



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Capital Planning Committee
January 22, 2018

PLAN SUMMARY

Vision

A sustainable neighborhood

Philosophy

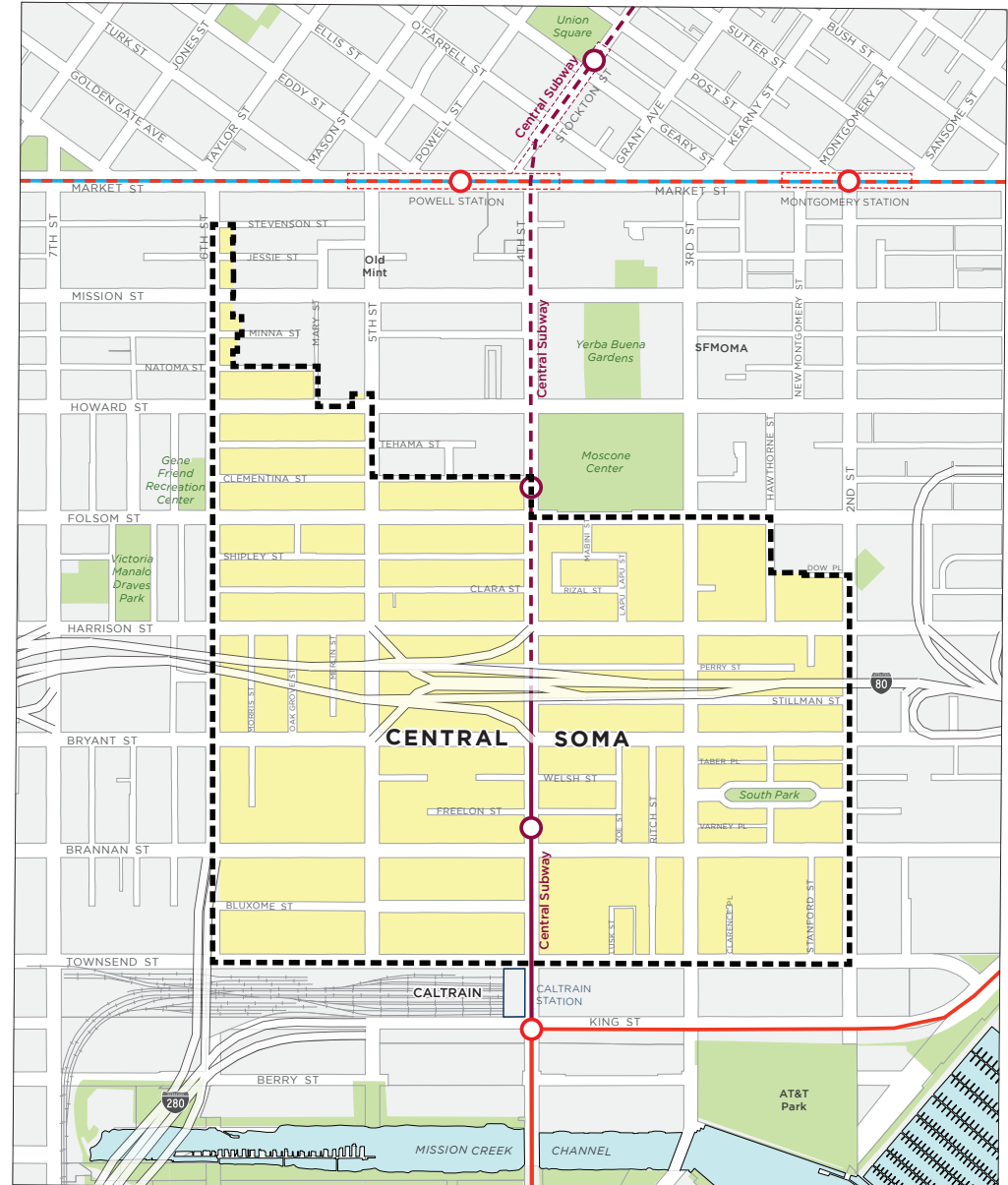
**Keep what's great,
fix what's not**

Strategy

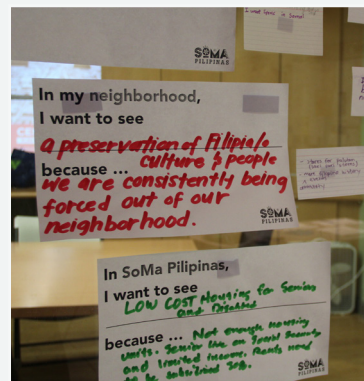
- Accommodate demand
- Provide public benefits
- Respect and enhance neighborhood character

PLAN AREA

- Central Subway under construction, expected to open in 2019
- BART/Muni Metro Subway
- Muni Metro (Surface)



PROCESS – OUTREACH



PUBLIC BENEFITS: TOTAL

No Plan = \$500 million in Public Benefits

Central SoMa Plan = \$2 Billion in Public Benefits










**400% increase due
to the Plan**

**Plus ~\$1 billion in
increased General
Fund tax revenues**

POLICY & ADMINISTRATION TOPICS OF INTEREST

- Plan requires new oversight strategies for CFD. Proposal is to learn from our own experience to provide guidance for allocation, but flexibility to hinge as necessary.
- Local law proposed to be amended to enable CFD expenditure on social/cultural programming and to enable faster escalation.
- There is discussion of splitting the ENCAC into two (SoMa and Mission/Potrero/Central Waterfront). SoMa CAC could be merged with SoMa Stabilization (which handles social programming). There is timing uncertainty of both Plan adoption (pending Mayoral race) and timing of funding (pending Prop M ballot initiative).
- Plan proposes new benefits categories reflecting community and decision-maker desires (environmental sustainability, community facilities, social/cultural programming).

PUBLIC BENEFITS

	Affordable Housing	\$940 million
	Transit	\$500 million
	Production, Distribution, & Repair (including Arts)	\$180 million
	Parks & Recreation	\$170 million
	Complete Streets	\$130 million
	Environmental Sustainability	\$70 million
	Schools & Childcare	\$60 million
	Cultural Preservation	\$40 million
	Community Services	\$20 million
	To Be Determined	\$70 million
	TOTAL	\$2.18 billion

PUBLIC BENEFITS: FUNDING SOURCES

FUNDING SOURCE	AMOUNT
Central SoMa CFD (<i>NEW</i>)	\$370 million
Eastern Neighborhoods Infrastructure Fee	\$240 million
Transportation Sustainability Fee	\$220 million
Jobs-Housing Linkage Fee	\$210 million
Affordable Housing Fee	\$180 million
Central SoMa Infrastructure Fee (<i>NEW</i>)	\$40 million
School Impact Fee	\$30 million
Child Care Fee	\$30 million
Central SoMa Community Facilities Fee (<i>NEW</i>)	\$20 million
Direct provision of benefits (e.g. on-site BMR units)	\$840 million
TOTAL	\$2.18 billion

PLAN TIMELINE (SUBJECT TO CHANGE)

- **Upcoming Planning Commission hearings:**
 - 2/1/18: Informational
 - 3/1/18: Plan Initiation
- **Spring 2018:** Hearings at Planning Commission (Plan Adoption and EIR Certification)
- **Summer through Fall 2018:** Hearings at Board of Supervisors

An aerial photograph of a dense urban area in San Francisco, featuring numerous skyscrapers and buildings. The image is overlaid with a semi-transparent red filter. A white rectangular box is centered in the upper half of the image, containing the word "THANKS" in red capital letters.

THANKS

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