SOUTH OF MARKET CAC LEGISLATION UPDATE

Eastern Neighborhoods Community Advisory Committee (CAC) Meeting
March 18, 2019

TODAY'S PRESENTATION

1. Background
2. SoMa CACs Legislation (Board File no. 181215)
3. Comments from Supervisor Haney & Discussion

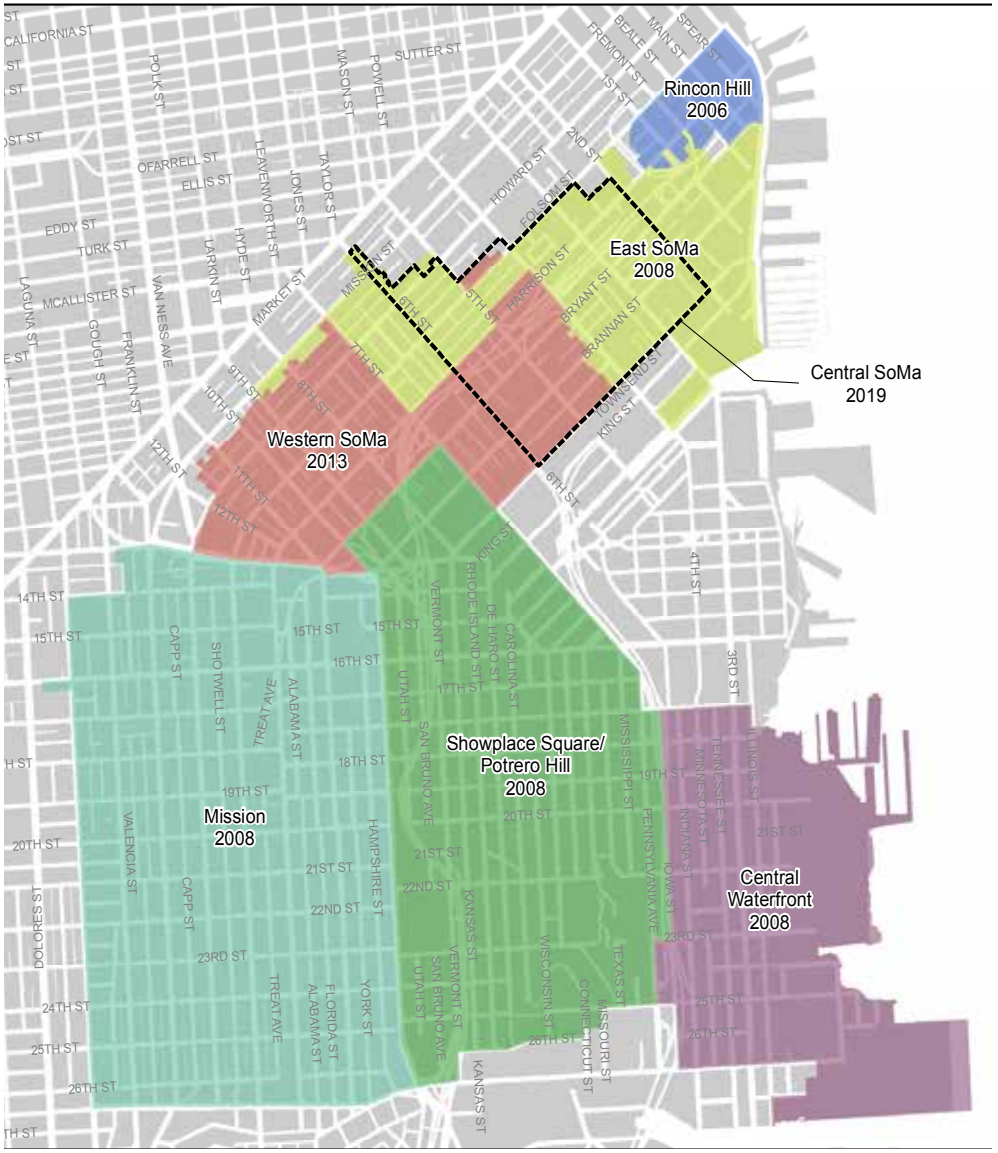
BACKGROUND

WHY IT'S NEEDED:

Central SoMa Plan triggers the need to evaluate the existing Eastern Neighborhoods CAC (ENCAC) and the SoMa Stabilization Fund CAC:

- Plan introduces 3 new funding sources not currently under CAC purview
- Plan includes detailed Public Benefits Package ($2.2bn)

Further, the legislation that created the ENCAC sunsets in 2020.



TIMELINE

May 2018	Planning Commission recommended creating a new SoMa-wide CAC during adoption of Central SoMa Plan
Aug-Sep 2018	Supervisor Kim's office & City agencies conducted outreach to ENCAC & SoMa Stabilization CAC
Dec 2018	Central SoMa Plan Adopted
Dec 2018	South of Market CAC Legislation Introduced (initial draft)
Jan 2019	Supervisor Haney took office

SOMA CAC LEGISLATION

See "Existing vs. Proposed" handout for recommended amendments to CAC[1]:

- **Geography**
- **Staffing**
- **Membership**
- **Funding Sources & Estimated Budget**
- **Project Types**
- **CAC Duties**
- **Reporting & Monitoring**

1 NOTE: Handout includes some staff recommendations that were not in Ordinance 181215 as introduced by Supervisor Kim

GEOGRAPHY

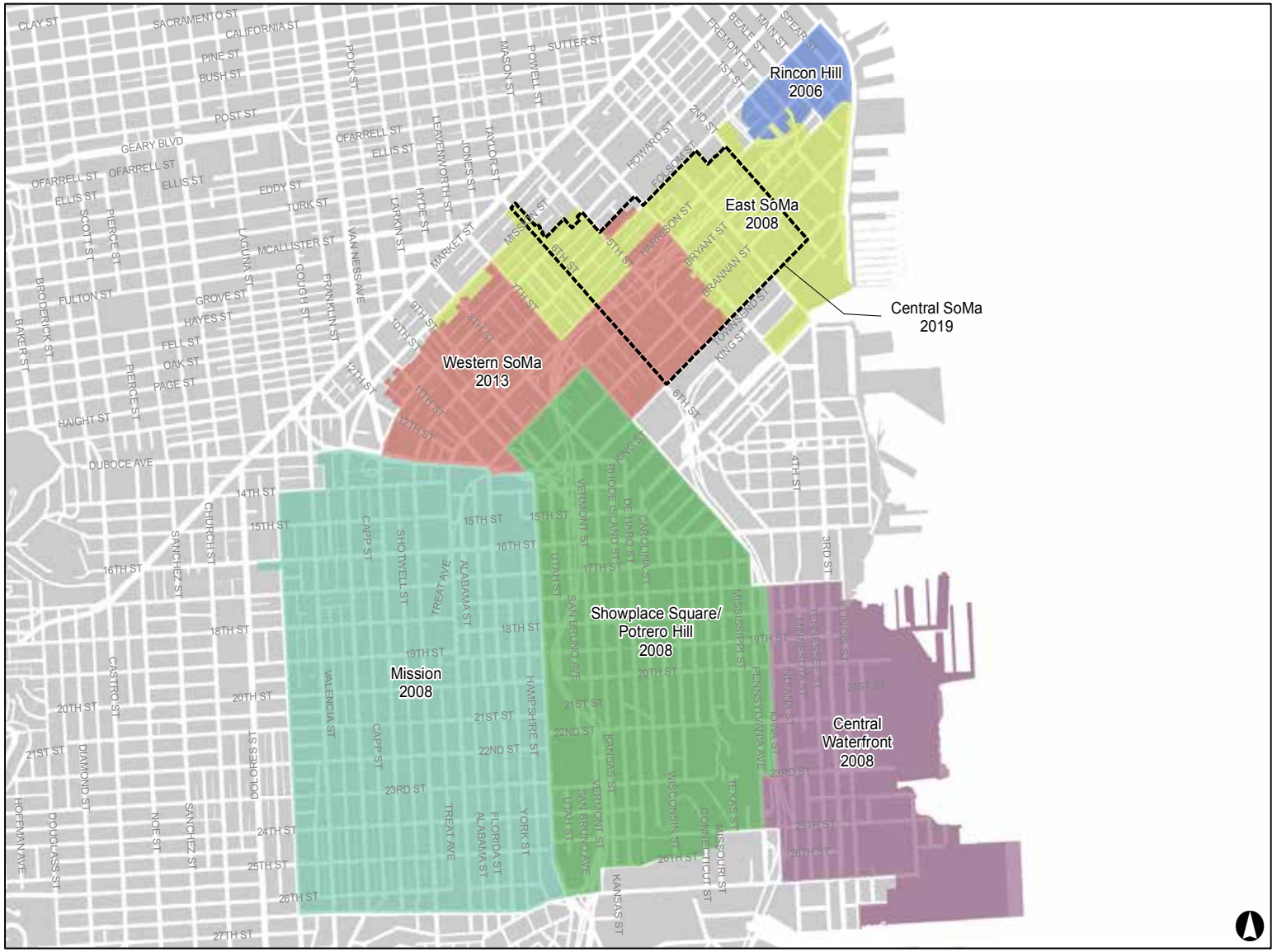
THE WAY IT IS

- ENCAC includes East SoMa, West SoMa, Showplace Sq/Potrero, Mission, and Central Waterfront
- SoMa Stabilization CAC funding is from Rincon Hill Plan Area (grants have a broader geography)

THE WAY IT WOULD BE

- ENCAC would include Showplace Sq/Potrero, MIssion, and Central Waterfront
- SoMa Stabilization CAC would expand to all of SoMa (East, West, Central)
- New SoMa CAC would be created (East, West, Central)

BACKGROUND


Rincon Hill
2006
East SoMa
2008
Central SoMa
2019
Western SoMa
2013
Showplace Square/
Potrero Hill
2008
Mission
2008
Central
Waterfront
2008

STAFFING

THE WAY IT IS

- ENCAC staffed by Planning Department
- SoMa Stabilization CAC staffed by MOHCD

THE WAY IT WOULD BE

- ENCAC staffed by Planning Department
- SoMa Stabilization CAC staffed by MOHCD
- SoMa CAC staffed by Planning Department

MEMBERSHIP

THE WAY IT IS

- ENCAC: 19 members (11 Board, 8 Mayor appointed)
- SoMa Stabilization CAC: 7 members (all Board appointed)

THE WAY IT WOULD BE

- ENCAC: same
- SoMa Stabilization CAC: 7 members (all Board appointed)
- SoMa CAC: 9 members (6 Board, 3 Mayor appointed)

ADDITIONAL RECOMMENDATIONS

- ENCAC: 11-13 members
- SoMa Stabilization CAC: include some Mayoral appointees
- Flexibility in assigning seats to specific areas of expertise

FUNDING SOURCES & BUDGET

THE WAY IT IS

- ENCAC revenues: Eastern Neighborhoods Fee
- SoMa Stabilization CAC revenues: Rincon Hill Fee

THE WAY IT WOULD BE

- ENCAC revenues: Eastern Neighborhoods Fee
- SoMa Stabilization CAC revenues: Central SoMa CFD Tax; Central SoMa Community Facilities Fee
- SoMa CAC revenues: Eastern Neighborhoods Fee, Central SoMa CFD Tax, Central SoMa Infrastructure Fee

LOOKING FORWARD: CENTRAL SOMA

NEW CENTRAL SOMA FUNDING (IN ADDITION TO EXISTING FEES)

Source	Use
Central SoMa Community Infrastructure Fee	Funds transit infrastructure
Central SoMa Community Facilities Fee	Funds capital facilities (e.g. new or renovated facilities) for non-profit/public social service organizations
Central SoMa Mello-Roos Special Tax *(a.k.a Community Facilities District, or CFD)*	Funds a variety of capital facilities and services (including programs and maintenance)

PROJECT TYPES

THE WAY IT IS

- ENCAC: As specified by Eastern Neighborhoods Fee
- SoMa Stabilization CAC: As specified by Rincon Hill Fee

THE WAY IT WOULD BE

- ENCAC: As specified by Eastern Neighborhoods Fee
- SoMa Stabilization CAC: As specified by the Central SoMa Public Benefits Package
- SoMa CAC: As specified by the Eastern Neighborhoods Fee & by the Central SoMa Public Benefits Package

CAC DUTIES

THE WAY IT IS

- ENCAC: Advise IPIC / Capital Plan on funding for public benefits; support monitoring, provide feedback on some policies/developments
- SoMa Stabilization CAC: Administer a grant fund for social service & capital projects

THE WAY IT WOULD BE

- ENCAC: same
- SoMa Stabilization CAC: same, plus guidance on MOHCD funding
- SoMa CAC: same as ENCAC

ADDITIONAL RECOMMENDATIONS

- SoMa Stabilization CAC: also advise IPIC / Capital Plan

REPORTING & MONITORING

THE WAY IT IS

- ENCAC: Annual recommendations to IPIC / Capital Plan; Monitoring report every 5 years
- SoMa Stabilization CAC: Recommendations to Board every 5 years

THE WAY IT WOULD BE

- ENCAC: same
- SoMa Stabilization CAC: same
- SoMa CAC: same as ENCAC

ADDITIONAL RECOMMENDATIONS

- SoMa Stabilization CAC: same reporting as ENCAC
- Regular reporting/meetings btn SoMa Stabilization CAC & SoMa CAC

THANK YOU

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PUBLIC BENEFITS PACKAGE

	Affordable Housing 33 percent of total units	**$940 million**
	Transit investment in both local and regional service	**$500 million**
	Parks and Recreation transformative improvements such as parks, plazas, and recreation centers	**$185 million**
	Production, Distribution, & Repair (including Arts) no net loss of PDR space due to the Plan	**$180 million**
	Complete Streets safe and comfortable streets for people walking and biking	**$110 million**

(continued on next page)

NOTE: Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

PUBLIC BENEFITS PACKAGE (CONTINUED)

	Community Services & Cultural Preservation funding towards community facilities and programs (e.g. health clinics, job training) and preservation of the Old Mint and other historic buildings	$114 million
	Environmental Sustainability a healthy, resilient, green, and resource-efficient neighborhood	$65 million
	Schools and Childcare funding to support growing population	$64 million
	TOTAL	$2.16 billion

NOTE: Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.