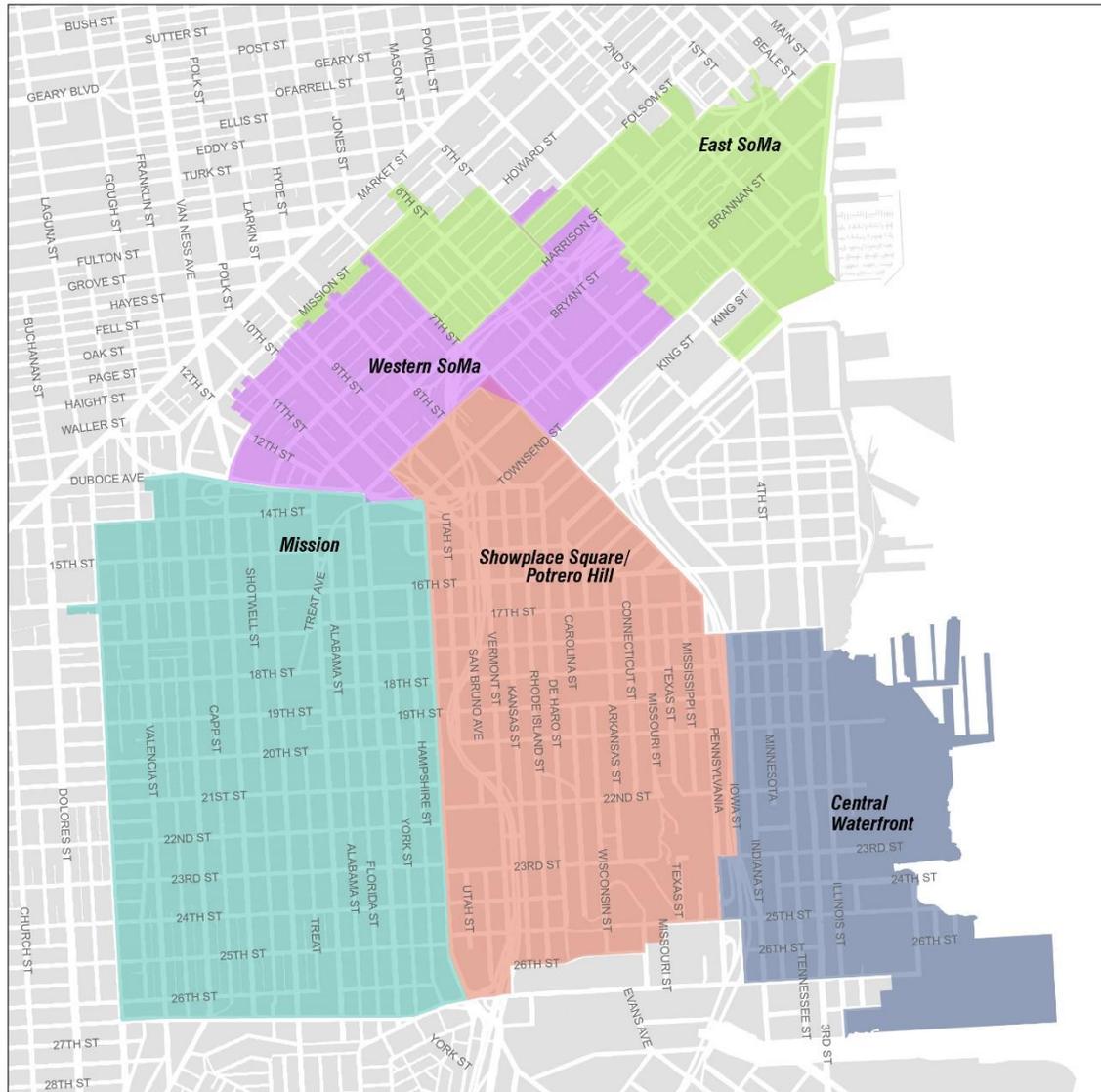


Eastern neighborhoods



History of eastern neighborhoods

Initial purpose of the Eastern Neighborhoods Effort:

- *to address encroachment of residential and “office” uses into industrially zoned lands and to come up with more definitive land use policies around industrial land preservation and mixed-use development*

Additional purpose of Eastern Neighborhoods:

- *To assure new development comes with needed neighborhood infrastructure and public benefits*

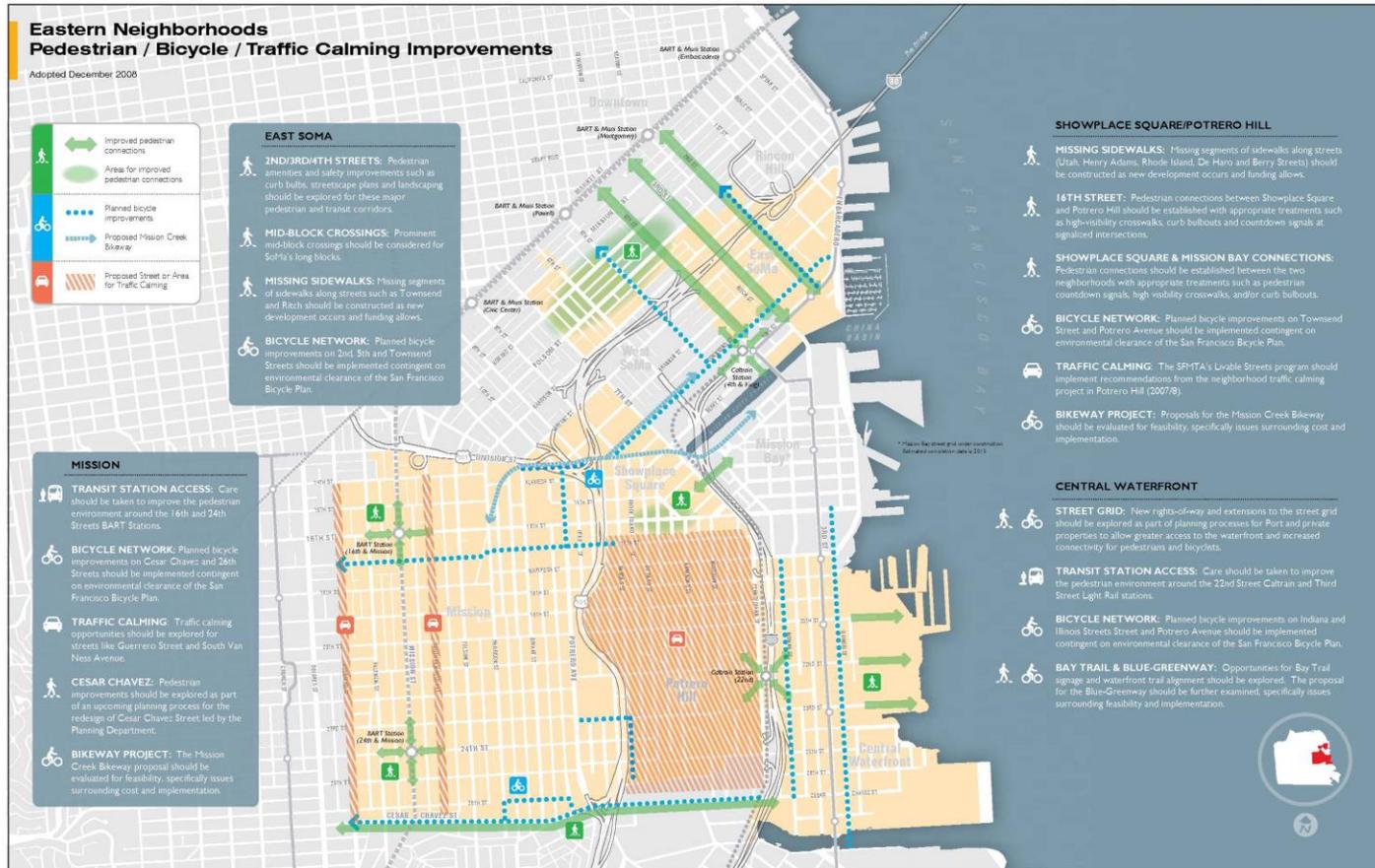
History of eastern neighborhoods

Eastern Neighborhoods was made up of five individual neighborhoods:

- *Mission*
- *Showplace Square / Potrero*
- *Central Waterfront (aka Dogpatch)*
- *East SoMa*
- *Western SoMa*

History of eastern neighborhoods

Framework for Neighborhood Infrastructure and Community Benefits was more integrated



History of eastern neighborhoods

Framework for Neighborhood Infrastructure and Community Benefits was more integrated



History of eastern neighborhoods

Features of Framework

- *Eastern Neighborhood Infrastructure Fee*
- *Priority Projects*
- *New and Rehabilitation of parks in each neighborhood*
- *IPIC*
- *CAC*

History of eastern neighborhoods

Eastern Neighborhoods Infrastructure Fee Fund

- *Explicitly divides up fee revenue into infrastructure fee buckets:
(Transit, Complete Streets, Recreation and OS, Child Care, Admin)*
- *In general, does not have any requirement to spend funds geographically*

History of eastern neighborhoods

Central SoMa (originally Central Corridor)

- *Look at the alignment of the Central Subway for growth opportunities*
- *Began in 2011*
- *More aggressive growth -> need for more neighborhood infrastructure and community benefits*
- *Land use policy, zoning provisions, community benefit framework much more complex*



History of eastern neighborhoods

Central SoMa

- *Because of complexity, need for own CAC*
- *Needed its share of EN Infrastructure Fee to fund its community benefits*



History of eastern neighborhoods

Eastern Neighborhoods Split

- *Wanted to make sure fund income and expenditure/appropriation were accounted for each side of the EN Split*
- *Wanted to avoid unfair transfer between the two sides*

History of eastern neighborhoods

Eastern Neighborhoods Split

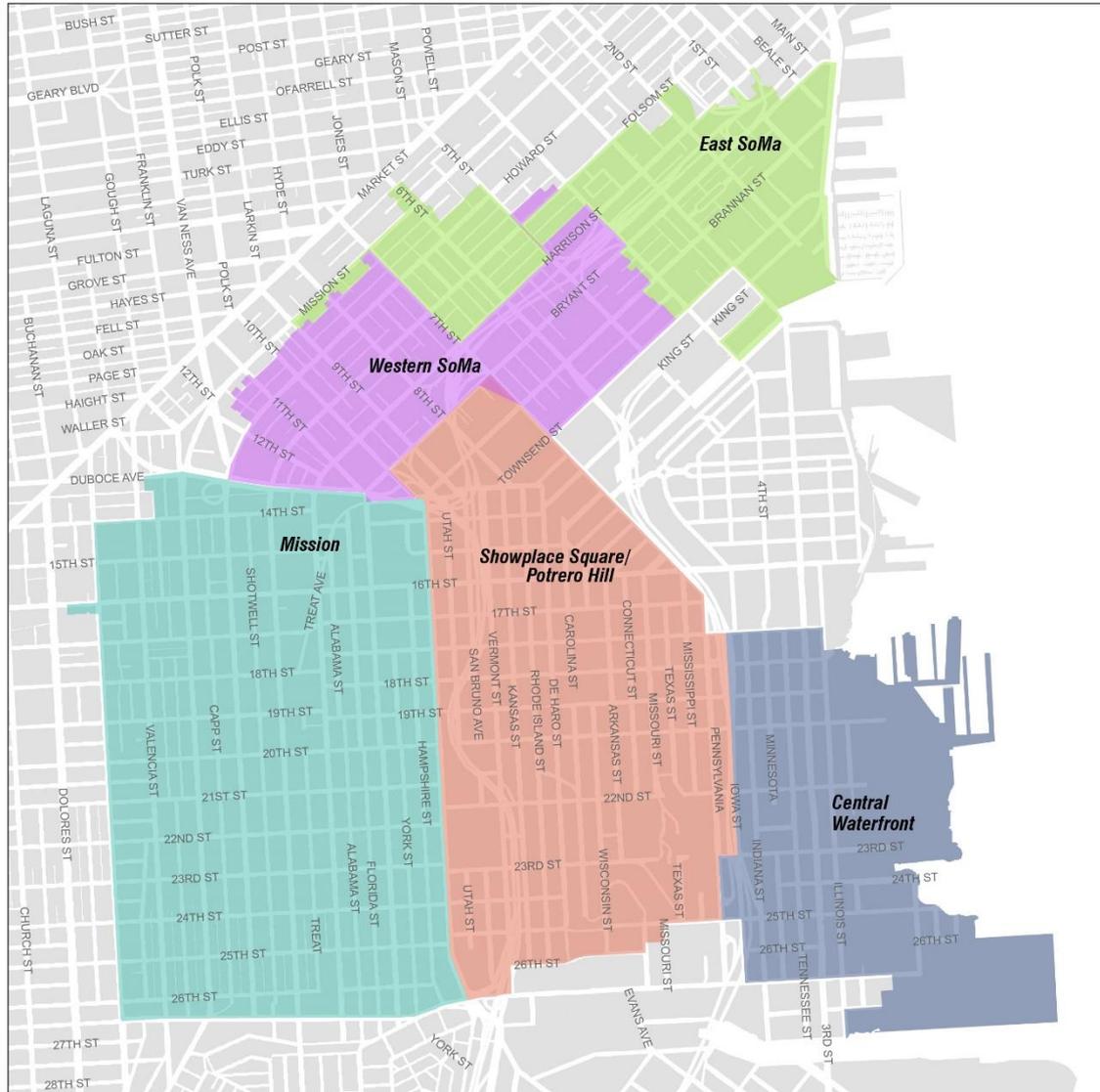
- *Treated each side as if had been its own Project geography since EN's inception*
- *Identified each source of revenue (development projects) as either SoMa or EN (i.e. non-SoMa)*
- *Identified each line item as either SoMa or EN*

Projection / Expenditure Spreadsheet - January 2019					
TOTAL BALANCES - Non- SoMa	THROUGH FY17	FY 18	THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)
Revenue Totals	\$ 37,990,000	\$ 11,895,000	\$ 49,885,000	\$ 16,908,000	\$ 11,536,000
Total Expenditures	\$ 30,799,000	\$ 23,924,690	\$ 54,723,690	\$ 17,621,825	\$ 6,588,846
Annual Surplus (Deficit)	\$ 7,191,000	\$ (12,029,690)	\$ (4,838,690)	\$ (713,825)	\$ 4,947,154
Cummulate Suplus (Deficit)	\$ 7,191,000	\$ (4,838,690)	\$ (4,838,690)	\$ (5,552,515)	\$ (605,361)
TOTAL BALANCES - SoMa	THROUGH FY17	FY 18	THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)
Revenue Totals	\$ 30,748,000	\$ 8,822,000	\$ 39,570,000	\$ 10,023,000	\$ 13,343,000
Total Expenditures	\$ 35,003,000	\$ 6,691,310	\$ 41,694,310	\$ 8,334,175	\$ 7,235,154
Annual Surplus (Deficit)	\$ (4,255,000)	\$ 2,130,690	\$ (2,124,310)	\$ 1,688,825	\$ 6,107,846
Cummulate Suplus (Deficit)	\$ (4,255,000)	\$ (2,124,310)	\$ (2,124,310)	\$ (435,485)	\$ 5,672,361
TOTAL BALANCES	THROUGH FY17	FY 18	THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)
Revenue Totals	\$ 68,738,000	\$ 20,717,000	\$ 89,455,000	\$ 26,931,000	\$ 24,879,000
Total Expenditures	\$ 65,802,000	\$ 30,616,000	\$ 96,418,000	\$ 25,956,000	\$ 13,824,000
Annual Surplus (Deficit)	\$ 2,936,000	\$ (9,899,000)	\$ (6,963,000)	\$ 975,000	\$ 11,055,000
Cummulate Suplus (Deficit)	\$ 2,936,000	\$ (6,963,000)	\$ (6,963,000)	\$ (5,988,000)	\$ 5,067,000

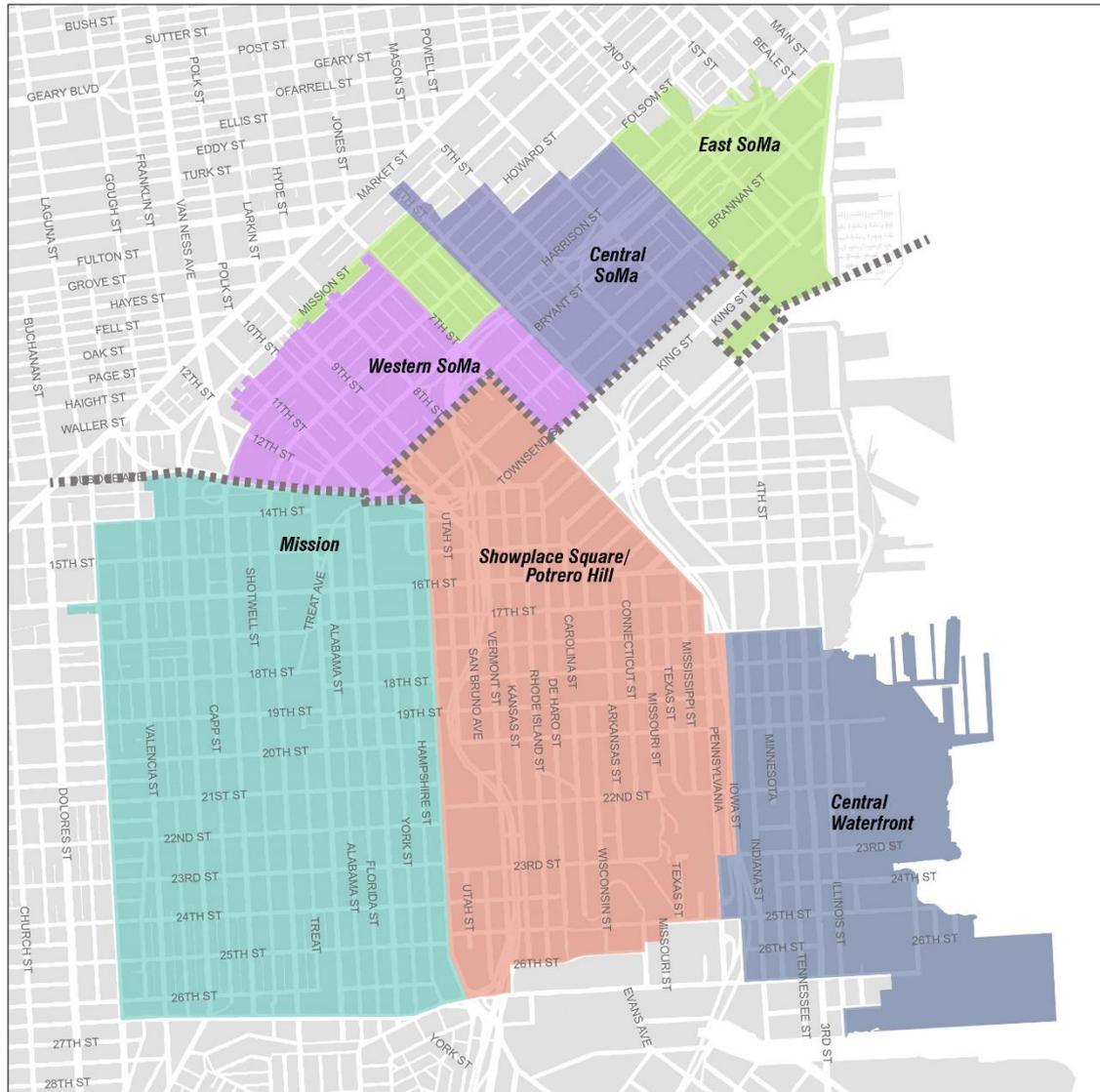
History of eastern neighborhoods

Projection / Expenditure Spreadsheet - January 2019					
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Eastern neighborhoods / south of market Cac geography



Eastern neighborhoods / south of market Cac geography



The south of market planning community advisory committee

Geography	<i>SoMa (East, Western, Central)</i>
Staffing	Planning Department
Membership	<p>11 members appointed by:</p> <ul style="list-style-type: none"> • Board (D6 Supervisor): 7 members • Mayor: 4 members <p>Required Areas of Expertise</p> <ul style="list-style-type: none"> • Small business • Transit / ped / bike infrastructure / safety • Historic preservation / cultural preservation • Development / management of affordable housing • Provider of social services in Soma • Parks, recreation and open space advocate • Employee development and labor interests <p>11 alternatives members would also be appointed</p>
Funding Sources	<p>Revenues:</p> <ul style="list-style-type: none"> • Eastern Neighborhoods Fee – SoMa • Central SoMa Infrastructure Impact Fee • Central SoMa Community Facilities District Tax

The south of market planning community advisory committee

Project types	<ul style="list-style-type: none">• Transit• Complete Streets• Recreation and Open Space• Child Care• Cultural / Historic Preservation• Environmental Sustainability & Resilience
CAC Duties	<ul style="list-style-type: none">• Prioritization of infrastructure funds from sources above• Updates to Central SoMa Implementation Program, and relevant Planning and City Codes• Monitoring Area Plan implementation• Development proposals• Design and programming of open space, including POPOS• Development of City-owned properties within the area plans• Monitor conditions of approval• Coordinate with SoMa Stabilization CAC
Sunset	1/1/2035

The eastern neighborhoods community advisory committee

	EXISTING	PROPOSED
Geography	Eastern Neighborhoods – East/West SoMa, Showplace Sq/Potrero, Mission, Central Waterfront	Eastern Neighborhoods – <i>Showplace Sq / Potrero, Mission, Central Waterfront</i>
Staffing	Planning Department	Same
Membership	19 members	11 members
Funding Sources	Revenues: Eastern Neighborhoods Community Infrastructure Fee (Sec 423)	Revenues: Eastern Neighborhoods Fee – <i>Showplace Square / Potrero Hill, Mission, Central Waterfront</i>
Project types	Capital funding (% allocations in Sec 423) <ul style="list-style-type: none"> • Complete Streets • Transit • Recreation and Open Space • Childcare • Affordable Housing 	Same as present
CAC Duties	<ul style="list-style-type: none"> • Provide input on prioritization of funding for public benefits (annually advise IPIC as part of City’s Capital Plan) • Relay information to community members regarding status of development proposals • Provide input to Area Plan monitoring every 5 years • Feedback on policy/land use issues, as appropriate 	Generally, the same as present, but with more specific language regarding input per EN CAC’s recommendation. More specific language regarding in-kinds
Sunset	12/31/2020	12/31/2023

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