

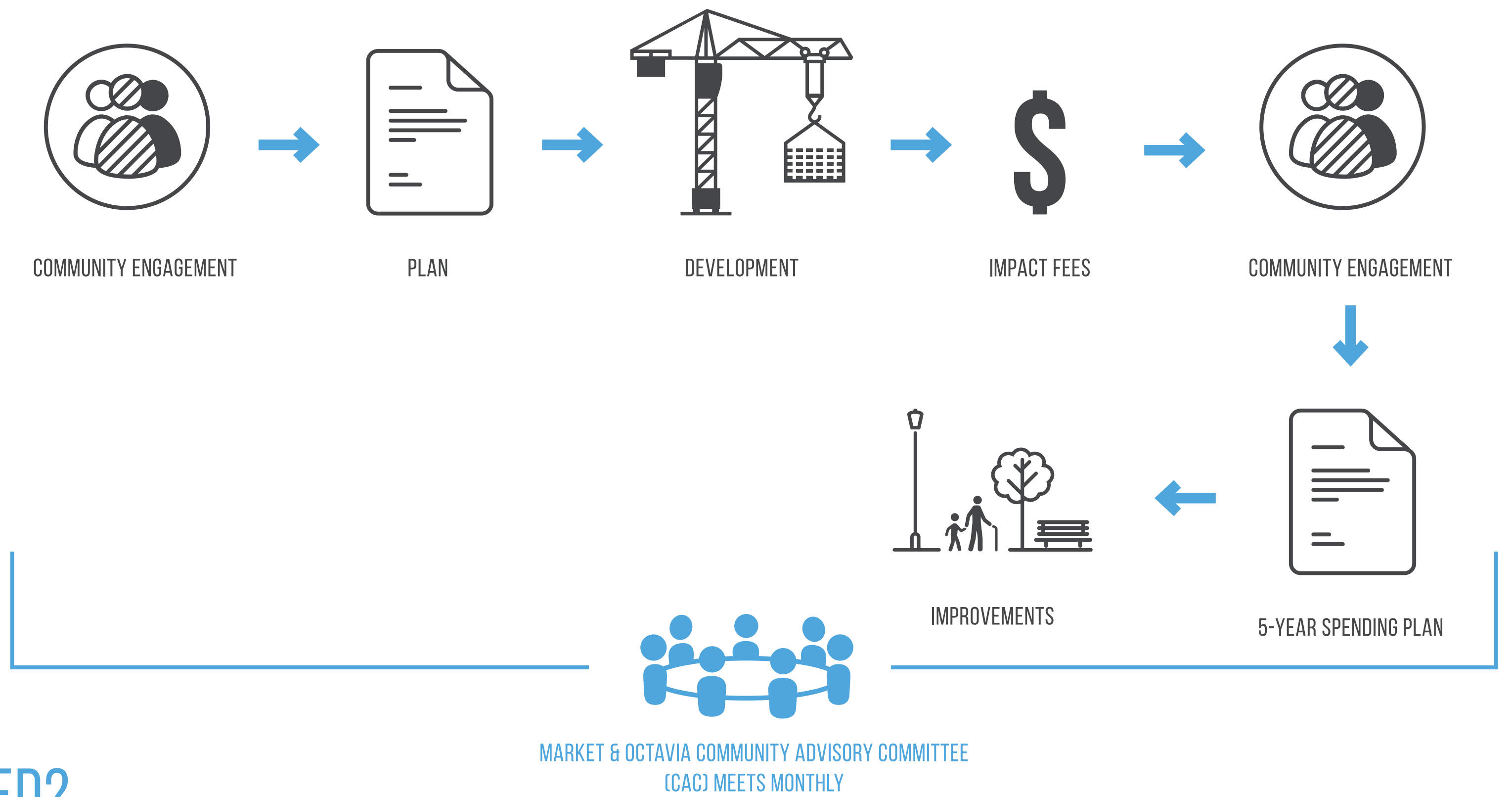
PUBLIC BENEFITS HOW IT WORKS

WHAT IS AN IMPACT FEE?

Impact fees are a way of funding community improvements in proportion to the need generated by new development. Developers pay impact fees directly to the City depending on the type and size of the project.

Citywide impact fees are fees that can fund improvements anywhere in the city, while localized fees are fees that are prioritized for improvements in the area where they were generated.

The maximum legal amount of an impact fee is established by an analysis known as a Nexus Study, and the actual fee amount is determined by the Board of Supervisors and codified in the Planning Code.



HOW CAN IMPACT FEES BE USED?

This table summarizes how impact fees are used. Fee revenue has been calculated for projects in the Hub based on existing zoning.

		AFFORDABLE HOUSING	CHILDCARE	OPEN SPACE	COMPLETE STREETS	TRANSPORTATION
Where?	Citywide Benefits	<ul style="list-style-type: none"> Affordable Housing Fee* Jobs-Housing Linkage 	<ul style="list-style-type: none"> Citywide Childcare Impact Fee 	<ul style="list-style-type: none"> Downtown Park Fee 	<ul style="list-style-type: none"> Transportation Sustainability Fee (TSF) 	
	Localized Benefits	<ul style="list-style-type: none"> M&O Affordable Housing Fee SUD Affordable Housing Program On-site Inclusionary Off-site Inclusionary 	<ul style="list-style-type: none"> M&O Infrastructure Fee SUD Infrastructure Fee In-kind Agreement 	<ul style="list-style-type: none"> M&O Infrastructure Fee SUD Infrastructure Fee In-kind Agreement 	<ul style="list-style-type: none"> M&O Infrastructure Fee SUD Infrastructure Fee In-kind Agreement 	<ul style="list-style-type: none"> M&O Infrastructure Fee SUD Infrastructure Fee In-kind Agreement
	On-site alternative?	<ul style="list-style-type: none"> On-site Inclusionary 	<ul style="list-style-type: none"> In-kind Agreement 	<ul style="list-style-type: none"> In-kind Agreement 	<ul style="list-style-type: none"> In-kind Agreement 	<ul style="list-style-type: none"> In-kind Agreement
Who?	Who provides the benefit?	<ul style="list-style-type: none"> MOHCD: Aff. Hsg. Fee, Linkage Fee, M&O Fee, SUD Fee Developer: On-site or Off-site inclusionary 	<ul style="list-style-type: none"> OECE: all fees Developer, In-kind Agreement 	<ul style="list-style-type: none"> Rec & Parks, DPW: all fees Developer, In-kind Agreement 	<ul style="list-style-type: none"> SFMTA, DPW: all fees Developer, In-kind Agreement 	<ul style="list-style-type: none"> SFMTA: all fees Developer, In-kind Agreement
What?	What benefits can we fund?					
How much?	Citywide Benefits**	570 - 850 On-site BMR units 536 - 821 Off-Site BMR units	\$5,444,000	\$1,473,000	\$80,564,000	
	Localized Benefits**		\$6,115,000	\$16,670,000	\$35,311,000	\$17,991,000

MOHCD - Mayor's Office of Housing and Community Development
OECE - Office of Early Care and Education
SFMTA - Municipal Transportation Agency
DPW - Department of Public Works

BMR unit - Below Market Rate unit (a.k.a. affordable housing unit)
AMI - Area Median Income
M&O - Market & Octavia
SUD - Van Ness & Market Downtown Residential Special Use District

* Affordable housing fee also referred to as the Inclusionary Affordable Housing Program requires projects of 10 units or more to pay a fee equivalent of 20%, or provide 12% of units on-site or 20% of units off-site.

**Assumes 1 South Van Ness does not redevelop in the near term. This estimate does not include 1 South Van Ness.

**Methodology to calculate affordable units

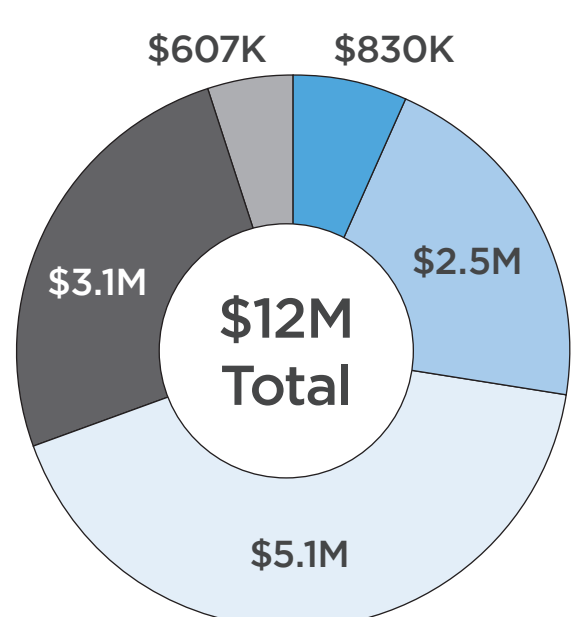
1. Calculate units generated by the inclusionary housing program. Estimate for new affordable units includes a range to account for the existing Inclusionary Affordable Housing Program and modifications to that program currently under consideration.
2. Calculate fees generated by the Van Ness & Market Affordable Housing Program.
3. Calculate Fees Generated by the Market & Octavia Plan Affordable Housing Fee.
4. Translate fees into affordable housing units.
5. Estimate total number of affordable housing units, includes inclusionary units plus units generated by fees.

FEE REVENUE ESTIMATES FOR THE HUB

The fee revenue below has been calculated based on the current zoning. The revenue accounts for recently approved projects and potential future development based on current zoning.

Van Ness & Market SUD Neighborhood Infrastructure Fee

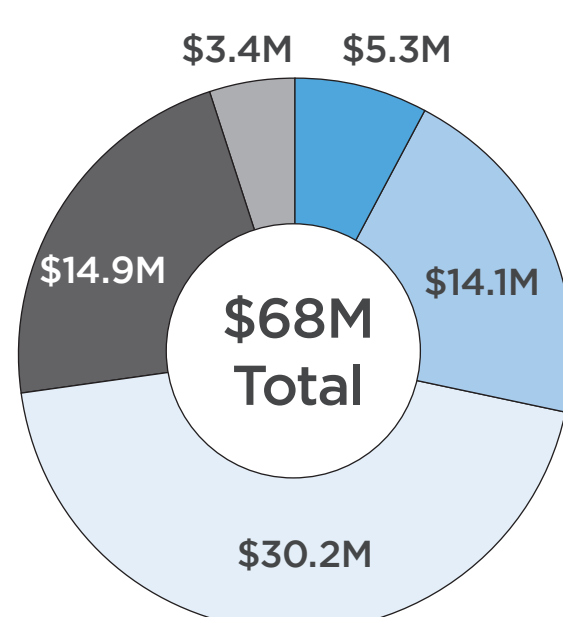
First priority to projects within SUD area



- Program Admin
- Transit
- Complete Streets
- Open Space
- Childcare

Market & Octavia Community Improvements Fee

For projects anywhere in Market & Octavia area



= **\$80M Total Area Revenue**

Based on current height limits and existing fees.

\$13M Additional Revenue

Additional revenue calculated based on proposed height limits and existing fees. As part of this project we are studying additional revenue mechanisms, including the creation of a Mello-Roos District.



FOR MORE INFO, VISIT:
SF-PLANNING.ORG/HUB

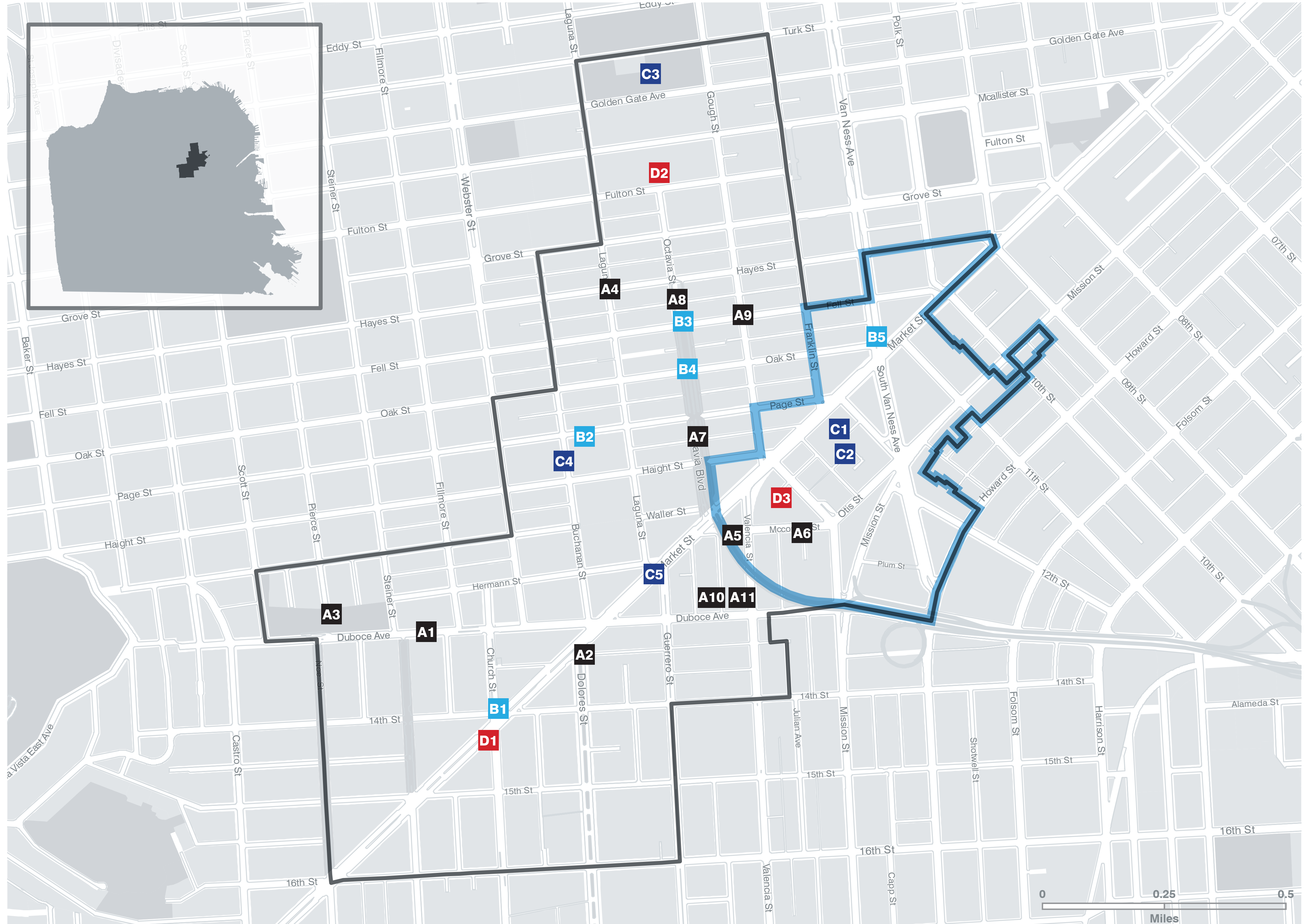
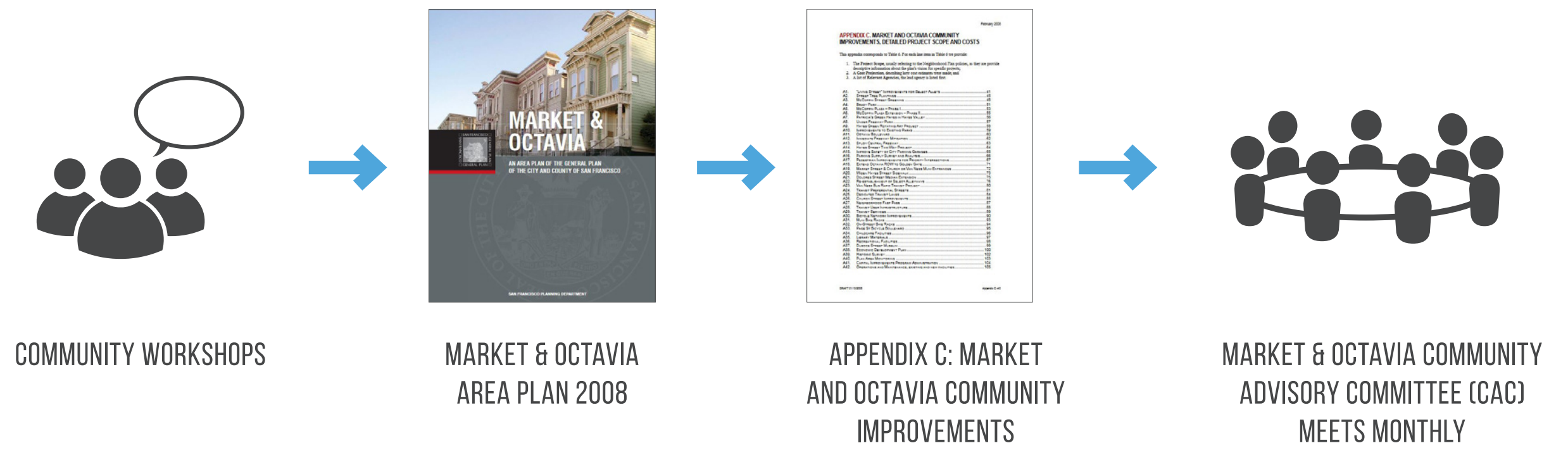


PUBLIC BENEFITS COMMUNITY IMPROVEMENTS

FUNDING IMPROVEMENTS

The community planning process for the Market & Octavia Area Plan produced a list of community improvements for the area. It was anticipated that impact fee revenue could help to pay for the design and/or implementation of many of these improvements. Implementation of the Market & Octavia Community Improvements Program is guided by the Citizens Advisory Committee (CAC) and the City's Interagency Plan Implementation Committee (IPIC).

This project can advance designs and ideas identified in the Area Plan towards implementation. The map and table below illustrate the improvements identified in the Plan and the status of each project.



PROJECT STATUS

A Completed Improvements

Area wide:
5-Fulton Bus

- A1 Dedicated Transit Lanes on Duboce
- A2 Dolores and Market Intersection Improvements
- A3 Duboce Park renovations
- A4 Hayes Street Two-Way Project
- A5 McCoppin Plaza
- A6 McCoppin Street Greening
- A7 Octavia Boulevard
- A8 Patricia's Green
- A9 Pedestrian Improvements Franklin and Gough intersections
- A10 West SoMa Dog Park
- A11 West SoMa Skate Park

B In-Progress Improvements

Area wide:
Light Rail Service Enhancement, Street Tree Planting

- B1 Church Street Improvements (Market and Church intersection)
- B2 Page Street Green Connection
- B3 Patricia's Green Rotating Art Project
- B4 Streetscape Enhancement Fund
- B5 Van Ness BRT – Van Ness and Mission ped improvements

C Conceptual Design

Area wide:
Childcare facilities, Living Alleys

- C1 Brady Block alleys: reconnect Stevenson, Colton, Collusa
- C2 Brady Park
- C3 Hayward Park renovations
- C4 Koshland Park Access Improvements
- C5 Upper Market Pedestrian and Bike Improvements

D No Conceptual Design

Area wide:
Bike Racks on Muni

- D1 Market Street & Church or Van Ness Muni Entrances
- D2 Re-Connect Octavia ROW with Hayward Park
- D3 Stevenson Alley: reconnect to McCoppin

— Market Octavia Boundary
 — The HUB Boundary



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PUBLIC BENEFITS NEW CAPITAL PROJECTS

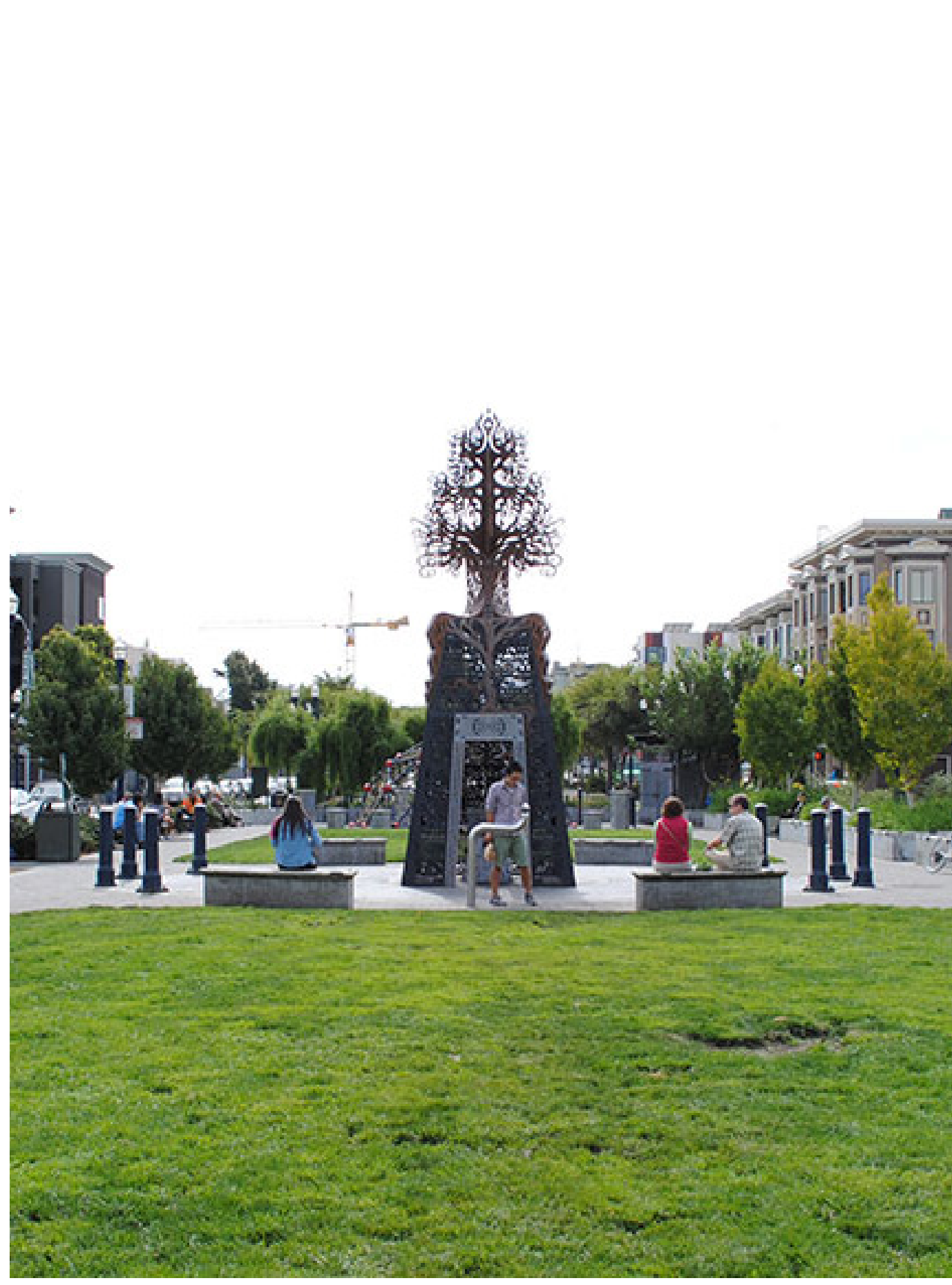
WHAT CAPITAL PROJECTS WOULD YOU LIKE TO SEE IN THE HUB?

Impact fees can help pay for complete street projects, open spaces and transit projects. The second workshop on June 22nd will focus on streets and the public realm in more detail. Your ideas about future capital projects will help inform our conversation about the public realm.

COMPLETE STREETS



OPEN SPACE



TRANSIT



FOR MORE INFO, VISIT:
[SF-PLANNING.ORG/HUB](https://sf-planning.org/hub)

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