on the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by Office of the City Administrator's Capital Planning Group and approved by the Capital Planning Committee. The new fee schedule will be posted December 1st each year and effective on January 1st. To obtain a list of the fees and their adjusted rates, go to the Planning website (www.sfplanning.org). Fees associated with other departments also may be adjusted annually on this same schedule, effective July 1 of each year, or adjusted at other times in accordance with applicable legislation.

The adjusted fee rates apply to development impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.