



Photo: Sergio Ruiz

Transportation Sustainability Program

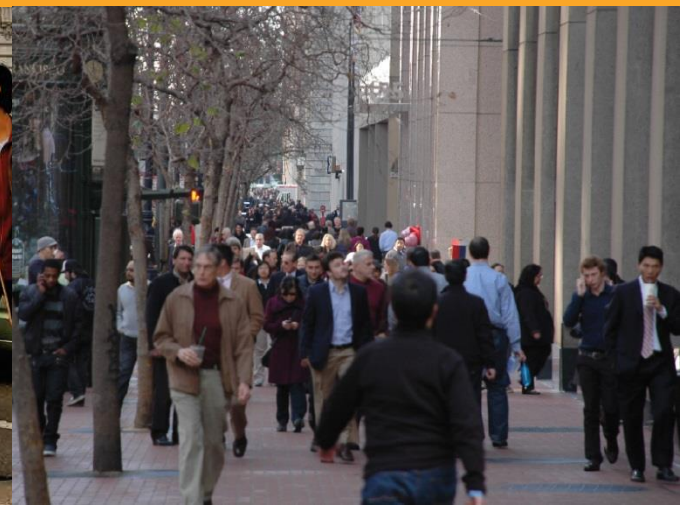




TRANSPORTATION SUSTAINABILITY PROGRAM



*Keeping people moving
as our city grows*



TRANSPORTATION SUSTAINABILITY PROGRAM



*Keeping people moving
as our city grows*

align

shift

invest

**MODERNIZE
ENVIRONMENTAL REVIEW**

**ENCOURAGE
SUSTAINABLE TRAVEL**

**ENHANCE TRANSPORTATION
TO SUPPORT GROWTH**



*More meaningful
transportation analysis that
better captures
environmental effects*

*On-site transportation
amenities that reduce
reliance on driving*

*Development fee
to help fund transit
and safer streets*



invest



ENHANCE TRANSPORTATION
TO SUPPORT GROWTH

URGENT FUNDING NEED



TRANSPORTATION TASK FORCE 2030

EXISTING PLANS/ PROJECTS/POLICIES

Facilities Vision	Bicycle Strategy	SF Area Plans	SF County Transportation Plan
Ped Strategy	Muni Fleet Plan	SF Capital Plan	
MTA Capital Plan	MTA Strategic Plan	Regional Transportation Growth	
ADA Plan	TEP	Neighborhood Transportation Plans	

\$10 BILLION TRANSPORTATION FUNDING NEED TO 2030

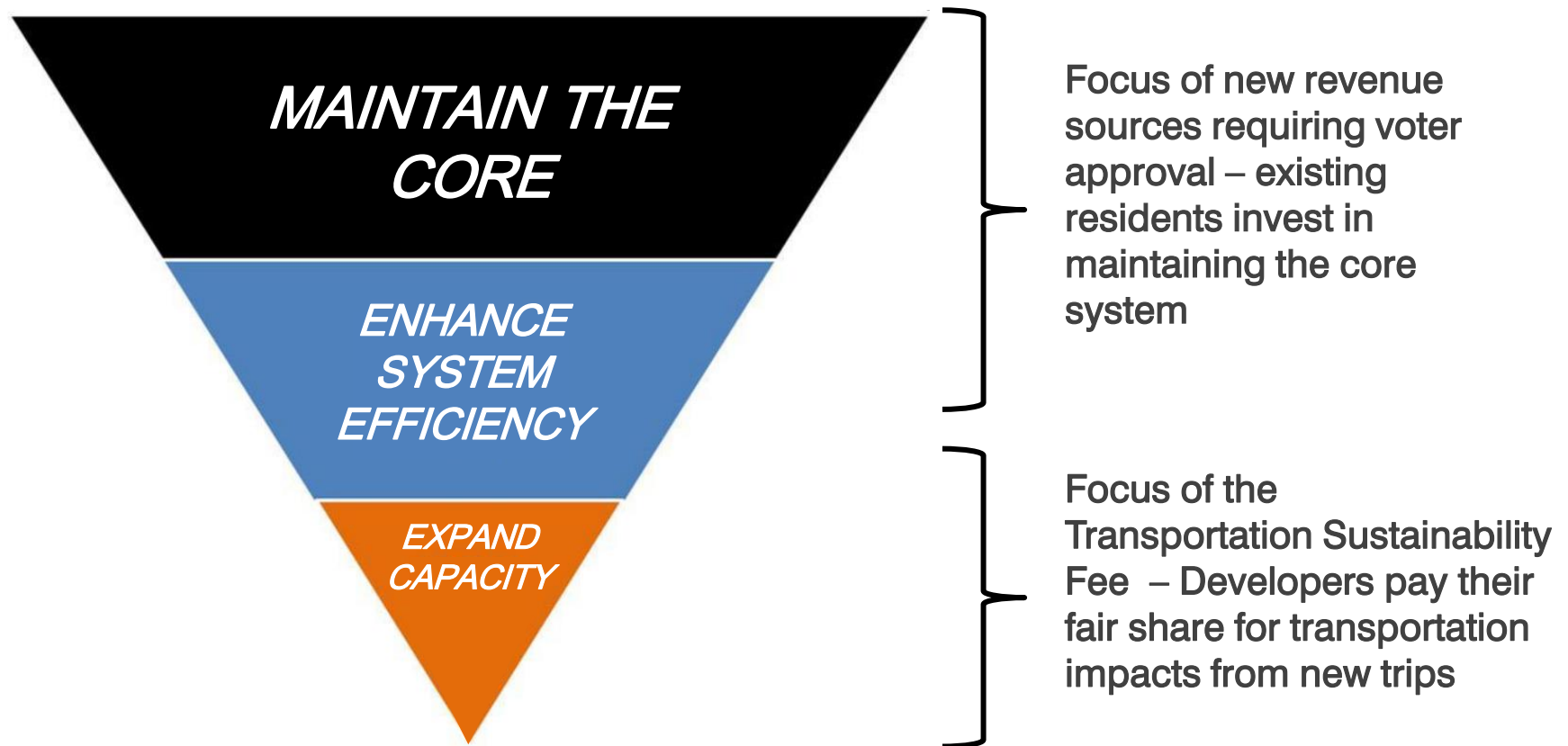
\$3.7 BILLION IN
EXISTING FUNDING

\$3 BILLION IN TTF FUNDING

\$3.3 BILLION
UNFUNDED

INVESTMENT PRIORITIES

TRANSPORTATION TASK FORCE 2030



PROPOSED TRANSPORTATION SUSTAINABILITY FEE



- Citywide transportation fee to ensure that new development pays its fair share for impacts on the transportation system
- Replaces *existing* citywide Transit Impact Development Fee (TIDF) and expands applicability to include market-rate residential development and certain large institutions*
- No change to status quo for nonprofits
- Nexus and Feasibility Studies completed

*Exemptions apply

NEXUS & ECONOMIC FEASIBILITY STUDIES



The fee proposal was crafted to strike a balance between two technical studies:

- **TSF Nexus Study:** Analyzed the total cost to the City of providing transportation infrastructure to serve the demand generated by new growth.
- **TSF Economic Feasibility Study:** Evaluated how high fees could be set without making new development projects too costly to build.

PROPOSED FEE RATES



LAND USE CATEGORY	EXISTING TIDF RATES	TSF PER GROSS SQ. FT. OF NEW DEVELOPMENT
RESIDENTIAL	N/A	\$ 7.74
NON-RESIDENTIAL	\$ 13.87 – \$ 14.59	\$ 18.04
PDR	\$ 7.46	\$ 7.61

** Exemptions would apply for certain types of development projects*

Residential projects in some Area Plans would receive a fee reduction in the amount of the transportation portion of the Area Plan fee, up to the amount of TSF

PROPOSED FEE APPLICABILITY



Applies to:

- Most non-residential development (generally same as existing Transit Impact Development Fee)
- Market-rate residential development creating 21 or more units
- Large non-profit private universities with Institutional Master Plan

PROPOSED FEE APPLICABILITY



Does not apply to:

- Deed-restricted affordable & middle-income housing (except required inclusionary units)
 - Required inclusionary units are not exempt
- Residential development creating 20 or fewer units
- Small businesses (< 5,000 sf), except formula retail
- Nonprofits (same rules as existing TIDF, except for large non-profit universities)
 - » Nonprofit hospitals continue to be exempt. The Board of Supervisors may vote to apply TSF when California's Seismic Safety Law requirements are exhausted (currently 2030).

PROJECTS IN THE PIPELINE – PROPOSED



- **Projects with Planning entitlements:** would not pay TSF, but would pay existing TIDF (which does not apply to residential)
- **Residential projects with development applications submitted:** would pay 50% of TSF
- **Non-residential projects with development applications submitted:** would pay existing TIDF rates

PROJECTED REVENUE



EXPENDITURE PLAN CATEGORY	ANNUAL REVENUE (2015 \$)	30-YEAR REVENUE (2015 \$)
TSF	\$45,700,000	\$1,370,000,000
Less: TIDF (existing)	(\$24,000,000)	(\$719,400,000)
Less: Exemptions & Grandfathering	(\$7,700,000)	(\$230,000,000)
NET NEW REVENUE UNDER TSF	\$14MN	\$420MN
TOTAL TSF	\$38MN	\$1.2BN

EXPENDITURE PLAN



EXPENDITURE PLAN CATEGORY	FUNDING (2015 \$)	SHARE OF TOTAL TSF	SHARE OF NET NEW TSF
Transit Reliability (existing TIDF)	\$707,000,000	61%	n/a
SFMTA Transit Capacity Expansion	\$380,000,000	32%	82%
Regional Transit Capacity Expansion	\$23,500,000	2%	5%
Complete Streets (Bicycle and Pedestrian)	\$38,000,000	3%	8%
Program Administration	\$23,000,000	2%	5%
TOTAL	\$1.2BN		

EXPENDITURE PLAN: OUTCOMES



Over \$400 million in NEW transportation funding over 30 years

- More Muni buses and trains
- Faster and more reliable local transit
- Roomier and faster regional transit (e.g. BART, Caltrain)
- Safer walking and bicycling



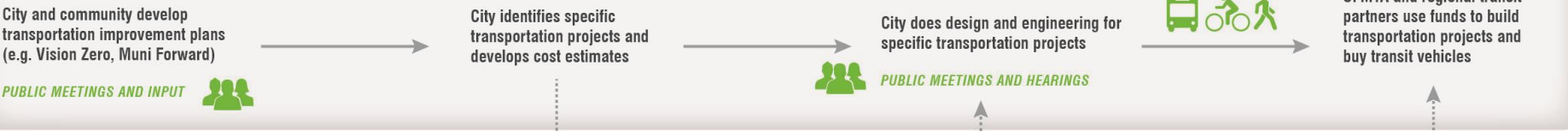
EXPENDITURE PLAN: BUDGETING PROCESS



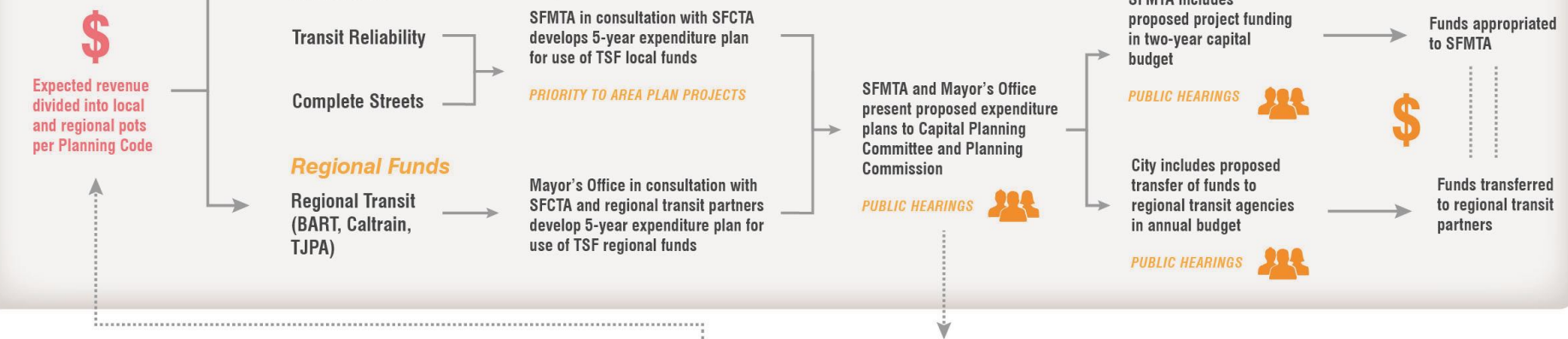
- TSF funds will be allocated through City capital budgeting process.
 - TSF Ordinance specifies that priority shall be given to projects identified in Area Plans.
- SFMTA and the Mayor's office will confer with SFCTA to develop a 5-year spending plan and 2-year budget for each category.
- Every 2 years the expenditure plan will be reviewed at the Capital Planning Committee and Planning Commission.

TRANSPORTATION SUSTAINABILITY FEE – BUDGETING AND ACCOUNTABILITY

PLANS AND CAPITAL PROJECTS



FUNDING AND BUDGETING



DEVELOPMENT APPROVALS AND FEE COLLECTION



REPORTING AND ACCOUNTABILITY



OUTREACH TO AFFECTED STAKEHOLDERS



- Community Advisory Committees
- Small businesses
- Development community
- Transportation advocates
- Housing advocates
- Boards and Commissions

BOARD & COMMISSION RECOMMENDATIONS



SFMTA Board and Small Business Commission: unanimously *recommend approval*

Planning Commission: unanimously *recommend approval* with the following amendments for the Board to consider:

- Apply a 50% grandfathering discount to projects with Planning applications prior to July 1, 2014; 25% discount for projects with applications after this date
- Exempt post-secondary institutions from the fee
- Remove the fee exemption for hospitals
- Consider graduated fee rates up to 33% of nexus, based on project feasibility and/or remove the area plan fee credit
- Require an updated feasibility study every 3 years, or as requested by Mayor, Board, or Planning Commission

THANK YOU

TRANSPORTATION SUSTAINABILITY PROGRAM



*Keeping people moving
as our city grows*

<http://tsp.sfplanning.org>

