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.

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 + Market & Octavia Community Improvements Fee = $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. This projection is based on an analysis of the Van Ness & Market Community Advisory Committee’s 5-year funding plan.

Note: * Affordable housing fee also referred to as the Inclusionary Affordable Housing Program requires projects of 10 units or more to pay a fee equivalent to 12% of units on-site or 25% of units off-site.

** Methodology to calculate affordable units:
1. Calculate units generated by the inclusionary housing program.
2. Calculate fees generated by the Van Ness & Market Affordable Housing Program.
3. Calculate units 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.

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

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

Affordable Housing = 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

For more info, visit SF-PLANNING.ORG/HUB
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 Octoires 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, Colusa
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 R2W with Hayward Park
D3 Stevenson Alley: reconnect to McCoppin

- Market Octavia Boundary
- The HUB Boundary
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.