

**CENTRAL SOMA PLAN**

**PUBLIC BENEFITS - FUNDING SOURCES & USES (DRAFT)**



NOTE: Amounts are expressed in 2017 dollars, rounded to the nearest \$10 million. Over the course of Plan build out (anticipated as roughly 25 years), funds will be allocated among the public benefit categories in the amounts listed (or proportionally according to the percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, and funding opportunities (for instance, matching funds from other entities). Within individual public benefit categories, the list of specific projects is subject to change and is not legally binding.

Category	Plan Goal / Objective	Description	FUNDING SOURCE										TOTAL	Category Allocation (%)				
			Direct provision	Central SoMa CFD (\$428.3)	Affordable Housing Fee (\$415)	Jobs-Housing Linkage Fee (\$413)	Eastern Neighborhoods Infrastructure Fee (\$423)	Transportation Sustainability Fee (\$411A)	Central SoMa Infrastructure Fee (\$428.2)	School Impact Fee (CA Education Code \$17620)	Child Care Fee (\$414 and 414(A))	Central SoMa Community Facilities Fee (\$428.1)						
<b>AFFORDABLE HOUSING</b>	Ensure that at least 33% of new housing is affordable to very low, low, and moderate-income households (Objective 2.3)	38% of new/rehabilitated housing will be Below-Market Rate (BMR): 35% low/moderate income; 3% middle income - approximately 2,630 BMR units	\$550,000,000		\$180,000,000	\$210,000,000											<b>\$940,000,000</b>	<b>43%</b>
<b>TRANSIT</b>	Ensure that transit serving the Plan Area is adequate, reliable and pleasant (Objective 4.3)	Local and regional transit improvements, including near term enhancements on the Transbay corridor, longer-term "core capacity" projects (such as a second Transbay rail crossing), and enhancements on the Caltrain corridor		\$160,000,000			\$90,000,000		\$210,000,000	\$40,000,000							<b>\$500,000,000</b>	<b>23%</b>
<b>PRODUCTION, DISTRIBUTION, &amp; REPAIR (PDR)</b>	Ensure the removal of protective zoning does not result in a loss of PDR in the Plan Area (Objective 3.3)	PDR space preserved in existing buildings or new space directly provided by new development	\$180,000,000														<b>\$180,000,000</b>	<b>8%</b>
<b>PARKS &amp; RECREATION</b>	Offer an abundance of parks and recreational opportunities (Goal 5)	Gene Friend Recreation Center: rehabilitation and expansion	\$80,000,000	\$30,000,000				\$60,000,000									<b>\$170,000,000</b>	<b>8%</b>
		Victoria Manalo Draves Park: programming and park activation																
		Bluxome Linear Park: park construction																
		New public park between 4th, 5th, Brannan, and Bryant Streets: maintenance																
		New public recreation center: maintenance																
		Recreational amenities under the freeway: park construction & maintenance																
New Large Park in southwest part of the Plan Area: site identification, design, environmental review																		
<b>COMPLETE STREETS</b>	Provide safe and convenient transportation that prioritizes walking, biking and transit (Goal 4)	Bicycle, pedestrian, and transit infrastructure for all major streets		\$30,000,000				\$90,000,000	\$10,000,000								<b>\$130,000,000</b>	<b>6%</b>
<b>ENVIRONMENTAL SUSTAINABILITY</b>	Create an environmentally sustainable and resilient neighborhood (Goal 6)	Green infrastructure improvements incorporated on all major streets	\$10,000,000	\$60,000,000													<b>\$70,000,000</b>	<b>3%</b>
		Greening improvements along/under the freeway corridor																
		Living roofs provided directly by new development																
		Other energy & water efficiency projects																
<b>SCHOOLS &amp; CHILDCARE</b>	Support services - schools, child care, and community services - necessary to serve local residents (Objective 2.6)	Facilities to meet the demand for schools & childcare generated by new development									\$30,000,000	\$30,000,000				<b>\$60,000,000</b>	<b>3%</b>	
<b>CULTURAL PRESERVATION</b>	Support mechanisms for the rehabilitation and maintenance of cultural heritage properties (Objective 7.5)	Seismic upgrade of the US Mint Building and restoration of the building and site.	\$20,000,000	\$20,000,000													<b>\$40,000,000</b>	<b>2%</b>
<b>COMMUNITY SERVICES</b>	Support services - schools, child care, and community services - necessary to serve local residents (Objective 2.6)	New spaces for public-serving community services (such as health care or job training)													\$20,000,000		<b>\$20,000,000</b>	<b>1%</b>
<b>TO BE DETERMINED</b>	TBD	TBD		\$70,000,000													<b>\$70,000,000</b>	<b>3%</b>
<b>TOTAL</b>			<b>\$840,000,000</b>	<b>\$370,000,000</b>	<b>\$180,000,000</b>	<b>\$210,000,000</b>	<b>\$240,000,000</b>	<b>\$220,000,000</b>	<b>\$40,000,000</b>	<b>\$30,000,000</b>	<b>\$30,000,000</b>	<b>\$20,000,000</b>	<b>\$2,180,000,000</b>	<b>100%</b>				