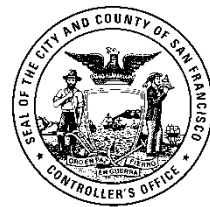


**FY 2011-12  
Development Impact  
Fee Report**



*November 30, 2012*



# City and County of San Francisco

FY 2011- 12 Development Impact Fee Report

November 30, 2012

## Introduction

San Francisco Planning Code Article 4, Section 409 requires the Controller to issue an Annual Citywide Development Fee and Development Impact Requirements Report including:

- All development fees collected during the prior fiscal year, organized by development fee account;
- All cumulative monies collected and expended over the life of each fee;
- The number of projects that elected to satisfy development impact requirements through in-kind improvements;
- Any annual construction cost inflation adjustments to fees, except for the Jobs-Housing Linkage Fee and the Inclusionary Affordable Housing Fee (based on the Annual Infrastructure Construction Cost Inflation Estimate published by the Office of the City Administrator's Capital Planning Group); and
- Other information required pursuant to the California Mitigation Fee Act Government Code Section 66001, including: fee rate and description; the beginning and ending balance of the fee account; the amount of fees collected and interest earned; an identification of each public improvement on which fees were expended and the percentage of the cost of the improvement funded with fees; an approximate construction start date; and a description of any transfers or loans made from the account.<sup>1</sup>

Table 2 lists the City's twenty-four development impact fees, the department or agency administering each one, the current fee level and other fee details as of November 28, 2012. Table 3 displays cumulative revenues and expenditures and the FY 2011-12 year-end balance for each development fee account.

Sections A through G provide a qualitative description of each fee, including the fee amount and purpose, designated use of funds, cumulative fees collected, and cumulative fees expended. The sections are organized by City Area (e.g. Rincon Hill, etc.). Appendix A1 provides detailed

---

<sup>1</sup> In addition, every fifth fiscal year following the first deposit into the account, and every five years thereafter, the local agency shall make the following findings with respect to unexpended funds: identify the purpose to which the fee is to be put; demonstrate a reasonable relationship between the fee and the purpose for which it is charged; identify all sources and amounts of funding anticipated to complete financing of incomplete improvements; and designate approximate deposit dates of anticipated funding.

financial information collected from departments, and Appendix A2 includes local and state code reporting requirements.

The San Francisco Unified District independently reports on the School Impact Fee. FY 2011-12 Annual & 5 Year Developer Fee Report may be found at the link below. For prior year reports, please contact the School District. <http://www.sfusd.edu/>

## Fee Deferral Program

The Fee Deferral Program was created with the approval of Ordinance 276-10 on November 5, 2010. According to Building Code Section 107A.13.3, beginning July 1, 2010, developers have the option to defer payment of any development impact or in-lieu fee collected by the Department of Building Inspection (DBI) before the certificate of first occupancy is issued. To defer the fee, developers must submit a deferral request to DBI and pay a Development Fee Deferral Surcharge. Depending on which fee is deferred, developers must pay 15 or 20 percent of the total amount of development fees owed before the first construction document is issued. The deferral option is set to expire on July 1, 2013. Developers must pay deferred fees before the certificate of first construction is issued. In FY 2011-12 developers deferred \$53,428,358 of fee payments.

**Table 1. Fees Deferred under City's Fee Deferral Program**

	<b>FY 2011-12</b>
Affordable Housing - Job Housing Linkage Fee	\$ 5,268,469
Affordable Housing Program	28,495,338
Child Care Fee	253,117
Downtown Park Fee	513,467
Eastern Neighborhoods Infrastructure Impact Fee	6,714,856
Eastern Neighborhoods: Usable open space in lieu fee for EN mixed use districts	22,906
Market & Octavia Affordable Housing Fee	1,285,728
Market & Octavia Community Infrastructure Fee	1,937,652
South of Market (SOMA) Community Stabilization Fee	4,461,456
Street Trees Planting Requirement or In-lieu Fee	21,388
Transit Impact Development Fee (TIDF)	4,248,989
Visitacion Valley Community Facilities and Infrastructure Fee	204,993
<b>Total</b>	<b>\$ 53,428,358</b>
Deferred fees paid during FY 2011-12	533,361
<b>Deferred Fee Balance as of 6/30/12</b>	<b>\$ 52,894,997</b>

## Table of Contents

Introduction .....	1
Fee Deferral Program .....	2
Table 1. Fees Deferred under City's Fee Deferral Program .....	2
Table 2. Development Impact Fee Register .....	5
Table 3. Cumulative Fee Revenues & Expenditures through FY 2010-11 .....	11
A. Rincon Hill .....	12
A1. Rincon Hill Community Infrastructure Impact Fee.....	12
A2. South of Market Area (SOMA) Community Stabilization Fee.....	14
A3. Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts .....	15
B. Visitacion Valley .....	16
C. Market and Octavia .....	17
C1. Market and Octavia Affordable Housing Fee and Upper Market Neighborhood Commercial District .....	17
C2. Market and Octavia Community Infrastructure Impact Fee.....	18
C3. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus .....	19
C4. Van Ness and Market Neighborhood Infrastructure Program .....	20
D. Eastern Neighborhoods.....	21
D1. Eastern Neighborhoods Area Plan Affordable Housing Requirement.....	21
D2. Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods .....	22
D3. Eastern Neighborhoods Infrastructure Impact Fee .....	23
D4. Alternative Means of Satisfying the Open space Requirement in the Eastern Neighborhoods Mixed Use Districts.....	25
D5. Payment in Case of Variance or Exception .....	26
E. City Area: Balboa Park .....	27
E1. Balboa Park Community Infrastructure Impact Fee .....	27
F. C-3 Districts (Downtown) .....	28
F1. Downtown Park Fee .....	28
F2. Downtown C-3 Artwork.....	29
G. Citywide .....	30
G1. Affordable Housing – Jobs-Housing Linkage Fee .....	30
G2. Inclusionary Affordable Housing Program .....	32
G3. Child Care Fee.....	34

G4. Street Trees, In-Lieu Fee .....	36
G5. Transit Impact Development Fee .....	37
G6. Water Capacity Charge.....	39
G7. Wastewater Capacity Charge .....	40
Appendix A1. Development Impact Fee Revenue & Expenditure Detail .....	41
A1-1. Rincon Hill Community Infrastructure Impact Fee .....	42
A1-2. South of Market Area Community Stabilization Fee .....	45
A1-3. Visitacion Valley Community Facilities and Infrastructure Fee.....	47
A1-4. Market & Octavia Community Housing Fee.....	49
A1-5. Market & Octavia Community Infrastructure Impact Fee .....	50
A1-6. Eastern Neighborhoods Infrastructure Impact Fee .....	51
A1-7. Balboa Park Community Infrastructure Impact Fee .....	52
A1-8. Downtown Park Fee.....	53
A1-9. Downtown C-3 Artwork .....	55
A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program .....	56
A1-11. Child Care Fee.....	61
A1-12. Street Trees, In-Lieu Fee .....	63
A1-13. Transit Impact Development Fee .....	65
A1-14. Water & Wastewater Capacity Charges .....	68
Appendix A2. Local and State Reporting Requirements.....	72
San Francisco Planning Code, Article 4, Section 409 .....	72
California Government Code Sections 66000-66008.....	73

**Table 2. Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
Rincon Hill - Residential	Rincon Hill Infrastructure Impact Fee	Planning Commission	Planning Department and Treasurer-Tax Collector	Planning Code Section 418	Residential Dwelling Units	Impact fee or in-kind improvement	\$9.15 GSF  Replacement/Change of Use (Non-Residential to Residential): \$5.32/GSF  Replacement/Change of Use (PDR to Residential): \$7.23/GSF	\$9.51 GSF  Replacement/Change of Use (Non-Residential to Residential): \$5.53/GSF  Replacement/Change of Use (PDR to Residential): \$7.52/GSF	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	N/A
Rincon Hill - Residential (same Block & Lot as Rincon Hill)	South of Market Area (SOMA) Community Stabilization Fee	Mayor's Office of Housing and Board of Supervisors	Treasurer-Tax Collector	Planning Code Section 418.7	Residential Dwelling Units	Impact fee or in-kind improvement	\$11.65 GSF	\$12.11 GSF	Each net addition of occupiable square feet of residential use	N/A
Rincon Hill: South of Market Area Mixed-Use District	Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 425	Residential Dwelling Units + retail / other commercial	Optional Program	\$0.85 PSF of open space otherwise required to be provided	\$0.88 PSF of open space otherwise required to be provided	Not Applicable	In cases where the Zoning Administrator determines that open space cannot be created, developer must provide fee for each square foot of open space that was required to be provided
Visitation Valley - Residential	Visitation Valley Community Facilities & Infrastructure Impact Fee	Planning Department and Board of Supervisors	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 420	Residential	Impact fee or in-kind improvement	\$4.87 PSF  Replacement/Change of Use (Non-Residential to Residential): \$3.83/PSF  Replacement/Change of Use (PDR to Residential): \$2.47/PSF	\$5.07 PSF  Replacement/Change of Use (Non-Residential to Residential): \$3.98/PSF  Replacement/Change of Use (PDR to Residential): \$2.57/PSF	All residential development projects of 20 or more units that results in a new unit	N/A
Market/Octavia - Residential (Not Residential Transit Oriented District)	Market & Octavia Affordable Housing Fee	Mayor's Office of Housing and Planning Department	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 416	Residential Dwelling Units (Neighborhood Commercial District "NCD")	Fee only	\$3.83 PSF  Replacement/Change of Use (Non-Residential to Residential): \$0.21/PSF  Replacement/Change of Use (PDR to Residential): \$2.02/PSF	\$3.98 PSF  Replacement/Change of Use (Non-Residential to Residential): \$0.22/PSF  Replacement/Change of Use (PDR to Residential): \$2.10/PSF	Subject to the Residential Inclusionary Housing Program (Planning Code Section 415)	N/A

**Key**

AICCE Annual Infrastructure Cost Inflation Estimate    FAR Floor Area Ratio    NSF Net Square Feet    RH Rincon Hill    UMU Urban Mixed Use District  
 C-3 Downtown    GSF Gross Square Feet    PDR Production, Distribution and Repair    RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods    NCD Neighborhood Commercial District    PSF Per Square Foot    SOMA South of Market

**Table 2 (cont'd). Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
<b>Market/Octavia</b> - Residential (Not Residential Transit Oriented District)	Market & Octavia Affordable Housing Fee	Mayor's Office of Housing and Planning Department	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 416	Residential Dwelling Units (Van Ness and Market Special Use District)	Fee only	\$7.66 PSF  Replacement/Change of Use (Non-Residential to Residential): \$4.04/PSF  Replacement/Change of Use (PDR to Residential): \$5.85/PSF	\$7.96 PSF  Replacement/Change of Use (Non-Residential to Residential): \$4.20/PSF  Replacement/Change of Use (PDR to Residential): \$6.08/PSF	Projects subject to the Residential Inclusionary Housing Program (Planning Code Section 415)	N/A
<b>Market/Octavia</b> - Residential + Commercial	Market & Octavia Community Infrastructure Impact Fee	Planning Department	Department of Building Inspection and Treasurer-Tax Collector	Planning Code Section 421	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$9.57 PSF for Residential, \$3.62 PSF for Non-residential (1) Replacement/Change of Use: Non-Residential to Residential: \$5.96 PDR to Residential: \$7.76 PDR to Non-Residential: \$1.81	\$9.95 PSF for Residential, \$3.76 PSF for Non-residential (1) Replacement/Change of Use: Non-Residential to Residential: \$6.19 PDR to Residential: \$8.07 PDR to Non-Residential: \$1.88	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
<b>Market/Octavia</b> - Residential + Commercial Van Ness and Market Downtown Residential Special Use District only	Van Ness and Market Affordable Housing Fee	Mayor's Office of Housing and Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 424	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$31.90 per net additional gsf for Floor Area Ratio (FAR) between 6:1 and 9:1.	\$33.18 per net additional gsf for Floor Area Ratio (FAR) between 6:1 and 9:1.	Construction with FAR (Floor Area Ratio) between 6:1 and 9:1	Construction with FAR (Floor Area Ratio) above 6:1 to 9:1
<b>Market/Octavia</b> - Residential + Commercial Van Ness and Market Downtown Residential Special Use District only	Van Ness and Market Neighborhood Infrastructure Fee	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 424	Residential Dwelling Units + retail / other commercial	Impact fee or in-kind improvement	\$15.95 GSF for Floor Area Ratio above 9:1	\$16.59 GSF for Floor Area Ratio above 9:1	Construction with FAR above 9:1	Construction with FAR above 9:1
<b>Eastern Neighborhoods</b> - Residential	Eastern Neighborhoods Area Plans Affordable Housing Requirement	Mayor's Office of Housing and Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 417	Residential	Optional Program	\$42.54 per GSF	\$44.24 per GSF	20 units or less than 25,000 square feet	N/A

**Key**

AICCIE Annual Infrastructure Cost Inflation Estimate      FAR Floor Area Ratio      NSF Net Square Feet      RH Rincon Hill      UMU Urban Mixed Use District  
 C-3 Downtown      GSF Gross Square Feet      PDR Production, Distribution and Repair      RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods      NCD Neighborhood Commercial District      PSF Per Square Foot      SOMA South of Market

**Table 2 (cont'd). Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
Eastern Neighborhoods, Zoned Urban Mixed Use District	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods	Mayor's Office of Housing and Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 419	Residential Dwelling Units	Onsite or offsite affordable units or in-lieu fee, Land Dedication, Middle Income Alternative	Tier A: a minimum of 18 percent of the total units constructed shall be affordable; Tier B: a minimum of 20 percent of the total units constructed shall be affordable; Tier C: a minimum of 22 percent of the total units constructed shall be affordable; In-lieu fee varies by Unit Size (studio- \$179,952, 1-bedroom \$248,210, 2-bedroom \$334,478, 3-bedroom \$374,712)	Tier A: a minimum of 18 percent of the total units constructed shall be affordable; Tier B: a minimum of 20 percent of the total units constructed shall be affordable; Tier C: a minimum of 22 percent of the total units constructed shall be affordable; Fee varies by Unit Size ( Studio - \$171,558, 1 bedroom - \$236,545, 2 bedroom - \$326,086, 3 bedroom - \$372,956 )	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A
Eastern Neighborhoods - Residential + Commercial	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 423	Residential Dwelling Units + Non-Residential Uses	Impact fee or in-kind improvement	Residential (PSF)- Tier 1: \$8.51; Tier 2: \$12.76; Tier 3: \$17.02 Non-residential (PSF)-Tier 1: \$6.38; Tier 2: \$10.63; Tier 3: \$14.89 <u>Replacement/Change of Use:</u> PDR to Residential (PSF): Tier 1 \$5.32; Tier 2: \$9.57; Tier 3: \$13.83 PDR to Non-Residential (PSF): Tier 1: \$3.19; Tier 2: \$7.44; Tier 3: \$11.70 Non-Residential to Residential: All Tiers: \$2.13	Residential (PSF)- Tier 1: \$8.85; Tier 2: \$13.27; Tier 3: \$17.70 Non-residential (PSF)-Tier 1: \$6.64; Tier 2: \$11.06; Tier 3: \$15.48 <u>Replacement/Change of Use:</u> PDR to Residential (PSF): Tier 1 \$5.53; Tier 2: \$9.95; Tier 3: \$14.38 PDR to Non-Residential (PSF): Tier 1: \$3.32; Tier 2: \$7.74; Tier 3: \$12.17 Non-Residential to Residential: All Tiers: \$2.21	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
Eastern Neighborhood - Mixed-Use Districts	Alternative Means of Satisfying the Open Space Requirement in the Eastern Neighborhoods Mixed-Use Districts	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 426	Non-residential	Optional Program	\$80.82 PSF	\$84.06 PSF	N/A	Any non-residential project with required open space
Eastern Neighborhood - Mixed-Use Districts	Payment in Case of Variance or Exception	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 427	Residential Dwelling Units	Optional Program	\$347.76 PSF	\$361.67 PSF	Zoning Administrator discretion, via a Variance (under Sec. 305) or Exemption (under Sec. 329), that open space cannot be provided on-site	N/A

**Key**

AICCE Annual Infrastructure Cost Inflation Estimate    FAR Floor Area Ratio    NSF Net Square Feet    RH Rincon Hill    UMU Urban Mixed Use District  
 C-3 Downtown    GSF Gross Square Feet    PDR Production, Distribution and Repair    RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods    NCD Neighborhood Commercial District    PSF Per Square Foot    SOMA South of Market



**Table 2 (cont'd). Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
Balboa Park - Residential + Commercial	Balboa Park Community Infrastructure Impact Fee	Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 422	Residential Dwelling Units	In-lieu fee or in kind improvement	Residential: \$8.51 per GSF; Non-Residential: \$1.60 per GSF <u>Replacement/Change of Use:</u> Non-Residential to Residential: \$6.91 per GSF PDR to Residential: \$7.71 per GSF PDR to Non-Residential: \$0.80 per GSF	Residential: \$8.85 per GSF; Non-Residential: \$1.66 per GSF <u>Replacement/Change of Use:</u> Non-Residential to Residential: \$7.19 per GSF PDR to Residential: \$8.02 per GSF PDR to Non-Residential: \$0.83 per GSF	At least one net new residential unit; additional space in an existing unit of more than 800 GSF; at least one net new group housing facility or residential care facility; additional space in an existing group housing or residential care facility of more than 800 GSF	New construction of a non-residential use; or additional non-residential space in excess of 800 GSF in an existing structure
Downtown: C-3 Districts - Commercial	Downtown Park Fee	Recreation and Parks Department and Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 412	Office within C-3 Districts	Impact fee	\$ 2.13 per GSF	\$ 2.21 per GSF	N/A	Net addition of gross floor area square foot of office use in C-3-O, C-3-O (SD), C-3-R, C-3-G, or C-3-S
Downtown: C-3 Districts	Downtown C-3 Artwork	Recreation and Parks Department and Planning Department	Planning Department and Treasurer-Tax Collector	Planning Code Section 429	Office within C-3 Districts	Artwork onsite or fee payment	1% of construction cost	1% of construction cost	N/A	New building construction or addition of floor area in C-3 > or = 25,000 s.f.
Affordable Housing: Citywide - Commercial	Affordable Housing - Jobs-Housing Linkage Fee	Mayor's Office of Housing	Planning Department and Treasurer-Tax Collector	Planning Code Section 413	Entertainment / Hotel / Integrated PDR / Office / Research & Development / Retail / Small Enterprise Workspace	Funding off-site affordable housing or in-lieu fee	Effective 8/1/11- Entertainment/Retail: \$20.58. Hotel: \$16.52. Office: \$22.06. R&D: \$14.70. Integrated PDR/Small Enterprise Workspace: \$17.34	Effective 1/1/2013- Entertainment/Retail: \$21.30. Hotel: \$17.10. Office: \$22.83. R&D: \$15.21. Integrated PDR/Small Enterprise Workspace: \$17.95	N/A	Increase by 25,000 GSF or more of any combination of entertainment, hotel, Integrated PDR, office, research and development, and/or Small Enterprise Workspace
Affordable Housing: Citywide - Residential	Inclusionary Affordable Housing Program	Mayor's Office of Housing	Planning Department and Treasurer-Tax Collector	Planning Code Section 415	Residential Dwelling Units > or = 5	Affordable housing fee, on-site or off-site affordable units	Varies by unit size ( Studio - \$179,952, 1 bedroom - \$248,210, 2 bedroom - \$334,478, 3 bedroom - \$374,712 )	Varies by unit size ( Studio - \$171,558, 1 bedroom - \$236,545, 2 bedroom - \$326,086, 3 bedroom - \$372,956 )	Any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots	N/A

**Key**

AICCIE Annual Infrastructure Cost Inflation Estimate    FAR Floor Area Ratio    NSF Net Square Feet    RH Rincon Hill    UMU Urban Mixed Use District  
 C-3 Downtown    GSF Gross Square Feet    PDR Production, Distribution and Repair    RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods    NCD Neighborhood Commercial District    PSF Per Square Foot    SOMA South of Market

**Table 2 (cont'd). Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
<b>Child Care:</b> Citywide - Commercial	Child Care Fee	Department of Children Youth and Their Families	Planning Department and Treasurer-Tax Collector	Planning Code Section 414	Office/Hotel	On-site or off-site daycare or in-lieu fee	\$ 1.06 PSF	\$ 1.11 PSF	N/A	Office and hotel development projects proposing the net addition of 50,000 or more GSF of office or hotel space.
<b>Street Trees:</b> Citywide	Street Trees, In-Lieu Fee	Department of Public Works	Department of Public Works	Planning Code Section 428, Section 138.1	All	If tree planting is required, but not approved by DPW, the in-lieu fee is required	\$1,666 per required tree that cannot be planted	\$1,715 per required tree that cannot be planted	N/A	N/A
<b>Transit Impact Development Fee:</b> Citywide - Commercial	Transit Impact Development Fee (TIDF)	Municipal Transportation Agency	Municipal Transportation Agency	Planning Code Section 411	Cultural / Institutional / Education; Management, Information & Professional Services; Production / Distribution / Repair; Retail / Entertainment; Visitor Services	Fee only	\$9.65 or \$12.06 PSF Credit may be given for existing uses on site. Contact the MTA for more information.	\$10.03 or \$12.54 PSF Credit may be given for existing uses on site. Contact the MTA for more information.	N/A	> or = 3,000 s.f. of applicable use
<b>WC:</b> Citywide - Residential & Non-Residential	Water Capacity Charge	San Francisco Public Utilities Commission	San Francisco Public Utilities Commission	PUC Resolution No. 07-0099	Development/ Change of Use - Citywide	Fee only	Meter Size Residential/Non-Residential 5/8"--\$1,133 3/4"-\$1,699 1"-\$2,833 1-1/2"-\$5,665 2"-\$9,065 3"-\$16,996 4"-\$28,327 6"-\$56,656 8"-90,649 10"-\$130,308 12"-\$243,619 16"-\$424,917 Residential <801 s/f - \$378 801-1700 s/f-\$567 1701-2500 s/f- \$755 2501-5000 s/f -\$2,266 >5000 s/f - \$3,399	Meter Size Residential/Non-Residential 5/8"--\$1,160 3/4"-\$1,740 1"-\$2,902 1-1/2"-\$5,802 2"-\$9,285 3"-\$17,408 4"-\$29,014 6"-\$58,031 8"-92,849 10"-\$133,471 12"-\$249,532 16"-\$435,230 Residential <801 s/f - \$387 801-1700 s/f-\$580 1701-2500 s/f- \$766 2501-5000 s/f -\$2,320 >5000 s/f - \$3,480	New construction, additional square footage, development of existing square footage, change of use	New construction, additional square footage, development of existing square footage, change of use

**Key**

AICCE Annual Infrastructure Cost Inflation Estimate FAR Floor Area Ratio NSF Net Square Feet RH Rincon Hill UMU Urban Mixed Use District  
 C-3 Downtown GSF Gross Square Feet PDR Production, Distribution and Repair RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods NCD Neighborhood Commercial District PSF Per Square Foot SOMA South of Market

**Table 2 (cont'd). Development Impact Fee Register**

City Area Subject to the Fee	Impact Fee	Administering Entity	Collecting Entity	Ordinance Reference	Fee Applies To:	Developer Options	Fees Effective for FY 2011-12	Fees Effective for FY 2012-13	Residential Threshold	Non-Residential Threshold
WCC: Citywide - Residential & Non Residential	Wastewater Capacity Charge	San Francisco Public Utilities Commission	San Francisco Public Utilities Commission	SFPUC Resolution No. 07-0100	Development/ Change of Use - Citywide	Fee only	Residential <801 s/f - \$1,103 801-1700 s/f-\$1,671.00 1701-2500 s/f- \$2,238.00 2501-5000 s/f -\$6,682.00 >5000 s/f - \$10,023.00 Non-Residential \$0.17 - 46.14 s/f	Residential <801 s/f - \$1,129 801-1700 s/f-\$1,711 1701-2500 s/f- \$2,293 2501-5000 s/f -\$6,844 >5000 s/f - \$10,266 Non-Residential \$0.17 - 47.25 s/f	New construction, additional square footage, development of existing square footage, change of use	New construction, additional square footage, development of existing square footage, change of use
SFUSD: Citywide	School Impact Fee <sup>(1)</sup>	San Francisco Unified School District	Department of Building Inspections	State Ed. Code Section 17620	Residential / Retail / Office / Research & Development/ Industrial / Hotel / Hospital	In-lieu fee	Residential: \$2.24; Retail: \$0.18; Office: \$0.27; R&D: \$0.24; Industrial: \$0.21; Hotel: \$0.09; Hospital: \$0.22	Residential: \$2.24; Retail: \$0.18; Office: \$0.27; R&D: \$0.24; Industrial: \$0.21; Hotel: \$0.09; Hospital: \$0.22	Increased habitable floor area	Increased floor area

<sup>(1)</sup> Rates are subject to change. If the Developer Fee Justification Study has findings that allow, under the Education Code, SFUSD to raise the rates, a resolution will be submitted to the Board of Education for approval to raise the rates.

**Key**

AICCIE Annual Infrastructure Cost Inflation Estimate    FAR Floor Area Ratio    NSF Net Square Feet    RH Rincon Hill    UMU Urban Mixed Use District  
 C-3 Downtown    GSF Gross Square Feet    PDR Production, Distribution and Repair    RTO Residential Transit Oriented District  
 EN Eastern Neighborhoods    NCD Neighborhood Commercial District    PSF Per Square Foot    SOMA South of Market

**Table 3. Cumulative Fee Revenues & Expenditures through FY 2011-12**

Report Section	Impact Fee	City Area Subject to the Fee	All-Year Revenues (1)	All-Year Expenditures (2)	FY 2011-12 Year End Balance
A1	Rincon Hill Community Infrastructure Impact Fee (3)	Rincon Hill - Residential	4,907,476	4,787,461	120,015
A2	South of Market Area (SOMA) Community Stabilization Fee	Rincon Hill - Residential (same Block & Lot as Rincon Hill)	10,080,085	4,880,054	5,200,031
A3	Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts	Rincon Hill: South of Market Area Mixed-Use District	0	0	N/A
B1	Visitation Valley Community Facilities & Infrastructure Impact Fee	Visitation Valley - Residential	1,560,272	6,491	1,553,781
C1	Market & Octavia Affordable Housing Fee	Market/Octavia - Residential + Commercial (Not Residential Transit Oriented District)	97,715	0	97,715
C2	Market & Octavia Community Infrastructure Impact Fee	Market/Octavia - Residential + Commercial	1,499,641	41,799	1,457,843
C3	Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus	Market/Octavia - Residential + Commercial (C-3-G only)	0	0	N/A
C4	Van Ness and Market Neighborhood Infrastructure Program	Market/Octavia - Residential + Commercial (C-3-G only)	0	0	N/A
D1	Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu Fee	Eastern Neighborhoods - Residential	0	0	N/A
D2	Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods	Eastern Neighborhoods, Zoned Urban Mixed Use District	0	0	N/A
D3	Eastern Neighborhoods Infrastructure Impact Fee (Mission District, Central Waterfront, SOMA, Showplace)	Eastern Neighborhoods - Residential + Commercial	619,117	3,098	616,019
D4	Usable Open Space In-Lieu Fee for Eastern Neighborhood Mixed Use Districts	Eastern Neighborhood - Mixed-Use Districts	0	0	N/A
D5	Payment in Case of Variance or Exception	Eastern Neighborhood - Mixed-Use Districts	0	0	N/A
E1	Balboa Park Community Infrastructure Impact Fee	Balboa Park - Residential + Commercial	0	0	N/A
F1	Downtown Park Fee	Downtown: C-3 Districts - Commercial	13,149,000	11,029,395	2,119,605
F2	Downtown C-3 Artwork	Downtown: C-3 Districts	145,920	45,000	N/A
G1	Affordable Housing - Jobs-Housing Linkage Fee (4)	Affordable Housing: Citywide - Commercial	119,847,745	117,218,677	2,629,069
G2	Affordable Housing (Inclusionary) Program	Affordable Housing: Citywide - Residential			
G3	Child Care Fee	Child Care: Citywide - Commercial	7,730,512	6,503,144	1,227,367
G4	Street Trees, In-Lieu Fee	Street Trees: Citywide	100,723	100,723	0
G5	Transit Impact Development Fee (TIDF)	TIDF: Citywide - Commercial	144,318,907	141,983,747	2,335,160
G6	Water Capacity Charge	WC: Citywide - Residential & Non-Residential	3,736,105	2,008,605	1,727,500
G7	Wastewater Capacity Charge	WCC: Citywide - Residential & Non-Residential	35,827,590	21,176,862	14,650,729
N/A	School Impact Fee	SFUSD: Citywide - Residential	See <a href="http://www.sfusd.edu/">http://www.sfusd.edu/</a> for FY 2011-12 report. Contact SFUSD for prior reports.		

Notes:

- (1) Includes any interest earned and any transfers in.
- (2) May or may not include non-liquidated encumbrances. See text for clarification.
- (3) Includes funds held by CCSF and in trust with ABAG. See text for more details.
- (4) Jobs-Housing Linkage Fees and Inclusionary Program Fees are, as mandated by code, deposited into the same fund (the Citywide Affordable Housing Fund).

## **A. Rincon Hill**

### **A1. Rincon Hill Community Infrastructure Impact Fee**

**Background.** In August 2005, the Board of Supervisors approved the imposition of a community improvement impact fee on residential development to provide necessary community improvements in the Rincon Hill Downtown Residential (DTR) district and surrounding areas. The current fee charged for net additions is \$9.15 per gross square foot (gsf). For conversion from residential to non-residential, the fee is \$5.32 per gsf. If space is changed from PDR (Production, Distribution and Repair) to residential, the fee is \$7.23 per gross square foot. Developers may also provide an in-kind improvement in lieu of paying the fee, and either the fee or in-kind improvement may be financed via issuance of Mello-Roos bonds.<sup>2</sup> Fees paid directly to the City are to be deposited into the Rincon Hill Community Improvements Fund, which is administered by the Planning Commission. Fees paid through the issuance of Mello-Roos bonds are held in trust with the Association of Bay Area Governments (ABAG).

**Designated Use of Funds.** Planning Code Section 418.5(a) specifies that funds collected shall be used solely to fund public infrastructure. More specifically, funds are to be used to design, engineer, acquire, and develop neighborhood open space, streetscape improvements, a community center, and other improvements that result in new publicly-accessible facilities within the Rincon Hill Downtown Residential District or within 250 feet of the District. Planning Code Section 418.5(b)(1) allows funds to be used for public library resources and facilities if the library is within the Rincon Hill Downtown Residential District, within 250 feet of the District, and for libraries outside the District that are located such that they will serve the increased population of the District.

Funds may also be used by the Planning Commission for economic analyses, nexus studies, or to commission landscape architectural or other planning, design and engineering services (less than \$500,000) in support of the proposed public improvements. Further, \$6 million shall be transferred to the South of Market Area (SOMA) Stabilization Fund to be used exclusively for SOMA open space facilities development and improvement, community facilities development and improvement, SOMA pedestrian safety planning, traffic calming and streetscape improvement, and development of new affordable housing in SOMA. Funds collected may not be used to pay any administrative or overhead expenses, except expenses to administer the fund, up to four percent of the aggregate value of the fee payments and in-kind improvements.

**Fees Collected.** In FY 2011-12, the developer of 333 Harrison Street was refunded \$17,174 in fees erroneously collected in FY 2010-11. The Fund has also received transfers from other funds. To date, \$1,169,835 has been transferred from the Rincon Hill ABAG account to the SOMA Stabilization ABAG account. Fees held with the City are deposited into the same Fund as SOMA Community Stabilization Fees. As a result, interest is earned on the Fund as a whole. See the next section for a summary of interest earned within this Fund since FY 2005-06.

In FY 2005-06, the developer of One Rincon Hill (425 First Street) paid \$4,332,274 in fees through the issuance of Mello-Roos bonds. These funds were deposited with ABAG. Also in FY 2005-06, the developer of 333 Fremont paid \$196,142 in fees that were held in a separate

---

<sup>2</sup> Mello-Roos bonds are revenue bonds issued to finance construction or acquisition of certain authorized infrastructure projects. The bonds are secured by special taxes and assessments paid by property owners within an established Mello-Roos assessment district and by proceeds generated by foreclosure sales on delinquent properties.

escrow account. In January 2007, these funds, plus \$7,150 in earned interest, were transferred to the SOMA Stabilization Fund administered by the City to fulfill part of the \$6 million SOMA transfer required by Planning Code section 418.5(b)(2). In lieu of paying the remaining \$573,000 in fees, the developer of 333 Fremont opted to provide a mid-block pedestrian path. This in-kind improvement has not been completed because the development project itself has not moved forward. In FY 2008-09, \$2,750 in fees were paid, and in FY 2010-11, \$589,626 was paid directly to the City and deposited into the Rincon Hill Community Improvements Fund.

For complete revenue and expenditure information and a list of fee payers, see Appendix A1-1.

**Fees Expended.** The City directly holds \$2,750 of Rincon Hill funds. None of these funds have been expended as of FY 2011-12. The negative fund balance of \$14,424 created by the refund of \$17,174 will become positive as new fee revenue is deposited.

To date, \$1,928,000 of the funds held in trust with ABAG have been expended for appraisal, acquisition, and design of public open space at 4-8 Guy Place. These projects were not funded from any other source. Also, \$1,100,000 of funds held with ABAG has been returned to the developer of One Rincon Hill (also known as 425 First Street) for the value of in-kind improvements made by the developer (streetscape improvements at Harrison and First Streets). The Planning Commission has approved a further \$452,972 to be returned to the same developer. These funds will be returned upon the first subsequent sufficient infusion of impact fees, and the developer will in turn pay this amount to complete their required fee payment for the SOMA Community Stabilization Fund. At the end of FY 2011-12, the balance in the Rincon Hill account with ABAG was \$134,439.

## **A2. South of Market Area (SOMA) Community Stabilization Fee**

**Background.** In August 2005, the Board of Supervisors approved the imposition of a SOMA Community Stabilization Impact Fee on residential development in the Rincon Hill Area Plan to address the impacts of destabilization on residents and businesses in SOMA. The current fee level is \$11.65 per gross square foot. Developers do not have the option of providing an in-kind improvement in lieu of paying the fee. Fees paid directly to the City are to be deposited into the SOMA Community Stabilization Fund, and administered by the Mayor's Office of Housing (MOH).

**Designated Use of Funds.** Planning Code Section 418.7 specifies that collected fees shall be used for affordable housing and community asset building, small business rental assistance, development of new affordable rental units for low income households, rental subsidies for low income households, down payment assistance for home ownership for low income households, eviction prevention, employment development and capacity building for SOMA residents, job growth and job placement, small business assistance, leadership development, community cohesion, civic participation, and community-based programs and economic development. Funds may also be used to commission economic analyses and to pay MOH administrative costs associated with administering the Fund. With the exception of commissioning an economic analysis, the Board of Supervisors must approve all expenditures. The SOMA Community Stabilization Fund Community Advisory Committee advises MOH and the Board of Supervisors on the administration of the Fund.

**Fees Collected.** No fee revenue was collected in FY 2011-12. The developer of 333 Harrison was refunded \$81,761 in fees erroneously collected in FY 2010-11. Since FY 2005-06, \$7,854,095 has been deposited in the SOMA Community Stabilization Fund, and \$1,142,918 in Rincon Hill Community Infrastructure Impact fees paid through the issuance of Mello-Roos bonds were transferred to the SOMA Community Stabilization Fund. This transfer represents part of the \$6 million that must be transferred from Rincon Hill to the SOMA Fund per Planning Code Section 418.5(b)(2). These transfers from Rincon Hill are to be used exclusively for SOMA open space facilities development and improvement; community facilities development and improvement; SOMA pedestrian safety planning, traffic calming, and streetscape improvement; and development of new affordable housing in SOMA. Since FY 2005-06, \$8,997,013 in SOMA fees and transfers have been deposited in the SOMA Community Stabilization Fund held directly by the City, which has earned \$158,064 in interest.

Aside from SOMA funds held directly by the City, \$1,169,835 was transferred from the Rincon Hill ABAG account to the SOMA Stabilization ABAG account in FY 2005-06. As of the end of FY 2011-12, \$105,173 in interest had been earned. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-2.

**Fees Expended.** Of the SOMA funds held with ABAG, \$350,000 was encumbered for a mid-block crossing at Folsom and Russ Street in FY 2009-10, of which \$56,844 was spent in FY 2010-11 and \$10,880 in FY 2011-12. In FY 2011-12, funds administered by MOH and held by the City were expended as follows: \$393,953 for grants to nonprofit organizations that serve SOMA residents, \$158,883 for MOH cost of administering the Fund, and \$1,826 for City Attorney costs. To date, \$686,742 has been expended on MOH administrative costs, \$29,158 has been expended on City Attorney costs, and \$1,188,149 has been granted to nonprofit organizations.

### **A3. Alternative Means of Satisfying the Open Space Requirement in SOMA Mixed Use Districts**

**Background.** Planning Code Section 135.3 imposes a formula-determined open space requirement on all newly constructed structures, all structures to which gross floor area equal to 20 percent or more of existing gross floor area is added, and all structures in the Service/Secondary Office (SSO) and Eastern Neighborhoods Mixed Use Districts within which floor area is converted to office use. The types of open space that may fulfill this requirement include a plaza, urban park, urban garden, view terrace, sun terrace, greenhouse, small sitting area, atrium, indoor park, or a public sitting area in a galleria, arcade, or pedestrian mall or walkway. Planning Code Section 425 states that if the open space requirement cannot be met because of constraints of the development site, or because the project cannot provide safe, convenient access to the public, or because the square footage of open space is not sufficient to provide a usable open space, the Zoning Administrator may: (1) authorize an eligible type of open space, a pedestrian mall or walkway within a public right-of-way which is improved with paving, landscaping, and street furniture appropriate for creating an attractive area for sitting and walking, or (2) waive the requirement for providing open space if a fee \$0.85 for each square foot of open space otherwise required to be provided is paid to the Open Space Fund.

**Designated Use of Funds.** Funds collected in lieu of the open space requirement are to be used for the purpose of acquiring, designing, improving and/or maintaining park land, park facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the South of Market Base District. Fees are collected by the Planning Department and administered by the Recreation and Park Department.

**Fees Collected.** To date, no developers subject to the open space requirement in SOMA have opted to pay the in-lieu fee.

**Fees Expended.** As no SOMA open space in-lieu fees have been collected, no funds have been expended.



## **B. Visitacion Valley**

**Background.** The Visitacion Valley Community Facilities and Infrastructure Fee, which became effective in November 2005, applies to all new residential development projects located in Visitacion Valley. The fee is set at \$4.87 for each net addition of occupiable square feet of residential use. On and after January 1, 2012, any replacement of gross square feet or change of use will pay different fees. If space is replaced or changed from non-residential to residential, then the fee is \$3.83 per gross square foot. If space is replaced or changed from PDR to residential, then the fee is \$2.47 per gross square foot. The developer may reduce the fee owed by providing on-site community facility space that is accessible to the general public or by providing in-kind improvements to Blanken Avenue. Fees collected are to be deposited into the Visitacion Valley Community Facilities and Infrastructure Fund.

**Designated Use of Funds.** Planning Code Section 420.6 specifies that collected fees are to be used solely to fund community facilities and infrastructure in Visitacion Valley, including but not limited to: (1) capital improvements to library facilities; (2) playgrounds; and (3) recreational facilities; and, beginning January 1, 2012, (4) open space, (5) childcare, and (6) transportation. The San Francisco Public Library, Department of Public Works, and the Recreation and Parks Department may request funds from the Board of Supervisors as necessary and the Board of Supervisors must approve any expenditure from this Fund. No funds may be used to pay administrative costs.

**Fees Collected.** In FY 2011-12, \$100,940 in fees were collected: \$59,080 from the developer of 101 Executive Park Boulevard and \$41,860 from the developer of various addresses in Diamond Cove. To date, \$1,516,929 in fees has been collected. For a detailed list of fees collected by payer, as well as complete revenue and expenditure information, see Appendix A1-3. No developers have opted to provide on-site community facilities or in-kind improvements to Blanken Avenue in lieu of paying the fee.

**Fees Expended.** In FY 2011-12, \$83 was expended by DPW for an utility undergrounding project on a section of Leland Avenue from Bayshore Boulevard to Delta Street per Ordinance 4-11. To date, \$6,491 was expended from the fund. On January 7, 2011, the Mayor approved a transfer of \$215,868 to DPW for planning and design for this project. In FY 2009-10, a transfer of \$110,632 was made to DPW for the same project. Construction may be paid for through additional Visitacion Valley fee revenue as well as through other local, state, federal and private funding.

## **C. Market and Octavia**

### **C1. Market and Octavia Affordable Housing Fee and Upper Market Neighborhood Commercial District**

**Background.** The Market and Octavia Affordable Housing Fee, which became effective in May 2008, requires new development projects in the Market Octavia Plan Area (which includes the Van Ness and Market Special Use District) and the Upper Market Neighborhood Commercial District (NCD, also referred to as NCT) subject to the Inclusionary Affordable Housing Program to pay an additional affordable housing fee per square foot of residential space. The fee schedule below outlines the current fees.

	<b>Van Ness/Market Special Use District</b>	<b>Neighborhood Commercial District</b>	<b>Residential Transit Oriented District</b>
Net addition of residential use or change of use to residential use	\$7.66/gsf	\$3.83/gsf	\$0.00/gsf
Replacement of, or change of use from, non-residential to residential use	\$4.04/gsf	\$0.21/gsf	\$0.00/gsf
Replacement of, or change of use from, PDR to residential use	\$5.85/gsf	\$2.02/gsf	\$0.00/gsf

The Market and Octavia impact fee area was extended to include the Upper Market Neighborhood Commercial District on February 24, 2011. The fee may not be met through an in-kind improvement or financed via a Mello-Roos Community Facilities District. However, a developer will not be charged the fee for a unit that is designated as part of a below market rate unit under the Planning Code.

**Designated Use of Funds.** Fees collected are to be deposited into the Citywide Affordable Housing Fund, however, these funds are to be separately accounted for. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus Fees, Eastern Neighborhoods Area Plan Alternative Affordable Housing In-Lieu Fees, Affordable Housing Requirements for UMU in Eastern Neighborhoods In-Lieu Fees, Jobs-Housing Linkage Fees, and Inclusionary Affordable Housing Program Fees are also deposited into the Citywide Affordable Housing Fund. The Mayor's Office of Housing is required to spend the funds according to the following priorities: (1) to increase the supply of housing affordable to qualifying households in the Market and Octavia Plan Area; (2) to increase the supply of housing affordable to qualifying households within one mile of the boundaries of the Plan Area; and (3) to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses.

**Fees Collected.** In FY 2011-12, \$97,715 of fee revenue was collected from the developer of 299 Valencia Street.

**Fees Expended.** No fees were expended in FY 2011-12.

For revenue and expenditure detail, and a list of fees collected by payer, see Appendix A1-4.

## **C2. Market and Octavia Community Infrastructure Impact Fee**

**Background.** The Market and Octavia Community Infrastructure Impact Fee became effective in April 2008. The fee is imposed on residential and non-residential development projects within the Market and Octavia Infrastructure Program Area that result in an additional residential unit or contribute to a 20 percent increase in residential or non-residential space. The current fee for residential development projects is \$9.57 per gross additional square foot, and the fee for non-residential development projects is \$3.62 per gross additional square foot. The following fee schedule applies for replacement or change of use of space:

- \$5.96 per gross square foot for non-residential to residential
- \$7.76 per gross square foot for PDR to residential
- \$1.81 per gross square foot for PDR to non-residential

Fees collected are deposited in the Market and Octavia Community Improvements Fund and are administered by the Board of Supervisors. In lieu of paying this fee, developers may provide in-kind improvements in the form of streetscaping, sidewalk widening, neighborhood open space, community center, and other infrastructure and facility improvements. Developers also have the option to finance the fee or in-kind improvement via a Mello-Roos Community Facilities District.

**Designated Use of Funds.** The Market and Octavia Community Infrastructure Impact Fee is intended to create the necessary financial mechanism to fund specific public improvements in the Market and Octavia Plan Area in proportion to the need generated by new development. Planning Code Section 421.5(b) specifies that funds may be used to design, engineer, acquire, develop and improve neighborhood open spaces, pedestrian and streetscape improvements, community facilities, childcare facilities, and other improvements that result in new publicly-accessible facilities and related resources within the Market and Octavia Plan Area, or within 250 feet of the Plan Area. If necessary, funds may also be used by the Planning Commission to commission economic analyses or an updated nexus study. No funds may be spent on overhead or administrative costs, except for administrative costs pertaining to the oversight of this Fund.

**Fees Collected.** In FY 2011-12, \$1,268,943 of fees were collected. Since its creation in FY 2007-08, \$1,490,963 in fees have been collected and \$8,678 in interest has been earned. No developers have opted to provide in-kind improvements in lieu of paying the fee. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-5.

**Fees Expended.** In FY 2011-12, the Planning Department appropriated \$52,000 for parking and traffic changes associated with making Hayes a two-way street and \$38,827 was expended. To date, \$41,799 has been expended from the fund.

### **C3. Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus**

**Background.** The Van Ness and Market Downtown Residential Special Use District Floor Area Ratio (FAR) Bonus became effective in May 2008. Planning Code Section 424.3(b)(i) specifies that all uses in any development project within the Van Ness and Market Downtown Residential Special Use District pay a fee, currently \$31.90, per net additional gross square foot of floor area in any portion of building area exceeding the base development site FAR of 6:1 up to a base development site FAR of 9:1. Funds are deposited into the Citywide Affordable Housing Fund established by Planning Code Section 413.10. Planning Code Section 424.3(c) gives developers the option of providing an in-kind improvement in lieu of the fee. The amount of the fee waiver is \$15.95 per net additional gross square foot of floor area. In-kind improvements can include, but are not limited to: (1) open space acquisition and improvement (e.g. landscaping, seating, and lighting); (2) streetscape and pedestrian improvements (e.g. sidewalk widening, landscaping and trees, seating, other street furniture, signage, transit stop and subway station enhancements, roadway and sidewalk paving, and public art); and (3) and affordable housing.

**Designated Use of Funds.** Since fees collected are deposited into the Citywide Affordable Housing Fund, the Planning Code specifies that the management, enforcement, and expenditure of funds shall conform to the requirements outlined for Citywide Affordable Housing Fund in Planning Code Section 415.7(c). Fees from this Fund are to be used to (1) increase the supply of housing affordable to qualifying households, and (2) pay the expenses of the Mayor's Office of Housing in connection with monitoring and administering compliance with the requirements of the Inclusionary Affordable Housing Program.

**Fees Collected.** No fees have been collected since the fee was established in FY 2007-08. No in-kind improvements have been provided since the option to provide in-kind improvements was made available.

**Fees Expended.** Since no FAR Bonus fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded through this fee.

#### **C4. Van Ness and Market Neighborhood Infrastructure Program**

**Background.** The Van Ness and Market Affordable Housing and Neighborhood Infrastructure Program became effective in May 2008. Planning Code Section 424.3(b)(ii) specifies that all uses in any development project within the Van Ness and Market Downtown Residential Special Use District shall pay a fee, currently \$15.95, per net additional gross square foot of floor area in any portion of building area exceeding the base development site floor area ratio (FAR) of 9:1. Fees collected are deposited into the Van Ness and Market Neighborhood Infrastructure Fund.

In lieu of paying this fee, developers may opt to provide in-kind improvements that mitigate the impacts of growth in the general vicinity of the Van Ness and Market Downtown Residential Special Use District area, meet identified community needs as analyzed in the Market and Octavia Area Plan Community Improvements Program, and serve as a substitute for improvements funded by infrastructure impact fee revenue such as street improvements, transit improvements, and community facilities.

**Designated Use of Funds.** Planning Code Section 425.(a) specifies that the Van Ness and Market Neighborhood Infrastructure Fund is to be used solely to design, engineer, acquire and develop neighborhood open spaces and streetscape improvements that result in new publicly-accessible facilities within the Van Ness and Market Downtown Residential Special Use District. Funds may also be used by the Planning Commission to commission studies, or to commission landscape, architectural or other planning, design and engineering services in support of the proposed public improvements. No funds may be spent on administrative or general overhead expenses. The Planning Director is to make recommendations to the Board of Supervisors regarding allocation of funds.

**Fees Collected.** No fees have been collected and no in-kind improvements have been provided since the fee's establishment in FY 2007-08.

**Fees Expended.** As no fees have been collected, no funds have been expended.

## **D. Eastern Neighborhoods**

### **D1. Eastern Neighborhoods Area Plan Affordable Housing Requirement**

**Background.** The Eastern Neighborhoods Area Plan Affordable Housing Requirement, which became effective in January 2009, applies to Eastern Neighborhood development projects that are 20 units or less, or development projects less than 25,000 gross square feet. Developers may opt to pay a fee of \$42.54 per gross square foot of net new residential development instead of the standard Affordable Housing Fee requirements set forth in Section 415.5 The fee was previously known as the Eastern Neighborhoods Area Plan Alternative Affordable Housing In-Lieu Fee.

**Designated Use of Funds.** Fees collected are to be deposited into the Citywide Affordable Housing Fund; however, the funds are to be separately accounted for. Market and Octavia Affordable Housing Fees, Van Ness and Market Downtown Residential Special Use District Floor Area Ratio Bonus Fees, Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods In-Lieu Fees, Jobs-Housing Linkage Fees, and Inclusionary Affordable Housing Program Fees are also deposited into the Citywide Affordable Housing Fund. The Mayor's Office of Housing is responsible for spending the funds according to the following priorities: (1) to increase the supply of housing affordable to qualifying households in the Eastern Neighborhoods Project Areas; (2) to increase the supply of housing affordable to qualifying households within one mile of the boundaries of the Eastern Neighborhoods Project Areas; (3) to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses.

**Fees Collected.** No fees have been collected since the fee was established in FY 2009-10.

**Fees Expended.** Since no fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded through this fee.

## D2. Affordable Housing Requirements for Urban Mixed Use District in Eastern Neighborhoods

**Background.** In December 2008, the Board of Supervisors approved affordable housing requirements beyond those required by the Inclusionary Affordable Housing Program, for Urban Mixed Use (UMU) Zoning Districts of the Eastern Neighborhoods. The Inclusionary Affordable Housing Program requires a 20 percent fee, 15 percent of total units to be set-aside for on-site affordable housing, or 20 percent of total units to be off-site affordable housing units.

Planning Code Section 419 outlines the higher set-aside requirements for the UMU Zoning Districts of Eastern Neighborhoods. The affordable housing set asides are based on three Tiers, which dictate the height increases allowed for sites designated as a particular tier. The table below outlines the set-asides.

Tier	Height Increase Allowed	Minimum On-site Affordable Housing Set-Aside	Off-Site/In-Lieu Requirement
A	8 feet or less, or a reduction in height	18% of total units	23% of total units
B	9-28 feet	20% of total units	25% of total units
C	29 feet or more	22% of total units	27% of total units

The units set-aside must be occupied by income-eligible households. To satisfy this affordable housing requirement, developers may also opt to: provide offsite below market rate (BMR) units; pay an in-lieu fee; dedicate a portion of the total developable area of the principal site to the City and County of San Francisco for the purpose of constructing units affordable to qualified households; or provide units as affordable to qualified "middle income" households.

**Designated Use of Funds.** Any fees collected are deposited into the Citywide Affordable Housing Fund administered by the Mayor's Office of Housing. See Section G.2. "Inclusionary Affordable Housing Program" for a summary of how funds may be used.

**Fees Collected.** Since December 2008, no development projects have been subject to the higher affordable housing requirements for UMU Zoning Districts of the Eastern Neighborhoods. Therefore, no fees have been collected and deposited into the Citywide Affordable Housing Fund.

**Fees Expended.** Since no fee revenue has been collected, none of the Citywide Affordable Housing Fund expenditures have been funded by this fee.

### D3. Eastern Neighborhoods Infrastructure Impact Fee

**Background.** The Eastern Neighborhoods Infrastructure Impact Fee, which became effective in December 2008, was created to provide necessary public infrastructure to new residents while increasing neighborhood livability and investment in the district. Planning Code Section 423 establishes three tiers for development projects located in the Eastern Neighborhoods. The fee varies by tier, and current fees are as shown in the table below.

Tier	Height Increase Allowed	Fee (Residential Development)	Fee (Non-Residential Development)
1	8 feet or less	\$8.51 per gross square foot	\$6.38 per gross square foot
2	9-28 feet	\$12.76 per gross square foot	\$10.63 per gross square foot
3	29 feet or more	\$17.02 per gross square foot	\$14.89 per gross square foot

Developers may opt to provide an in-kind improvement in lieu of paying the fee.

**Designated Use of Funds.** Fees collected are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Expenditures must be recommended by the Planning Commission and approved by the Board of Supervisors. The Fund is to be used to design, engineer, acquire, and develop and improve public open space and recreational facilities; transit, streetscape and public realm improvements; and community facilities including child care and library materials, as defined in the Eastern Neighborhoods Nexus Studies; or housing preservation and development within the Eastern Neighborhoods Plan Area. Funds may be used for childcare facilities that are not publicly owned or "publicly-accessible." Funds generated for "library resources" should be used for materials in branches that directly service Eastern Neighborhoods residents. Funds may also be used for administrative costs and to fund economic analyses and legal costs associated with any legal challenge.

Funds are to be deposited into specific accounts. Funds collected from all Zoning Districts within the Eastern Neighborhoods Plan Area, excluding designated affordable housing zones, are to be allocated according to the following table:

Improvement Type	Residential	Non-Residential
Open space and recreational facilities	50%	7%
Transit, streetscape and public realm investments	42%	90%
Community facilities (child care and library materials)	8%	3%
<b>Total</b>	<b>100%</b>	<b>100%</b>



Funds collected in designated affordable housing zones (Mission Neighborhood Commercial Transit District and Mixed Use Residential District) are to be allocated according to the following table:<sup>3</sup>

<b>Improvement Type</b>	<b>Residential</b>	<b>Non-Residential</b>
Affordable housing preservation and development	75%	N/A
Open space and recreational facilities	13%	7%
Transit, streetscape and public realm improvements	10%	90%
Community facilities (child care and library materials)	2%	3%
<b>Total</b>	<b>100%</b>	<b>100%</b>

**Fees Collected.** In FY 2011-12, \$134,924 was collected in fee revenue. To date, \$619,117 has been collected in fee revenue. For complete revenue and expenditure information as well as a list of fees collected by payer, see Appendix A1-6.

**Fees Expended.** Since FY 2008-09, the only expenditure from the Eastern Neighborhoods Public Benefits Fund was \$3,098 in Department of Building Inspection (DBI) permit tracking system programming costs.

---

<sup>3</sup> The first \$10 million in housing fees collected between the two designated affordable housing zones is to be utilized for the acquisition and rehabilitation of existing housing.

#### **D4. Alternative Means of Satisfying the Open space Requirement in the Eastern Neighborhoods Mixed Use Districts**

**Background.** Planning Code Section 135.3 imposes a formula-determined open space requirement on all newly constructed structures, all structures to which gross floor area equal to 20 percent or more of existing gross floor area is added, and all structures in the Service/Secondary Office (SSO) and Eastern Neighborhoods Mixed Use Districts within which floor area is converted to office use other than office use accessory to a non-office use. The types of open space that may fulfill this requirement include a plaza, urban park, urban garden, view terrace, sun terrace, greenhouse, small sitting area, atrium, indoor park, a public sitting area in a galleria, arcade, or pedestrian mall or walkway. Effective December 2008, the open space requirement for Eastern Neighborhoods Mixed Use Districts may be satisfied through payment of a fee of \$80.82 for each required square foot of usable open space.

**Designated Use of Funds.** Fees collected are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Fees are to be used for the purpose of acquiring, designing, and improving park land, park facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Eastern Neighborhoods Mixed Use districts.

**Fees Collected.** As of the end of FY 2011-12, no open space in-lieu fees had been collected for Eastern Neighborhood Mixed Use Districts.

**Fees Expended.** As no fees have been collected, no funds have been expended.

## **D5. Payment in Case of Variance or Exception For Required Open Space**

**Background.** Planning Code Section 329 requires large<sup>4</sup> projects proposed in Eastern Neighborhoods Mixed Use Districts to be reviewed directly by the Planning Commission. These large projects may seek specific exceptions, including an exception from residential usable open space requirements, and instead pay a fee. In circumstances where such exception is granted, a fee of \$347.76 can be paid for each square foot of usable open space not provided pursuant to that exception. Eastern Neighborhoods Mixed Use District projects are also subject to this \$347.76 fee should a variance from usable open space requirements for residential uses be granted by the Zoning Administrator.

Ordinance 182-12, effective September 7, 2012, amended the code to add Planning Code Section 427(b). In circumstances where such exception is granted, C-3-O(SD) District is subject to a fee of \$1,410 for each square foot of usable open space not provided if a variance is granted by the Zoning Administrator to reduce the amount of open space required.

**Designated Use of Funds.** Fees collected from Eastern Neighborhoods Mixed Use Districts are to be deposited into the Eastern Neighborhoods Public Benefits Fund. Fees are to be used for the purpose of acquiring, designing, and improving park land, park facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Eastern Neighborhoods Mixed Use districts.

Fees collected from C-3-O(SD) District are to be deposited into the Transit Center District Open Space Fund and are to be used for the purpose of acquiring, designing, and improving public open space, recreational facilities, and other open space resources, which is expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Transit Center District.

**Fees Collected.** As of the end of FY 2011-12, no open space in-lieu fees had been collected for Eastern Neighborhood Mixed Use Districts.

**Fees Expended.** As no fees have been collected, no funds have been expended.

---

<sup>4</sup> The Code defines large to be: (1) construction of a new building or addition to an existing building that exceeds 75 feet in height; (2) projects involving a net addition or new construction of more than 25,000 gross square feet; or (3) effective November 3, 2011 (with the adoption of Ordinance 196-11), a project that includes a vertical addition to an existing building with a height of 75 feet or less that results in a total building height greater than 75 feet. The Code no longer defines Projects having 200 or more linear feet of contiguous street frontage on any public right of way as large.

## **E. City Area: Balboa Park**

### **E1. Balboa Park Community Infrastructure Impact Fee**

**Background.** The Balboa Park Community Infrastructure Impact Fee was established in April 2009 to enable the City to provide necessary public infrastructure to new residents while increasing neighborhood livability and investment in the district. The fee applies to any development project located in the Balboa Park Community Improvements Program Area. The fee is \$8.51 per net addition of gross square feet for residential use projects and \$1.60 per net addition of gross square feet for non-residential use projects. Different fees are applied if use of a space is changed or replaced as follows:

- Non-residential to residential: \$6.91 per gross square foot
- PDR to residential: \$7.71 per gross square foot
- PDR to non-residential: \$0.80 per gross square foot

Developers may also opt to provide an in-kind improvement in lieu of paying the impact fee, subject to Planning Commission approval.

**Designated Use of Funds.** Fees collected are to be deposited into the Balboa Park Community Improvements Fund. Expenditures must be recommended by the Planning Commission and approved by the Board of Supervisors. Planning Code 422.5(b) specifies that funds are to be used to design, engineer, acquire, and develop and improve streets, transit, parks, plazas and open space, and community facilities and services as defined in the Balboa Park Community Improvements Program. Funds may be used for childcare facilities that are not publicly owned or publicly accessible. Funds may also be used to commission economic analyses and to pay for administrative or legal costs. The Planning Code further specifies that fees collected should be deposited into specific accounts by improvement type:

- 38 percent of fees shall go towards streets
- 13 percent shall go towards transit
- 30 percent shall go towards parks, plazas and open space
- 19 percent shall go towards community facilities and other services.

**Fees Collected.** No fees have been collected since the fee was established in FY 2008-09. To date, there has been one in-kind agreement. In FY 2008-09, the developer of 1150 Ocean Avenue entered into an In-Kind Improvement Agreement with the City in lieu of paying a \$1,579,703 impact fee (Appendix A1-7). The developer will finance a public sidewalk easement at Brighton Avenue and will also finance the Lee Avenue Extension. These construction projects are pending.

**Fees Expended.** As no funds have been deposited into the Balboa Park Community Improvements Fund, no funds have been expended.

## **F. C-3 Districts (Downtown)**

### **F1. Downtown Park Fee**

**Description.** The Downtown Park Fee was created in September 1985 to address the need for additional public park and recreation facilities in the downtown districts. In FY 2011-12, the fee was set at \$2.13 per gross square foot on office development projects in the C-3 districts. Developers do not have the option to provide an in-kind improvement in lieu of paying this fee.

**Designated Use of Funds.** Fees collected are to be deposited into the Downtown Park Fund, which is administered jointly by the Recreation and Park Commission and the Planning Commission. Planning Code Section 412.5 specifies that the Downtown Park Fund shall be used solely to acquire and develop public recreation and park facilities for use by the daytime population of the C-3 Use Districts. The Recreation and Park and Planning Commissions must hold a joint public hearing to elicit public comment prior to allocating monies in the Fund for acquisition of property for park use and/or for development of property for park use. The Recreation and Park Commission alone administers the development of the recreational and park facilities on any acquired property designated for park use by the Board of Supervisors, using the funds that have been allocated for that purpose.

**Fees Collected.** Since September 1985, \$11,309,746 in Downtown Park fees has been collected. For a list of fees collected by payer, see Appendix A1-8. A total of \$1,839,254 in interest has been earned on this fee revenue.

**Fees Expended.** In FY 2011-12, \$509,120 was expended from the Downtown Park Fund. To date, \$11,029,395 has been expended from the Fund. The year-end balance of the fund is \$2,119,605. After adjusting for reserves and designated fund balance, the unassigned year-end fund balance is \$531,084.

See Appendix A1-8 for expenditure detail by fiscal year. Across all projects that received funding from the Downtown Park Fund since FY 1997-98, Downtown Park fees have accounted for 95 percent of total project expenditures. The Union Square renovation and the construction of Victoria Manolo Draves Park have been completed. The Mid-Embarcadero Music Concourse, which was initiated following the demolition of the Embarcadero Freeway, has also been completed. Forty-three percent of the project was financed through the Downtown Park Fund. In FY 2011-12, \$180,209 was expended on the renovation of Sue Bierman Park and \$328,911 was expended on Union Square Plaza.

## **F2. Downtown C-3 Artwork**

**Background.** Since September 1985, new buildings or additions to existing buildings exceeding 25,000 square feet in the downtown C-3 District have been required to install works of art costing an amount equal to one percent of the construction cost of the building or addition. The art must be clearly visible from the public sidewalk or on the site of the open-space feature required by Planning Code Section 138. Developers may also seek approval to install artwork on an adjacent public property or in a publicly accessible lobby area of a hotel. Works of art include sculpture, bas-relief, murals, mosaics, decorative water features, tapestries or other artworks permanently affixed to the building or its grounds. Developers may pay a sum equivalent to the cost of the artwork in lieu of installing artwork.

**Designated Use of Funds.** Fees collected are to be deposited into the Public Artwork Trust Fund, which is administered by the Arts Commission. Ordinance 62-12 added Planning Code Section 429.5, which specifies that the Public Artwork Trust Fund shall be used by the Arts Commission within the C-3 District or within a half mile of the boundary of the C-3 District or, if the project is within another zoning district, within a half mile of the project boundary to enhance the visibility and quality of artworks in the public realm and to improve the public's access and enjoyment of the artworks in the public realm. The Board of Supervisors allows the Arts Commission to administer and expend the Public Artwork Trust Fund, and have the authority to prescribe rules and regulations governing the Fund.

**Fees Collected.** To date, \$145,920 of fee revenue has been collected and one in-kind improvement has been provided. The developer of One Polk Street opted to provide an in-kind improvement to the San Francisco Museum & Historical Society in lieu of paying \$329,768 in fees. For revenue and expenditure information, a list of fees collected by payer, as well as in-kind improvements detail, see Appendix A1-9.

**Fees Expended.** To date, \$45,000 has been expended from the fund.

## **G. Citywide**

### **G1. Affordable Housing – Jobs-Housing Linkage Fee**

**Description.** The Jobs-Housing Linkage Fee applies to any development project, with some exceptions, that increases the total amount of any combination of the following uses by 25,000 or more gross square feet: entertainment, hotel, office, research and development, retail, Integrated PDR (Production, Distribution and Repair) and Small Enterprise Workspace. Prior to issuance of a building or site permit, the developer must elect to: (1) contribute a sum of land of value at least equivalent to the fee or use the funds or land to construct housing units (see Table 4 below); (2) pay a fee or; (3) a combination of (1) and (2). The Jobs-Housing Linkage Fee became effective in March 1996, but is predated by the Office Housing Production Program and the Office Affordable Housing Production Program. Therefore, this report includes revenue and expenditure details beginning in FY 1988-89.

**Designated Use of Funds.** Fees are to be deposited into the Citywide Affordable Housing Fund. Planning Code Section 413.10 specifies that this fee revenue is to solely be used to increase the supply of housing affordable to qualifying households. The program is administered by the Mayor's Office of Housing (MOH). No funds may be used to pay any administrative, general overhead, or similar expenses.

**Fees Collected.** In FY 2011-12, \$567,229 in Jobs-Housing Linkage fees were collected from the developers of 1190 Mission Street, 38 Dolores Street, 660-680 Alabama, 208 Utah, and 808 Brannan. Since FY 1988-89, \$56,791,248 in Jobs-Housing Linkage fees has been deposited into the Citywide Affordable Housing Fund, and \$12,735,030 in interest has been earned on the Citywide Affordable Housing Fund, which also includes Inclusionary Housing fees. Appendix A1-9 contains information on payors and fees collected when available. No developers have opted to provide onsite or offsite BMR units in lieu of paying the fee.

**Fees Expended.** Through the end of FY 2011-12, \$58,310,054 has been expended. In FY 2011-12, loan repayment funds were used to fund project expenditures. For each fiscal year, Appendix A1-10 includes the address at which affordable housing was created, the target demographic for that affordable housing, the number of units built (if known), the amount of funds expended and encumbered, and the status of the project. Note that since Jobs-Housing Linkage fees and Inclusionary Housing fees are both deposited into the Citywide Affordable Housing Fund because, as stipulated by Planning Code, both sources of funding can be used to finance eligible affordable housing projects. The Citywide Affordable Housing Fund also has other sources of revenue including loan repayments. The table in Appendix A1-10 contains the most detailed data available on expenditures funded by Jobs-Housing Linkage fees and Inclusionary Housing fees.

MOH uses the Citywide Affordable Housing Fund, along with funding from federal and state agencies and private investors, to finance the development, rehabilitation, and purchase of affordable housing. To begin a project, MOH issues a competitive Notice of Funding Availability (NOFA) with specific criteria to select a housing developer, typically a non-profit corporation responsible for developing, owning and operating the housing units. The NOFAs target specific populations such as very low-income seniors or families and describe the terms under which funds will be provided. To the successful bidder, MOH then provides a 55-year, low-interest loan with annual loan repayments sized according to the project's operating expenses and reserves. Depending on the availability of non-City funding, MOH's share of the cost to build affordable housing ranges from 25 percent to 50 percent of the total project cost. MOH places restrictions

on the deed of trust to ensure the property remains affordable to low-income residents in the long-term.

**Table 4. Formulas to Determine Number of Housing Units to Construct**

Net Addition Gross Sq. Ft. Entertainment Space	x .000140=Housing Units
Net Addition Gross Sq. Ft. Hotel Space	x .0001100=Housing Units
Net Addition Gross Sq. Ft. Office Space	x .000270=Housing Units
Net Addition Gross Sq. Ft. R&D Space	x. 000200=Housing Units
Net Addition Gross Sq. Ft. Retail Space	x .000140=Housing Units



## **G2. Inclusionary Affordable Housing Program**

**Background.** The Affordable Housing (Inclusionary) Program requirements became effective in April 2002. They apply to any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots. Developers must either pay a fee or build affordable housing units on- or off-site of the principal development. The amount of the fee is determined by the Mayor's Office of Housing (MOH) depending on multiple factors discussed in Planning Code Section 415.7(a).

**Designated Use of Funds.** Inclusionary Housing fees are deposited into the Citywide Affordable Housing Fund, which is administered by MOH. Planning Code Section 415.5(f) specifies that funds are to be used to (1) increase the supply of housing affordable to qualifying households subject to the conditions in the Section; and (2) pay the expenses of MOH in connection with monitoring and administering compliance with the requirements of the Inclusionary Program. Ordinance 312-10 also indicates funds may also be used to provide assistance to low and moderate income homebuyers. Additionally, funds may be used to conduct follow-up studies. Monitoring and administrative expenses, excluding expenses associated with any follow-up studies, must be appropriated through the annual budget process or supplemental appropriation for MOH.

**Fees Collected.** In FY 2011-12, \$1,536,683 was collected from the developer at 1285 Sutter Street, 1591 Pacific Avenue (also known as 1946 Polk), 2299 Market Street, 38 Dolores Street (also known as 2001 Market). To date, \$50,321,468 in Inclusionary Housing fees has been deposited into the Citywide Affordable Housing Fund. In addition, many developers have opted to provide onsite BMR units in lieu of paying the fee. In FY 2011-12, the developers of 121 9th Street, 1301 Indiana Street, 1150 Ocean Avenue, and 178 Townsend Street provided 2, 4, 26, and 14 on-site ownership units, respectively and the developer of 299 Valencia Street provided four on-site rental units. To date, developers have provided 1,102 units. Information on fees collected and onsite BMR units provided by developer are given in Appendix A1-10 where available. Finally, a total of \$12,735,030 in interest has been earned on the Citywide Affordable Housing Fund, which also includes Jobs-Housing Linkage fees.

**Fees Expended.** No Inclusionary Housing Fees were expended in FY 2011-12. To date, \$48,717,426 has been spent. The table in Appendix A1-10 contains the most detailed data available on expenditures funded by Jobs-Housing Linkage fees and Inclusionary Housing fees. For each fiscal year, Appendix A1-10 includes the address at which affordable housing was created, the target demographic for that affordable housing, the number of units built (where possible), the amount of funds expended, and the status of the project. Note that since Inclusionary Program and Jobs-Housing Linkage fees are both deposited into the Citywide Affordable Housing Fund, as stipulated by Planning Code, both sources of funding can be used to finance eligible affordable housing projects including funding the same project. The Citywide Affordable Housing Fund also has other sources of revenue including loan repayments.

MOH uses the Citywide Affordable Housing Fund, along with funding from federal and state agencies and private investors, to finance the development, rehabilitation, and purchase of affordable housing. To begin a project, MOH issues a competitive Notice of Funding Availability (NOFA) with specific criteria to select a housing developer, typically a non-profit corporation responsible for developing, owning and operating the housing units. The NOFAs target specific populations such as very low-income seniors or families and describe the terms under which funds will be provided. To the successful bidder, MOH then provides a 55-year, low-interest loan

with annual loan repayments sized according to the project's operating expenses and reserves. Depending on the availability of non-City funding, MOH's share of the cost to build affordable housing ranges from 25 percent to 50 percent of the total project cost. MOH places restrictions on the deed of trust to ensure the property remains affordable to low-income residents in the long-term.

### **G3. Child Care Fee**

**Description.** The Child Care Fee, which became effective in September 1985, is imposed on office and hotel development projects proposing the net addition of 50,000 or more gross square feet of office or hotel space. There are six compliance options:

1. provide a child care facility on the premises of the development;
2. provide, singly or in conjunction with other development projects within a half-mile, a child care facility on another developer's project premises;
3. provide a child care facility within one mile of the development project, either singly or in conjunction with other developers within a half-mile;
4. pay an in-lieu fee equal to \$1.06 per additional square foot of office or hotel space;
5. combine the in-lieu fee with the construction of a child care facility on or near the premises;
6. enter into an arrangement with a non-profit organization that will in turn provide the child care facility.

For additional details on how developers may comply with the Child Care Fee see Planning Code Section 414.

**Designated Use of Funds.** Collected in-lieu fees are to be deposited into the Child Care Capital Fund, administered by the Director of Planning. Planning Code Section 414.14 specifies that funds are to be used to increase and/or improve the supply of child care facilities affordable to households of low and moderate income. Funds may also be used to finance a nexus study pertaining to the Child Care Fee.

**Fees Collected.** No fee revenue was collected in FY 2011-12. Since the Child Care Fee's establishment in 1985, \$7,111,296 in fees has been collected and \$619,216 in interest has been earned. For a list of fee payers since FY 1999-00, see Appendix A1-11.

**Fees Expended.** In FY 2011-12, \$267,883 was spent on the Low Income Investment Fund (LIIF) Child Care Facilities Fund which contracts with the City to administer facilities support in early care and education, including the administration of capital funding for repair, renovation, expansion and development of various child care facilities in San Francisco, particularly those serving children ages 0-5. For example, \$81,155 in grants were given to repair thirteen existing licensed facilities. Also, \$15,000 in grants was spent to expand Mariela Santillant FFC and Angelia J Green FFC. Finally, the Booker T. Washington Community Service Center and Nihonmachi Little Friends – 1834 Sutter received a total \$40,000 in grants. A total of \$6,503,144 has been expended from the Child Care Capital Fund since 1985.

Of funds expended since FY 2000-01, over half (\$3,721,894) have been spent as part of the LIIF project. Funds have been used to develop new licensed child care centers to increase capacity, to reopen licensed sites that were closed due to landlord building renovation, and to expand licensed family child care homes. The remaining non-LIIF dedicated funds have been expended on a variety of child care improvement projects.

For expenditure detail by fiscal year, see Appendix A1-11. The appendix also includes information on total project expenditures and the percent of each project that was funded through Child Care fees.

#### **G4. Street Trees, In-Lieu Fee**

**Background.** Planning Code Section 138.1, which became effective in September 1985, requires developers or owners to install street trees under the following conditions: (1) construction of a new building; (2) relocation of a building; (3) the addition of gross floor area equals or exceeds 20 percent of the gross floor area of an existing building; (4) the addition of a new dwelling unit, a garage, or additional parking; or (5) paving or repaving more than 200 square feet of the front setback. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. In cases where the Department of Public Works does not approve the installation of trees due to inadequate sidewalk width, interference with utilities, or other reasons, the developer may pay an in-lieu fee equal to \$1,715 for each missed street tree.<sup>5</sup>

**Designated Use of Funds.** In-lieu fees are to be deposited into the Adopt-A-Tree Fund, which was created by Administrative Code Section 10.100-227 to offset the loss of street trees, significant trees, and landmark trees due to removal, destruction, or death. The In-Lieu Planting Program, which is funded via the Adopt-A-Tree Fund, is intended to compensate for the loss of trees required to be planted by Planning Code Section 428.

**Fees Collected.** In FY 2011-12, \$100,723 of fee revenue was collected. For a complete list of payers, see Appendix A1-12.

**Fees Expended.** All \$100,723 of fees collected in FY 2011-12 were expended on tree planting and maintenance.

---

<sup>5</sup> The fee is set at the City's cost to plant and water a tree for three years (see Public Works Code, Article 16, Section 802(h)).

## **G5. Transit Impact Development Fee**

**Background.** The Transit Impact Development Fee (TIDF), which became effective in 1981, was enacted to allow the San Francisco Municipal Railway (MUNI) to support transit service as new office development projects were built in the downtown commercial district of the City. In a 2004 update, the TIDF was expanded from one that was levied only on office uses in the greater downtown area to one that is levied on all non-residential uses City wide above 3,000 square feet.

The fee is imposed on all new non-residential development, with some exemptions. The current inflation-adjusted fee of \$12.06 per gross square foot is imposed for the following categories of economic activity: cultural, institution, and education; management, information, and professional services; medical and health services; and retail and entertainment. Production, distribution and repair and visitor services activities are charged the inflation-adjusted fee of \$9.65 per gross square foot of new development. Developers do not have the option of providing an in-kind improvement in lieu of paying the fee. Beginning July 1, 2010, developers no longer had the option of paying the fee in installments with interest. However, developers did have the option of deferring the fee under the Fee Deferral Program (see introduction for program details).

**Designated Use of Funds.** Collected fees are to be held in trust under Section 66006 of the Mitigation Fee Act and are to be distributed according to the fiscal and budgetary provisions of the San Francisco Charter and the Mitigation Fee Act. TIDF funds may be used to increase revenue service hours reasonably necessary to mitigate the impacts of new non-residential development on public transit and maintain the applicable base service standard, including, but not limited to: capital costs associated with establishing new transit routes, expanding transit routes, and increasing service on existing transit routes, including, but not limited to procurement of related items such as rolling stock, and design and construction of bus shelters, stations, tracks, and overhead wires; operation and maintenance of rolling stock associated with new or expanded transit routes or increases in service on existing routes; capital or operating costs required to add revenue service hours to existing routes; and related overhead costs. TIDF funds may also be used for all costs required to administer, enforce, or defend the ordinance.

**Fees Collected.** Since the fee's creation in 1981, \$126,154,371 in base fees and installment interest payments has been paid by developers. Additionally, \$18,164,536 in interest has been earned on the TIDF deposits in the City Treasury. For a list of fees collected by payer for FY 1998-99 through FY 2011-12 see Appendix A1-13. If fees were paid in installments that spanned multiple fiscal years, the payer will be listed multiple times.

**Fees Expended.** Table 5 below shows total expenditures of \$109,826,578 by project or spending area for the period FY 1998-99 through FY 2011-12.

**Table 5. Fees Expended, FY 1998-99 through FY 2011-12**

<b>Project / Spending Area</b>	<b>Fees Expended</b>
Islais Creek Woods Annex (Bus Yard)	1,240,000
Light Rail Vehicle Purchase Phase II	9,810,639
Automatic Train Control System	2,473,375
Operating and Maintenance Support for Transit Service	93,861,045
Administration and Enforcement	2,441,519
<b>Total</b>	<b>109,826,578</b>

At the end of FY2011-12, \$2,335,160 in funds remained. For expenditures by fiscal year, see Appendix A1-13.

## **G6. Water Capacity Charge**

**Background.** The Water Capacity Charge, which became effective in July 2007, is imposed on any customer requesting a new connection to the water distribution system, or requiring additional capacity as a result of any addition, improvement, modification or change in use of an existing connection that increases demand on the water distribution system. See San Francisco Public Utilities Commission Resolution No. 07-0099 for the effective fee schedule.

**Designated Use of Funds.** Water capacity charges are deposited into their own subfund within the Water Enterprise and are managed consistently with the California Government Code Section 66013 and San Francisco Chapter Section 8B.125. The Public Utilities Commission administers this subfund.

**Fees Collected.** In FY 2011-12, \$1,372,542 in water capacity charges were collected. Since the capacity charge's establishment in 2007, \$3,691,372 has been collected and \$44,733 in interest has been earned. Appendix A1-14 shows a list of water capacity charges *and* wastewater capacity charges (which are described in the following section) collected by payer. Due to the large volume of water and wastewater capacity charge payers, payers are only listed in the appendix if their total water and wastewater capacity charge payment equaled or exceeded \$100,000. If fees were paid over multiple fiscal years, the payer is listed multiple times. The majority of large projects listed have not paid water capacity charges for two major reasons: (1) the water capacity charge became effective two years after the wastewater capacity charge; and (2) projects with existing water meters from the previous structure that are sufficient for the new large project are not subject to the water capacity charge and are granted a "Prior Use Credit."

**Fees Expended.** In FY 2011-12, \$2,008,605 in water capacity funds were expended on local water renewal and replacement projects. Of this, \$1,483,853 was spent at Kirkham & 20<sup>th</sup>, \$524,328 was spent at Harrison, 18<sup>th</sup>, and Cesar Chavez, and \$424 was spent at Laguna, Sutter, and Bay. At the end of FY 2011-12, the balance in the water capacity charge subfund was \$1,727,500.



## **G7. Wastewater Capacity Charge**

**Background.** The Wastewater Capacity Charge, which first became effective in July 2005, is imposed on any customer requesting a new connection to the sewer system, or requiring additional capacity as a result of any addition, improvement, modification or change in use of an existing connection to the sewer system. See San Francisco Public Utilities Commission Resolution No. 07-0100 for the effective fee schedule.

**Designated Use of Funds.** Wastewater capacity charges are deposited into their own subfund within the Wastewater Enterprise and are managed consistently with the California Government Code Section 66013 and San Francisco Chapter Section 8B.125. The Public Utilities Commission administers this subfund.

**Fees Collected.** Since the capacity charge's establishment in 2005, \$35,625,357 has been collected and \$202,232 in interest has been earned. Appendix A1-14 shows a list of wastewater capacity charges *and* water capacity charges (which are described in the preceding section) collected by payer. Due to the large volume of water and wastewater capacity charge payers, payers are only listed in the appendix if their total water and wastewater capacity charge payment equaled or exceeded \$100,000. Note that if fees were paid over multiple fiscal years, the payer is listed multiple times.

**Fees Expended.** In FY 2011-12, \$4,179,703 in wastewater capacity funds were expended on various sewer repair and replacement projects, bringing total expenditures to \$21,176,862. For expenditures by project, see Appendix A1-14. The FY 2011-12 wastewater capacity charge subfund year-end balance was \$14,650,729.

## **Appendix A1. Development Impact Fee Revenue & Expenditure Detail**

**A1-1. Rincon Hill Community Infrastructure Impact Fee**

**Summary Revenues & Expenditures**

**Rincon Hill Community Improvements Fund**

**Funds Held with CCSF <sup>(1)</sup>**

**Funds Held with ABAG**

<b>Fiscal Year</b>	<b>Beginning Year Balance</b>	<b>Fee Revenue Collected</b>	<b>Funds Expended</b>	<b>Year-End Balance <sup>(2)</sup></b>	<b>Beginning Year Balance</b>	<b>Fee Revenue Collected</b>	<b>Funds Expended</b>	<b>Year-End Balance <sup>(2)</sup></b>
FY 2005-2006	0	0	0	0	0	4,332,274	0	4,332,274
FY 2006-2007	0	0	0	0	4,332,274	0	3,066,335	1,265,939
FY 2007-2008	0	0	0	0	1,265,939	0	0	1,265,939
FY 2008-2009	0	2,750	0	2,750	1,265,939	0	1,131,500	134,439
FY 2009-2010	2,750	0	0	2,750	134,439	0	0	134,439
FY 2010-2011 <sup>(3)</sup>	2,750	589,626	589,626	2,750	134,439	0	0	134,439
FY 2011-2012 <sup>(4)</sup>	2,750	(17,174)	0	(14,424)	134,439	0	0	134,439
<b>Total</b>		<b>575,202</b>	<b>589,626</b>			<b>4,332,274</b>	<b>4,197,835</b>	

*Notes:*

- (1) Fee revenue held with CCSF is deposited into the same Fund as SOMA Community Stabilization Fees. See A1-2 for interest earned within this Fund.
- (2) Year-end balance includes encumbrances. There were no encumbrances at the end of FY 2011-2012.
- (3) Fee revenue for FY 2010-2011 was 589,626, but was transferred to the SOMA Community Stabilization Fund and thus is shown as an expenditure. It is also included as a transfer in for the SOMA Community Stabilization Fund.
- (4) In FY 2011-12, \$17,174 was refunded due to a collection error in FY 2010-11 for the 333 Harrison project. The refund occurred after the revenues were transferred to SOMA Community Stabilization Fund.

**A1-1. Rincon Hill Community Infrastructure Impact Fee (cont'd)**

**Fees Collected by Payer**

<b>Fiscal Year</b>	<b>Address</b>	<b>Fee Amount Collected</b>
FY 2005-2006	One Rincon Hill (425 First Street)	4,332,274
FY 2005-2006	333 Fremont Street <sup>(1)</sup>	196,142
FY 2008-2009	One Rincon Hill (425 First Street)	2,750
FY 2010-2011	333 Harrison Street	589,626
FY 2011-2012	333 Harrison Street	(17,174)
<b>Total</b>		<b>5,103,618</b>

*Note:*

<sup>(1)</sup> This \$196,142 in fee revenue was held in a separate escrow account. In January 2007, these funds, plus \$7,150 in earned interest, were transferred to the SOMA Community Stabilization Fund.

**In-Kind Improvements**

<b>Fiscal Year</b>	<b>Address</b>	<b>Fee Amount Waived</b>	<b>Description</b>	<b>Status</b>
FY 2005-06	333 Fremont Street	573,000	Mid-Block Pedestrian Path	Not Started
FY 2008-09	One Rincon Hill (425 First Street)	1,100,000	Harrison and First Street Streetscape Improvements	Complete

**Expenditure Detail for Funds Held with CCSF**

<b>Fiscal Year</b>	<b>Project Title</b>	<b>Fee Amount Expended</b>	<b>Project Expenditures, All Sources</b>	<b>Estimated % of Project Funded by Fees</b>
FY 2010-11	Transfer Out to the South of Market Area Community Stabilization Fund	589,626	589,626	100%

**A1-1. Rincon Hill Community Infrastructure Impact Fee (cont'd)**

**Expenditure Detail for Funds Held with ABAG**

<b>Fiscal Year</b>	<b>Project Title</b>	<b>Fee Amount Expended</b>	<b>Project Expenditures, All Sources</b>	<b>Estimated % of Project Funded by Fees</b>
FY 2006-07	<b>Transfer Out</b> to the South of Market Area Community Stabilization Fund	1,169,835	1,169,835	100%
	<b>Guy Place Park &amp; Sailor's Union:</b> Appraisal and Purchase Negotiation	25,000	25,000	100%
	<b>Guy Place Park:</b> Property Acquisition for Park	1,811,500	1,811,500	100%
	<b>Guy Place Park:</b> Recreation & Park Design Services	60,000	60,000	100%
FY 2008-09	<b>Guy Place Park:</b> Recreation & Park Design Services	31,500	31,500	100%
	<b>Streetscape Improvements:</b> Harrison & First Streets <sup>(1)</sup>	1,100,000	1,100,000	100%
<b>Total</b>		<b>4,197,835</b>	<b>4,197,835</b>	<b>100%</b>

*Note:*

(1) This amount was returned to the developer of One Rincon Hill (425 First Street) for the value of the in-kind improvements provided.

## A1-2. South of Market Area Community Stabilization Fee

### Summary Revenues & Expenditures

#### Funds Held with CCSF

#### Funds Held with ABAG

Fiscal Year	Funds Held with CCSF						Funds Held with ABAG						
	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund	Funds Expended	Year-End Balance <sup>(1)</sup>	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Transfers Into Fund	Transfers Out of Fund	Funds Expended <sup>(7)</sup>	Year-End Balance
FY 2005-06 <sup>(2)</sup>	0	98,471	1,137	0	0	99,608	0	0	0	1,169,835	0	0	1,169,835
FY 2006-07 <sup>(3)</sup>	99,608	0	7,752	203,292	85,614	225,038	1,169,835	0	56,262	0	0	0	1,226,097
FY 2007-08	225,038	0	8,618	0	192,452	41,204	1,226,097	0	41,385	0	0	0	1,267,482
FY 2008-09	41,204	67,324	1,064	0	185,596	(76,004)	1,267,482	0	7,279	0	0	0	1,274,761
FY 2009-10 <sup>(4)</sup>	(76,004)	4,962,933	32,543	350,000	102,090	5,167,382	1,274,761	0	169	0	350,000	0	924,930
FY 2010-11 <sup>(5)</sup>	5,167,382	2,807,128	54,871	589,626	3,749,181	4,869,826	924,930	0	31	0	0	0	924,961
FY 2011-12 <sup>(6)</sup>	4,869,826	(81,761)	52,079		565,121	4,275,023	924,961	0	47	0	0	0	925,008
<b>Total</b>		<b>7,854,095</b>	<b>158,064</b>	<b>1,142,918</b>	<b>4,880,054</b>			<b>0</b>	<b>105,173</b>	<b>1,169,835</b>	<b>350,000</b>	<b>0</b>	

Notes:

- (1) Year-end balance includes encumbrances. There was \$924,124 of encumbrances at the end of FY 2011-12. Thus, the unassigned year-end balance for FY 2011-12 is \$3,350,899.
- (2) \$1,169,835 from the Rincon Hill ABAG account was transferred to the SOMA Stabilization ABAG Account in FY 2005-06. Because the \$1,169,835 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer table below.
- (3) In FY 2006-07, \$203,292 (\$196,142 in Rincon Hill Community Infrastructure Impact Fees plus \$7,150 in earned interest) was transferred to the CCSF SOMA Fund. Because the \$203,292 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer table below.
- (4) In FY 2009-10, \$350,000 was transferred from the SOMA Stabilization ABAG Account. Since the \$350,000 was not collected as a SOMA Community Stabilization Impact Fee, it is not included in the Fee Payer Table.
- (5) This transfer into the fund in FY 2010-11 was from the Rincon Hill Community Improvements Fund. It is also included as an expenditure in Table A1 Rincon Hill Community Improvements Fund.
- (6) In FY 2011-12, \$81,761 was refunded due to a collection error in FY 2010-11 for the 333 Harrison project.
- (7) Funds held by ABAG are transferred to CCSF and expended.

### Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2005-2006	425 First Street	98,471
FY 2008-2009	45 Lansing Street	67,262
FY 2008-2009	425 First Street	62
FY 2009-2010	425 First Street	4,962,933
FY 2010-2011	333 Harrison Street	2,807,128
FY 2011-2012	333 Harrison Street	(81,761)
<b>Total</b>		<b>7,854,095</b>

**A1-2. South of Market Area Community Stabilization Fee (cont'd)**

**Expenditure Detail for Funds Held with CCSF <sup>(1) (2)</sup>**

<b>Project Name</b>	<b>FY 2006-07</b>	<b>FY 2007-08</b>	<b>FY 2008-09</b>	<b>FY 2009-10</b>	<b>FY 2010-11</b>	<b>FY 2011-12</b>	<b>Total</b>
<b>Inclusionary Housing Study</b>	40,000	110,000	0	0	0	0	150,000
<b>Advertising</b> for Public Hearing	0	0	0	264	0	0	264
<b>City Attorney Costs</b>	0	0	0	4,694	22,638	1,826	29,158
<b>MOH Administrative Costs</b>	45,614	82,452	185,596	101,116	113,081	158,883	686,742
SFMTA/DPW Community Improvements	0	0	0	0	56,844	10,880	67,724
333 Harrison Emerald Fund	0	0	0	0	2,762,000	0	2,762,000
Grants to nonprofit organizations	0	0	0	0	794,618	393,531	1,188,149
<b>Total</b>	<b>85,614</b>	<b>192,452</b>	<b>185,596</b>	<b>106,074</b>	<b>3,749,181</b>	<b>565,121</b>	<b>4,884,038</b>

*Notes:*

- (1) Funds held with ABAG: \$350,000 has been encumbered for a mid-block crossing at Folsom and Russ Streets. To date, \$67,724 has been expended.
- (2) The amounts displayed represent the fee amount expended.

### A1-3. Visitation Valley Community Facilities and Infrastructure Fee

#### Summary Revenues & Expenditures

<b>Fiscal Year</b>	<b>Beginning Year Balance</b>	<b>Fee Revenue Collected</b>	<b>Interest Earned</b>	<b>Funds Expended <sup>(1)</sup></b>	<b>Year-End Balance <sup>(2)</sup></b>
FY 2005-2006	0	0	0	0	0
FY 2006-2007	0	0	0	0	0
FY 2007-2008	0	110,632	2,343	0	112,975
FY 2008-2009	112,975	94,934	2,920	0	210,829
FY 2009-2010	210,829	1,133,830	7,264	0	1,351,923
FY 2010-2011	1,351,923	76,593	14,288	6,408	1,436,396
FY 2011-2012	1,436,396	100,940	16,528	83	1,553,781
<b>Total</b>		<b>1,516,929</b>	<b>43,343</b>	<b>6,491</b>	

Notes:

(1) Prior years' reports show ed transfers w ithin the subfund 2S NDF VVF in the Funds Expended column. This report show s only actual expenditures from the subfund made by the departments to whom the funds were transferred.

(2) Year-end balance includes encumbrances. There were no encumbrances at the end of FY 2011-2012.

#### Expenditure Detail

<b>Fiscal Year</b>	<b>Project Title</b>	<b>Fee Amount Expended</b>	<b>Project Expenditures, All Sources</b>	<b>Estimated % of Project Funded by Fees</b>
FY 2010-11	<b>Utility Undergrounding</b> on section of Leland Avenue from Bayshore Boulevard to Delta Street	6,408	N/A	N/A
FY 2011-12	<b>Utility Undergrounding</b> on section of Leland Avenue from Bayshore Boulevard to Delta Street	83	N/A	N/A



### A1-3. Visitacion Valley Community Facilities & Infrastructure Fee (cont'd)

#### Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2007-2008	Building 3 - Candlestick Cove Townhome	14,885
FY 2007-2008	Building 4 - Candlestick Cove Townhome	14,885
FY 2007-2008	Building 7 - Candlestick Cove Townhome	21,794
FY 2007-2008	Building 23 - Candlestick Cove Townhome	20,392
FY 2007-2008	Building 25 - Candlestick Cove Townhome	20,392
FY 2007-2008	Building 26 - Candlestick Cove Townhome	18,283
FY 2008-2009	Building 3 - Candlestick Cove Townhome	14,885
FY 2008-2009	Building 4 - Candlestick Cove Townhome	14,885
FY 2008-2009	Building 5 - Candlestick Cove Townhome	26,488
FY 2008-2009	Building 23 - Candlestick Cove Townhome	20,392
FY 2008-2009	Building 26 - Candlestick Cove Townhome	18,283
FY 2009-2010	Building 6 - Candlestick Cove Townhome	25,584
FY 2009-2010	Building 8 - Candlestick Cove Townhome	25,584
FY 2009-2010	Building 24 - Candlestick Cove Townhome	16,554
FY 2009-2010	Building 22 - Candlestick Cove Townhome	31,508
FY 2009-2010	301 Executive Park Boulevard (Block 4991; Lot 633)	611,934
FY 2009-2010	Building 8 - Candlestick Cove Townhome	25,584
FY 2009-2010	Building 7 - Candlestick Cove Townhome	21,794
FY 2009-2010	Building 5 - Candlestick Cove Townhome	26,488
FY 2009-2010	Building 25 - Candlestick Cove Townhome	20,392
FY 2009-2010	Building 11 - Candlestick Cove Townhome	26,488
FY 2009-2010	Building 6 - Candlestick Cove Townhome	25,584
FY 2009-2010	Building 24 - Candlestick Cove Townhome	16,554
FY 2009-2010	Building 22 - Candlestick Cove Townhome	31,508
FY 2009-2010	Building 15 - Candlestick Cove Townhome	19,176
FY 2009-2010	Bayside Vista Condominium Homes (1)	209,096
FY 2010-2011	113 Diamond Cove	15,692
FY 2010-2011	101 Executive Park Blvd.	60,900
FY 2011-2012	101 Executive Park Blvd.	59,080
FY 2011-2012	100 Diamond Cove	8,769
FY 2011-2012	113 Diamond Cove	15,692
FY 2011-2012	201 Diamond Cove	7,533
FY 2011-2012	213 Diamond Cove	2,825
FY 2011-2012	112 Diamond Cove	7,041

Notes:

(1) Bayside Vista Condominium Homes brought a suit against the City contesting payment of the Visitacion Valley Fee. An agreement was reached to pay roughly half of the owed impact fees, and the City received \$217,808 in settlement payments. \$209,096 went to the Visitacion Valley Community Facilities and Infrastructure Fund and the remaining \$8,712 went to DBI to cover administrative costs associated with the suit.

**A1-4. Market & Octavia Community Housing Fee**

**Summary Revenues & Expenditures**

<b>Fiscal Year</b>	<b>Beginning Year Balance</b>	<b>Fee Revenue Collected</b>	<b>Interest Earned</b>	<b>Funds Expended</b>	<b>Year-End Balance</b>
FY 2011-12	0	97,715	0	0	97,715
<b>Total</b>		<b>97,715</b>	<b>0</b>	<b>0</b>	<b>97,715</b>

**Fees Collected by Payer**

<b>Fiscal Year</b>	<b>Address</b>	<b>Fee Amount Collected</b>
FY 2011-12	299 Valencia Street	97,715
<b>Total</b>		<b>97,715</b>

**A1-5. Market & Octavia Community Infrastructure Impact Fee**

**Summary Revenues & Expenditures**

<b>Fiscal Year</b>	<b>Beginning Year Balance</b>	<b>Fee Revenue Collected</b>	<b>Interest Earned</b>	<b>Funds Expended</b>	<b>Year-End Balance <sup>(1)</sup></b>
FY 2007-2008	0	0	0	0	0
FY 2008-2009	0	29,330	0	0	29,330
FY 2009-2010	29,330	78,808	1,537	2,972	106,703
FY 2010-2011	106,703	113,882	1,814	0	222,400
FY 2011-2012	222,400	1,268,943	5,327	38,827	1,457,843
<b>Total</b>		<b>1,490,963</b>	<b>8,678</b>	<b>41,799</b>	

Note:

(1) Year-end balance includes encumbrances. There were no encumbrances for this fund at the end of FY 2011-12.

**Fees Collected by Payer**

<b>Fiscal Year</b>	<b>Address</b>	<b>Fee Amount Collected</b>
FY 2008-2009	435 Duboce Avenue	29,330
FY 2009-2010	74 Otis Street	74,288
FY 2009-2010	75 Lily Street	4,520
FY2010-2011	299 Valencia Street	86,474
FY2010-2011	580 Hayes Street	6,640
FY2010-2011	162 Landers Street	11,280
FY2010-2011	424 Octavia Street	2,560
FY2010-2011	432 Octavia Street	2,560
FY2010-2011	370 Linden Street	1,808
FY2010-2011	N/A	2,560
FY2011-2012	205 Franklin Street	84,048
FY2011-2012	543 Grove Street	10,559
FY2011-2012	55 Dolores Street	9,571
FY2011-2012	616 20th Street	4,606
FY2011-2012	38 Dolores Street	959,127
FY2011-2012	299 Valencia Street	201,032
<b>Total</b>		<b>1,490,963</b>

**Expenditure Detail**

<b>Fiscal Year</b>	<b>Project Title</b>	<b>Fee Amount Expended</b>	<b>Project Expenditures, All Sources</b>	<b>Estimated % of Project Funded by Fees</b>
FY 2009-2010	Permit tracking system programming costs (DBI workorder)	2,972	N/A	N/A
FY 2011-2012	Implementing traffic changes for the Hayes 2-way street project (MTA workorder)	38,827	N/A	N/A

### A1-6. Eastern Neighborhoods Infrastructure Impact Fee

#### Summary Revenues & Expenditures <sup>(1)</sup>

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
FY 2008-2009	0	6,552	0	0	6,552
FY 2009-2010	6,552	331,454	0	3,098	334,908
FY 2010-2011	334,908	146,187	0	0	481,095
FY 2011-2012	481,095	134,924	0	0	616,019
<b>Total</b>		<b>619,117</b>	<b>0</b>	<b>3,098</b>	

(1) Fund balance does not include interest earned.

#### Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2009-2010	Permit tracking system programming costs (DBI workorder)	3,098	N/A	N/A

#### In-Kind Improvements

Fiscal Year	Address	Fee Amount Waived	Description	Status
FY 2009-2010	178 Townsend/2235 3rd Street	1,915,560	6,260 square foot childcare facility at 2235 Third Street	pending

#### Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
FY 2008-2009	980 Harrison Street	6,552
FY 2009-2010	425 Bryant Street	11,104
FY 2009-2010	655 Fourth Street	21,500
FY 2009-2010	170 Clara Street	14,296
FY 2009-2010	445-449 Tehama Street	1,392
FY 2009-2010	2730 16th Street	13,674
FY 2009-2010	750 Second Street	269,488
FY 2010-2011	2225 3rd Street	59,950
FY 2010-2011	342 South Van Ness	6,048
FY 2010-2011	620 Treat Avenue	2,694
FY 2010-2011	19 Capp Street	4,800
FY 2010-2011	893 Folsom	966
FY 2010-2011	2660 Harrison Street	10,284
FY 2010-2011	134 Barlett Street	4,424
FY 2010-2011	893 Folsom Street	966
FY 2010-2011	574 Natoma Street	8,640
FY 2010-2011	N/A	47,415
FY 2011-2012	960 Harrison Street	15,200
FY 2011-2012	720 York Street	2,798
FY 2011-2012	740 Valencia Street	7,137
FY 2011-2012	38 Harriet Street	19,302
FY 2011-2012	620 Treat Avenue	10,051
FY 2011-2012	145 Albion Street	8,815
FY 2011-2012	574 Natoma Street	36,326
FY 2011-2012	616 20th Street	29,454
FY 2011-2012	1731 15th Street	5,840
<b>Total</b>		<b>619,117</b>

**A1-7. Balboa Park Community Infrastructure Impact Fee**

**Summary Revenues & Expenditures:** No fees have been collected or expended.

**In-Kind Improvements**

<b>Fiscal Year</b>	<b>Address</b>	<b>Fee Amount Waived</b>	<b>Description</b>	<b>Status</b>
FY 2008-2009	1150 Ocean Avenue	1,579,703	1) Public sidewalk easement at Brighton Avenue and 2) Lee Avenue Extension	pending

## A1-8. Downtown Park Fee

### Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended <sup>(1)</sup>	Year-End Balance <sup>(2)</sup>
Prior to FY1998	0	2,544,866	433,887	1,908,813	1,069,940
FY 1997-1998	1,069,940	16,310	62,008	0	1,148,258
FY 1998-1999	1,148,258	0	53,440	0	1,201,698
FY 1999-2000	1,201,698	906,042	90,689	0	2,198,429
FY 2000-2001	2,198,429	892,340	165,315	0	3,256,084
FY 2001-2002	3,256,084	3,661,145	161,348	2,869,112	4,209,465
FY 2002-2003	4,209,465	1,134,140	110,003	983,441	4,470,167
FY 2003-2004	4,470,167	0	73,813	886,208	3,657,772
FY 2004-2005	3,657,772	112,206	74,411	910,274	2,934,115
FY 2005-2006	2,934,115	25,117	113,609	137,351	2,935,490
FY 2006-2007	2,935,490	549,112	151,656	385,148	3,251,110
FY 2007-2008	3,251,110	0	131,968	161,039	3,222,039
FY 2008-2009	3,222,039	1,096,546	98,617	39,962	4,377,239
FY 2009-2010	4,377,239	346,922	49,875	133,791	4,640,245
FY 2010-2011 <sup>(3)</sup>	4,640,245	25,000	40,809	2,105,135	2,600,919
FY 2011-2012	2,600,919	0	27,806	509,120	2,119,605
<b>Total</b>		<b>11,309,746</b>	<b>1,839,254</b>	<b>11,029,395</b>	

Notes:

(1) Funds Expended does not include any non-liquidated encumbrances or unexpended project balances not closed to fund balance at year-end.

(2) Year-end fund balance includes encumbrances, reserves, and fund balances. In FY 2011-12, the portion of reserves and designated fund balance is \$1,588,521. Thus, for FY 2011-12, the unassigned portion of the year-end fund balance is \$531,084.

(3) Fee revenue for FY 2010-11 is a \$25,000 payment for 725 Pine Street and reflects a correction of a previous error. This payment was initially incorrectly recorded, but included in fee revenue collected for FY 2006-07. Currently, this payment is reflected in FY 2010-11 and not in FY 2006-07. Year-end/Beginning Year Fund Balances after FY2006-07 may have changed because of this correction.

### Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1997-98	100 First Plaza	772,326
Prior to FY 1997-98	525 Market Street	101,450
Prior to FY 1997-98	2 Harrison Street	627,000
Prior to FY 1997-98	343 Sansome Street	306,230
Prior to FY 1997-98	235 Pine Street	295,000
Prior to FY 1997-98	600 California Street	442,860
FY 1997-1998	480 Sutter Street	16,310
FY 1999-2000	101 Second Street	552,496
FY 1999-2000	150 California Street	353,546
FY 2000-2001	300-342 Howard Street	775,040
FY 2000-2001	244-256 Front Street	117,300
FY 2001-2002	530-532 Folsom Street	91,888
FY 2001-2002	235 Second Street	358,292
FY 2001-2002	1320-1328 Mission Street	7,371
FY 2001-2002	51-67 Second Street	566,602
FY 2001-2002	663-665 Sutter Street	79,010
FY 2001-2002	560 Mission Street	1,157,280
	SF Redevelopment Agency - Rincon Point Park - South Beach Project	1,400,000
FY 2001-2002	200 California Street	702
FY 2002-2003	Foundry Square Association	1,134,140
FY 2004-2005	N/A	112,206
FY 2005-2006	49 Kearny Street	25,117
FY 2006-2007	835 Market Street	98,200
FY 2006-2007	400 Howard Street	483,992
FY 2006-2007	Refund for 530-532 Folsom St	(33,080)
FY 2008-2009	555 Mission Street	1,096,546
FY 2009-2010	N/A	39,922
FY 2009-2010	875-899 Howard Street	307,000
FY 2010-2011 <sup>(1)</sup>	725 Pine Street	25,000
FY 2011-2012	N/A	0
<b>Total</b>		<b>11,309,746</b>

Note:

(1) The \$25,000 payment for Pine Street is now included in FY2010-11 to reflect the correction of an accounting error in FY 2006-07.

## A1-8. Downtown Park Fee (cont'd)

### Expenditure Detail, FY 2001-02 through FY 2011-12

Project Name	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-2011	FY 2011-2012	Total	
<b>Mid-Embarcadero Music Concourse</b> (status: complete)	Fee Amount Expended	469,112	83,441	(83,441)				4,142	34,035	8,746		516,035	
	Project Expenditures, All Sources	1,148,478	83,441	(83,441)				4,142	34,035	8,746		1,195,401	
	Estimated % of Project Funded by Fees	41%	100%	100%				100%	100%	100%		43%	
<b>Union Square Renovation</b> (1) (status: complete)	Fee Amount Expended	2,400,000	900,000									3,300,000	
	Project Expenditures, All Sources	N/A	N/A									N/A	
	Estimated % of Project Funded by Fees	N/A	N/A									N/A	
<b>Renovation of Sue Bierman Park</b> (status: in progress)	Fee Amount Expended			69,649	4,848	2,145	151,908	42,066	35,820	30,571	1,153,024	180,209	1,670,240
	Project Expenditures, All Sources			69,649	4,848	2,145	151,908	42,066	35,820	30,571	1,153,024	180,209	1,670,240
	Estimated % of Project Funded by Fees			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Audits</b> (Office of the Controller)	Fee Amount Expended				5,426	4,848							10,274
	Project Expenditures, All Sources				5,426	4,848							10,274
	Estimated % of Project Funded by Fees				100%	100%							100%
<b>City &amp; County of San Francisco Impact Fee Study</b>	Fee Amount Expended					35,058	73,615	2,751					111,424
	Project Expenditures, All Sources					35,058	73,615	2,751					111,424
	Estimated % of Project Funded by Fees					100%	100%	100%					100%
<b>Construction of Victoria Manolo Draves Park</b> (status: complete)	Fee Amount Expended					95,300	159,625	116,222					371,147
	Project Expenditures, All Sources					1,763,585	1,458,968	248,911					3,471,465
	Estimated % of Project Funded by Fees					5%	11%	47%					11%
<b>Other</b> (2)	Fee Amount Expended			900,000	900,000				69,185	943,365	328,911		3,141,461
	Project Expenditures, All Sources			900,000	900,000				69,185	943,365	328,911		3,141,461
	Estimated % of Project Funded by Fees			100%	100%				100%	100%	100%		100%
<b>Total</b>	Fee Amount Expended	2,869,112	983,441	886,208	910,274	137,351	385,148	161,039	39,962	133,791	2,105,135	509,120	9,120,582
	Project Expenditures, All Sources	1,148,478	83,441	886,208	910,274	1,805,636	1,684,491	293,729	39,962	133,791	2,105,135	509,120	9,600,266
	Estimated % of Project Funded by Fees	250%	1179%	100%	100%	8%	23%	55%	100%	100%	100%	100%	95%

Notes:

(1) The Union Square renovation also received significant funding from debt financing that was issued in 2002 by the Union Square Garage.

(2) Other expenditures include: an offset of debt service from the Union Square Renovation (\$900,000 in FY 2003-04, \$900,000 in FY 2004-05, and \$800,000 in FY 2010-11) and ADA remediation at Union Square (\$69,185 in FY 2009-10, \$143,365 in FY 2010-11, and \$328,911 in FY 2011-12).

**A1-9. Downtown C-3 Artwork**

**Summary Revenues & Expenditures**

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Funds Expended	Year-End Balance <sup>(1)</sup>
FY 2004-2005	0	130,000	45,000	0
FY 2005-2006	0	0	0	0
FY 2006-2007	0	15,920	0	15,920
FY 2007-2008	0	0	0	0
FY 2008-2009	0	0	0	0
FY 2009-2010	0	0	0	0
FY 2010-2011	0	0	0	0
FY 2011-2012	0	0	0	0
<b>Total</b>		<b>145,920</b>	<b>45,000</b>	

**Fees Collected by Payer**

Fiscal Year	Address	Fee Amount Collected
FY 2004-2005	2351 Powell Street	85,000
FY 2004-2005	1275 Fell Street	45,000
FY 2006-2007	590 Castro Street	15,920
<b>Total</b>		<b>145,920</b>

Note: The \$85,000 and \$15,920 payments were erroneously deposited into the Downtown C-3 Artwork Fund.

**In-Kind Improvements**

Fiscal Year	Address	Fee Amount Waived	Description
FY 2008-09	1 Polk Street	329,768	San Francisco Museum & Historical Society for the U.S. Mint

**Expenditure Detail**

Fiscal Year	Project Title	Fee Amount Transferred out of Fund	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2004-2005	Pedestrian countdown crossing signals and crosswalk markings at the Broderick St. intersection	25,000	N/A	N/A	N/A
	Façade restoration, repair and painting of Fire House	20,000	N/A	N/A	N/A
	Furnish North Beach Pool/Clubhouse and renovate North Beach Bocce Court <sup>(1)</sup>	N/A	85,000	85,772	99%
FY 2006-2007	Improve Open Space in the vicinity of 590 Castro Street <sup>(1)</sup>	N/A	N/A	N/A	N/A

(1) These funds were erroneously deposited into the Downtown C-3 Artwork Fund. The \$85,000 payment was spent appropriately within the Recreation & Park Department's budget. The \$15,920 payment from 590 Castro Street has not been spent. City Planning and Recreation and Park are working together to address this issue.



## A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program

### Summary Revenues & Expenditures

Fiscal Year	Jobs-Housing Linkage Fees		Inclusionary Program Fees <sup>(1)</sup>		Sum of Fees Deposited into Citywide Affordable Housing Fund <sup>(2)</sup>			
	Fee Revenue Collected	Funds Expended	Fee Revenue Collected	Funds Expended	Beginning Balance	Interest Earned	Interest Expended	Year-End Balance
FY 1988-1989	0	0			0			0
FY 1989-1990	0	50,000			0			(50,000)
FY 1990-1991	0	2,020,000			(50,000)			(2,070,000)
FY 1991-1992	0	2,033,237			(2,070,000)			(4,103,237)
FY 1992-1993	0	70,000			(4,103,237)			(4,173,237)
FY 1993-1994	1,409,242	0			(4,173,237)			(2,763,995)
FY 1994-1995	245,137	0			(2,763,995)			(2,518,858)
FY 1995-1996	20,769	0			(2,518,858)			(2,498,088)
FY 1996-1997	1,000,000	0			(2,498,088)			(1,498,088)
FY 1997-1998	2,761,824	0			(1,498,088)			1,263,736
FY 1998-1999	443,653	0			1,263,736			1,707,389
FY 1999-2000	10,753,894	0			1,707,389			12,461,283
FY 2000-2001	13,074,020	11,470,529			12,461,283			14,064,774
FY 2001-2002	6,038,052	4,830,609			14,064,774			15,272,217
FY 2002-2003	959,411	10,000,000		0	15,272,217			6,231,628
FY 2003-2004	155,255	8,643,292		0	6,231,628			(2,256,409)
FY 2004-2005	7,281,587	282,055		0	(2,256,409)			4,743,123
FY 2005-2006	20,038,145	0	11,026,146	0	4,743,123			35,807,414
FY 2006-2007	(2,500,348)	4,905,732	7,068,537	19,779,273	35,807,414	1,803,503	0	17,494,101
FY 2007-2008	(5,438,726)	5,802,507	50,588,697	16,759,070	17,494,101	4,888,564	0	44,971,059
FY 2008-2009	0	3,620,480	(7,155,039)	11,975,755	44,971,059	5,182,100	0	27,401,885
FY 2009-2010 <sup>(3),(4)</sup>	(8,775)	0	(12,811,004)	203,328	27,401,885	530,030	5,144,295	9,764,513
FY 2010-2011 <sup>(5)</sup>	(9,122)	4,581,613	67,448	0	9,764,513	196,698	5,046,902	391,022
FY 2011-2012 <sup>(6)</sup>	567,229	0	1,536,683	0	391,022	134,135	0	2,629,069
<b>Total</b>	<b>56,791,248</b>	<b>58,310,054</b>	<b>50,321,468</b>	<b>48,717,426</b>	<b>12,735,030</b>	<b>10,191,197</b>		

Notes:

(1) For Jobs-Housing Linkage Fees, the funds expended exceed the fee revenue collected because \$2 million of unspent interest is reflected in the interest earned column. Interest is earned on the combined value of Jobs Housing Linkage Fees and Inclusionary Program Fees.

(2) Jobs-Housing Linkage Fees and Inclusionary Housing Program Fees are both deposited into the Citywide Affordable Housing Fund. The Citywide Affordable Housing Fund has other sources of revenue not shown in this table (except where noted), including loan repayments and gift deposits.

(3) The negative fee revenue collected in FY 2009-10 represent refunds to developers that did not move forward with their projects.

(4) The \$203,328 in FY 2009-10 expenditures represents administrative expenses over the course of all prior fiscal years.

(5) In FY 2010-11, the negative fee revenue collected reflects a \$25,000 correction from FY 2006-07.

(6) In FY 2011-12, loan repayment funds were used to fund project expenditures, not fee revenues.

## A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

### Jobs-Housing Linkage Fees Collected by Payer

Fiscal Year	Address	Fee Amount	Fiscal Year	Address	Fee Amount	Fiscal Year	Address	Fee Amount
FY 1988-89	1-59 Harrison St.	410,423	FY 2000-01	350 Rhode Island	1,762,500	FY 2007-08	500 Pine Street	664,972
	345 California St.	34,882		435 Pacific Ave.	229,125		350 Bush Street	5,153,720
	345 California St. - 1 Hilton Square	373,253		2101-2165 Bryant St.	1,043,400	55 9th Street	(3,998,808)	
	345 California St. - Mandarin Oriental SF Hotel	367,757		215 Fremont St.	338,047	FY 2009-10	611 Jones St. - North of Market (PC Sec 263.7)	(8,775)
	12 Vistaview Ct./175 & 181 Bayview Cir.	175,000		2801 Leavenworth St.	282,000	FY 2010-11	660 Alabama Street	15,878
	Silverview Terrace Lot #'s 69, 112, 111)	25,000		38-44 Tehama St.	348,975	FY 2011-12	1190 Mission St.	12,569
FY 1989-90	185 Berry St.	660,000		1 Market Street	222,406		38 Dolores St.	21,242
235 Pine St.	870,250	881-899 Howard St.		1,119,015	660-680 Alabama		80,374	
FY 1990-91	600 California St.	1,536,724		530-534 Folsom St.	323,905		208 Utah	414,222
530 Chestnut St.	50,000	35 Stanford St.		544,320	400 Howard St. (Bldg 1 of 1st & Howard Street	4,003,639	808 Brannan	38,823
FY 1992-93	1075 Front St.	238,010	554 Mission St.	4,079,412	<b>Total</b>		<b>56,342,453</b>	
2550, 2560, 2580-90 Geary Blvd.	5,060	160 King St	1,240,800	<i>Note:</i> Information about payors has been provided when data were available. The list of payors may be incomplete.				
445 Burnett Avenue	3,100	3200 California St.	100,000					
FY 1993-94	3330 Army Street	73,506	1701 19th Ave.					240,000
FY 1994-95	1545-63 Page St.	125,907	250 Brannan St.					1,287,544
401 Main St.	119,231	22 Fourth St. / 801 Market St	1,268,594					
FY 1995-96	401 Main St.	20,769	601 Brannan St.					633,475
FY 1996-97	111 Chestnut/240 Lombard	1,000,000	611 Jones St. - North of Market (PC Sec 263.7					8,775
FY 1997-98	401 Main St.	360,000	755 Ocean Ave.					20,000
	254 Front St./ 275 Sacramento	413,483	101 Valencia St.					5,380
	1438 Green St.	91,935	2251 Alemany Boulevard					15,000
650 / 690 Townsend St.	1,901,244	530 Chestnut St.	250,000	FY 2003-04	235 Second St.	559,793		
FY 1998-99	1438 Green St.	58,064	235 Second St.	559,793	FY 2004-05	55 9th Street	3,998,808	
FY 1999-00	Pier One Maritime	538,747	501 Folsom Street	463,057	FY 2005-06	1529-1565 Page Street	300,000	
	101 Second St.	1,122,008	888 Howard Street Hotel	4,806,926		400 Howard St. (Bldg 1 of 1st & Howard Street	1,643,785	
	700 7th Street	1,524,563	400 Howard St. (Bldg 1 of 1st & Howard Street	1,643,785	FY 2006-07	185 Berry Street	874,900	
	475 Brannan St.	447,675	185 Berry Street	874,900		555 Mission Street Office Project	600,000	
	670-680 Second St.	423,000	555 Mission Street Office Project	600,000		735 7th Avenue - Safeway	111,600	
	101 Valencia St.	5,380	735 7th Avenue - Safeway	111,600		400 Howard St. (Bldg 1 of 1st & Howard Street	62,287	
	700-768 7th St.	404,670	400 Howard St. (Bldg 1 of 1st & Howard Street	62,287		2026 Lombard Street	362,285	
	300-342 Howard St./199 Fremont	2,678,675	2026 Lombard Street	362,285		491 Bayshore Boulevard - Home Depot	1,130,990	
	150 California St.	348,926	491 Bayshore Boulevard - Home Depot	1,130,990				
	1 Second, AKA 55 Second, 39-67 Second St.	1,997,272						
235 Second St.	1,262,979							

**A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)**

**Inclusionary Housing Program Fees Collected by Payer**

Fiscal Year	Address	Fee Amount Collected
FY 2002-03	1630 California	959,411
FY 2003-04	2900 22nd Street	134,875
FY 2004-05	1748 Haight	884,476
	2900 22nd Street	134,875
	2525 California	524,685
	2655 Van Ness Avenue	1,079,243
FY 2005-06	310 Townsend	1,259,090
	843 Montgomery	329,780
	One Rincon Hill / 425 First Street	11,026,146
	733 Front Street	1,528,840
	1 South Park	1,131,744
	631 Folsom	3,778,117
	733 Front Street	172,147
FY 2006-07	900 Minnesota	3,669,130
	829 Folsom	1,780,590
	818 Van Ness Ave (810, 816 & 826 Van Ness Avenue)	1,041,798
	1315-1327 7th Avenue	173,633
FY 2007-08	900 Minnesota	424,546
	900 Minnesota	424,546
	45 Lansing	8,385,485
	Candlestick Cove - Building B	3,720,395
	1299 Bush Street	916,862
	340-350 Fremont Street	11,412,791
	1 Hawthorne Place / 645 Howard Street	5,577,916
	1800 Van Ness Avenue / 1754 Clay Street	2,698,706
	One Ecker Place	1,234,108
	1868 Van Ness Avenue	1,309,006
	231 Franklin Street	1,208,849
FY 2008-09	1800 Van Ness Avenue / 1754 Clay Street	(133,994)
	Candlestick Cove - Building B	500,124
	631 Folsom	787,580
	1840 Washington Street	1,404,079
FY 2009-10	1315-1327 7th Avenue	(173,633)
	45 Lansing	(8,385,485)
	340-350 Fremont Street	(11,412,791)
	1315-1327 7th Avenue	173,633
FY 2010-11	750 Second Street	992,866
	1800 Van Ness Avenue / 1754 Clay Street	(2,564,712)
	1701 9th Avenue (301-313 Moraga Ave)	67,448

Fiscal Year	Address	Fee Amount Collected
FY 2011-12	1285 Sutter St.	811,431
	1591 Pacific Ave. (AKA 1946 Polk)	294,446
	2299 Market St.	158,533
	38 Dolores St. (AKA 2001 Market)	272,273
<b>Total</b>		<b>49,713,588</b>

*Note:*

Information about payors has been provided when data were available. The list of payors may be incomplete.

## A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

### Inclusionary Housing Program: In-Lieu Affordable Housing

Fiscal Year	Address	Description	# of Units	Fiscal Year	Address	Description	# of Units	Fiscal Year	Address	Description	# of Units
FY 2002-03	600 Anza Blvd.	On-site Rental Units	17	FY 2005-06	333-355 01st Street	On-site Ownership Units	34	FY 2007-08 (cont.)	1234 Howard Street	On-site Ownership Units	2
	149 Fair Oaks	On-site Rental Units	1		2428 Bayshore	On-site Ownership Units	12		410 Jessie Street	On-site Ownership Units	2
	855 Folsom Street	On-site Ownership Units	20		501 Beale Street	On-site Ownership Units	16		418-420 Jessie Street	On-site Rental Units	3
	81 Lansing	On-site Ownership Units	3		69 Clementina	On-site Ownership Units	2		2545 Judah Street	On-site Rental Units	2
	1901 Van Ness Avenue	On-site Ownership Units	6		1168-1174 Folsom Street	On-site Rental Units	1		938-942 Market Street	On-site Ownership Units	13
FY 2003-04	3371 17th Street	On-site Ownership Units	2		6901 Geary Blvd.	On-site Rental Units	2		1160 Mission Street	On-site Ownership Units	29
	2922-32 24th Street	On-site Rental Units	2		8 Landers	On-site Ownership Units	1		75 Moss Street	On-site Ownership Units	1
	901-933 Bayshore	On-site Ownership Units	4		3184 Mission Street	On-site Ownership Units	2		725 Pine Street	On-site Ownership Units	2
	240 Bayshore Blvd.	On-site Rental Units	4		199 New Montgomery	On-site Ownership Units	18		450 Rhode Island	On-site Ownership Units	20
	400 Beale Street	On-site Ownership Units	24		150 Powell Street	On-site Ownership Units	3		566 South Van Ness Ave	On-site Ownership Units	4
	388 Beale Street	On-site Rental Units	23		1 Powell Street	On-site Rental Units	4		1158 Sutter	On-site Ownership Units	1
	1452 Bush Street	On-site Ownership Units	2	201 Sansome	On-site Ownership Units	5	177 Townsend	On-site Ownership Units	24		
	101 Harrison Street	On-site Ownership Units	2	270-284 Valencia	On-site Ownership Units	3	750 Van Ness Avenue	On-site Ownership Units	16		
	1578 Indiana Street	On-site Ownership Units	2	1725 Washington	On-site Ownership Units	3	480 14th Street	On-site Ownership Units	1		
	2922 Oceanview Terrace	On-site Ownership Units	2	4343 03rd Street	On-site Ownership Units	2	3620 19th Street	On-site Ownership Units	5		
	600 Portola	On-site Rental Units	2	3000 23rd Street	On-site Rental Units	7	3520 20th Street	On-site Ownership Units	1		
	1301 San Jose Avenue	On-site Ownership Units	3	329 Bay Street	On-site Ownership Units	2	601 Alabama Street	On-site Ownership Units	21		
	140 South Van Ness	On-site Ownership Units	23	785-787 Brannan Street	On-site Rental Units	56	901 Bush Street	On-site Ownership Units	5		
	475 Tehama Street	On-site Ownership Units	1	520 Chestnut Street	On-site Ownership Units	2	436 Clementina	On-site Rental Units	3		
	222 Valencia Street	On-site Ownership Units	1	2815 Diamond	On-site Ownership Units	2	168 Hyde	On-site Ownership Units	3		
900 Van Ness Avenue	On-site Rental Units	3	950 Gilman	On-site Ownership Units	20	601 King Street	On-site Ownership Units	170			
FY 2004-05	788 08th Street (#3)	On-site Rental Units	1	FY 2006-07	525-527 Gough Street	On-site Ownership Units	3	FY 2008-09	125 Mason	On-site Rental Units	81
	1131 43rd Avenue	On-site Rental Units	1		1277 Howard	On-site Ownership Units	2		2200 Mission Street	On-site Ownership Units	3
	741 Clement St @ 9th	On-site Ownership Units	1		40-50 Lansing	On-site Ownership Units	10		55 Page	On-site Ownership Units	17
	470 Clementina	On-site Ownership Units	1		2298 Lombard Street	On-site Ownership Units	1		1 Polk Street	On-site Rental Units	9
	1598 Dolores	On-site Ownership Units	1		83 - 91 McAllister	On-site Ownership Units	6		818 Van Ness Avenue	On-site Ownership Units	2
	821 Folsom Street	On-site Ownership Units	8		8 McLea Court	On-site Rental Units	3		638 19th Street	On-site Ownership Units	2
	6900 Geary Blvd.	On-site Rental Units	2		1905 Mission Street	On-site Ownership Units	3		2011 Bayshore Blvd.	On-site Ownership Units	6
	965-985 Geneva Avenue	On-site Rental Units	8		639 Missouri Street	On-site Ownership Units	7		2101 Bryant	On-site Ownership Units	9
	333 Grant Street	On-site Ownership Units	2		74 New Montgomery	On-site Ownership Units	11		3400 Cesar Chavez	On-site Ownership Units	9
	1450 Greenwich Street	On-site Ownership Units	4		2351 Powell Street	On-site Rental Units	9		1355 Pacific Avenue	On-site Ownership Units	2
	342 Hayes	On-site Ownership Units	1		2161 Sutter Street	On-site Rental Units	3		77 Van Ness Avenue	On-site Ownership Units	6
	348 Hyde Street	On-site Rental Units	1	675 Townsend	On-site Rental Units	15	101 Executive Park	On-site Ownership Units	18		
	2001 McAllister	On-site Ownership Units	13	FY 2007-08	77 Bluxome	On-site Ownership Units	10	2395 Lombard Street	On-site Ownership Units	1	
	3294 Mission Street	On-site Rental Units	3		301-501 Crescent Way	On-site Ownership Units	18	1167 Market Street	On-site Rental Units	12	
	1099 Mississippi Street	On-site Ownership Units	1		30 Dore Street	On-site Rental Units	4	FY 2010-11	5800 3rd Street (Phase	On-site Ownership Units	17
	1800-1820 San Jose	On-site Ownership Units	2		1275 Fell Street	On-site Ownership Units	8		723 Taylor Street	On-site Ownership Units	1
	88 Townsend Street	On-site Ownership Units	13		1828 Geneva Avenue	On-site Rental Units	6		55 Trumbull Street	On-site Rental Units	2
	929 Vermont	On-site Ownership Units	1				9th Street		On-site Ownership Units	2	
							Indiana Street		On-site Ownership Units	4	
							Ocean Avenue	On-site Ownership Units	26		
						Townsend Street	On-site Ownership Units	14			
						Valencia Street	On-site Rental Units	4			
						<b>Total</b>		<b>1,102</b>			

## A1-10. Jobs-Housing Linkage Fee & Inclusionary Affordable Housing Program (cont'd)

Expenditure Detail (1)

Fiscal Year	Project Title / Address	Jobs-Housing Linkage Fee Amount		Interest Amount Expended	Project Expenditures, All Sources (2)	Estimated % of Project Funded by Fees	Description	Estimated Construction Start Date	
		Expended	Inclusionary Program Fee Amount Expended						
FY1992-93	101 Valencia	50,000	0	0	N/A	N/A	Affordable Homeownership Housing	Completed	
	101 Valencia	2,020,000	0	0	N/A	N/A	Affordable Homeownership Housing	Completed	
	1200 Connecticut	188,080	0	0	1,339,714	14%	Affordable Housing for Low-Income Families	Completed	
	Hamlin Hotel, 385 Eddy	726,435	0	0	805,674	90%	Affordable Housing for Homeless Individuals	Completed	
	201 Turk St.	660,000	0	0	2,000,000	33%	Affordable Housing for Low-Income Families	Completed	
	Del Carlo Court, 3330 Army	382,900	0	0	1,084,700	35%	Affordable Housing for Low-Income Families	Completed	
	1200 Connecticut	75,822	0	0	0	N/A	Affordable Housing for Low-Income Families	Completed	
	518 Minna	70,000	0	0	70,000	100%	Affordable Housing for Low-Income Families	Completed	
FY2006-07	570 Townsend	0	3,290,910	0	3,290,910	100%	Affordable Housing for Low-Income and Homeless Families	Project cancelled	
	1166 Howard St.	11,470,529	0	0	25,959,134	44%	New construction, 73 units; Affordable Housing for Low-Income Families	Completed	
	150 Broadway	538,834	0	0	29,350,000	2%	New construction, 81 units; Affordable Housing for Low-Income Families	Completed	
	145 Taylor	1,704,522	0	0	N/A	N/A	New construction, 67 units; Affordable Housing for Low-Income Families	Completed	
	1631 Hayes	2,587,253	0	0	4,248,291	61%	New construction, 70 beds; Affordable Transitional Housing for Homeless Families	Completed	
	401 Bay Street	10,000,000	0	0	10,000,000	100%	New construction, 112 units; Affordable Housing for Low-Income Families	Completed	
	145 Taylor	8,103,387	0	0	10,226,840	79%	New construction, 67 units; Affordable Housing for Low-Income Families	Completed	
	Geneva Carter	539,905	0	0	30,386,735	2%	New construction, 101 units; Affordable Housing for Low-Income Families	Completed	
	De Long Street- Habitat for Community	282,055	0	0	282,055	100%	New construction, 12 single-family homes; Affordable Housing for Low-Income Households	Completed	
		2949 18th Street	4,701,614	0	0	4,701,614	100%	New construction, 93 units; Affordable Housing for Low-Income Seniors & Homeless Families	Completed
		990 Polk	204,118	3,887,754	0	15,627,284	26%	New construction, 110 units; Affordable Housing for Low-Income Seniors	Completed
		650 Eddy	0	1,574,463	0	N/A	N/A	New construction, 83 units; Affordable Supportive Housing for Homeless	Completed
		Arnett Watson Apartments - 650 Eddy	0	5,603,210	0	32,529,145	17%	New construction, 83 units; Affordable Supportive Housing for Homeless	Completed
		1036 Mission	0	5,422,936	277,064	5,700,000	100%	New construction, 78 units; Affordable Housing for Low-Income Families	2014
FY2007-08	275 10th Street- Bishop Swing	0	5,041,107	0	26,631,525	19%	New construction, 134 units; Affordable Housing for Homeless	12/1/2007	
	149 Mason Street	3,618,328	1,976,131	0	26,619,365	21%	New construction, 56 units; Affordable Housing for Homeless	6/1/2008	
	3575 Geary	2,184,179	4,947,089	0	42,024,761	17%	New construction, 150 units; Affordable Housing for Low-Income Seniors	9/1/2008	
	601 Alabama	0	4,794,743	0	6,786,053	71%	New construction, 34 units; Affordable Homeownership Housing	Completed	
FY2008-09	1251 Turk Street- Rosa Parks	0	5,000,000	0	5,512,000	91%	New construction, 100 units; Affordable Housing for Low-Income Seniors	TBD	
	Arendt House - 850 Broderick	0	2,720,940	0	27,099,897	10%	New construction, 46 units; Affordable Housing for Homeless Seniors	Completed	
	44 MacAllister Civic Center Residence	1,340,471	4,254,815	0	10,334,583	54%	Rehab., 212 units; Affordable Housing for Homeless	Completed	
	1652 Sunnydale Ave.	1,012,000	0	0	4,411,986	23%	TBD; HOPE SF Site	TBD	
	1095 Connecticut	1,000,000	0	0	2,962,800	34%	TBD; HOPE SF Site	TBD	
	4466-4468 Mission	268,009	0	0	268,009	100%	Acquisition Rehab., 3 units; Affordable Housing for Low-Income Families	Completed	
FY2009-10	29th Avenue Apartments	0	0	1,899,027	7,523,218	25%	New construction, 20 units; Affordable Housing for Homeless Adults	3/1/2010	
	480 Ellis - The Arlington	0	0	1,300,000	5,421,363	24%	Rehab., 172 units; Affordable Housing for Low-Income and Homeless Individuals	Completed	
	909 Howard	0	0	1,610,594	4,729,783	34%	New construction, 150 units; Affordable Housing for Low-Income Families	2014	
FY2010-2011	Booker T. Washington - 800 Presidio	0	0	788,484	788,484	100%	Predevelopment of affordable housing for low-income family and youth	Fall 2011	
	220 Golden Gate LP	3,581,613	0	4,258,418	20,400,000	38%	174 units for formerly homeless adults	Fall 2009	
	CHP Scott Street - Edward II	1,000,000	0	0	4,416,508	23%	Predevelopment of 24 units of affordable housing for transition-age youth	Summer 2011	
FY 1988-89 to FY 2010-11	Administrative Expenditures	0	203,328	57,610	0	N/A		N/A	
FY 2011-2012 (3)	N/A	0	0	0	0	N/A			
<b>Total</b>		<b>58,310,054</b>	<b>48,717,426</b>	<b>10,191,197</b>	<b>373,532,431</b>				

Notes:

(1) Includes actual expenditures and encumbrances.

(2) Project Expenditures, All Sources only includes other sources of City funding. San Francisco Redevelopment Agency funding is not included.

(3) Project expenditures were funded by the loan repayment funds in FY 2011-12, not the fee revenues.

## A1-11. Child Care Fee

### Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance <sup>(1)</sup>
Prior to FY 1999-2000	0	1,894,729	69,792	759,021	1,205,500
FY 1999-2000	1,205,500	565,736	69,792	0	1,841,028
FY 2000-2001	1,841,028	110,472	79,331	194,250	1,836,581
FY 2001-2002	1,836,581	802,979	54,281	608,564	2,085,277
FY 2002-2003	2,085,276	768,894	46,752	68,628	2,832,294
FY 2003-2004	2,832,294	622,401	37,455	299,146	3,193,004
FY 2004-2005	3,193,004	56,103	43,597	1,168,473	2,124,231
FY 2005-2006	2,124,230	0	52,076	621,256	1,555,050
FY 2006-2007	1,555,050	406,824	41,384	234,906	1,768,352
FY 2007-2008	1,768,352	803,958	42,300	267,782	2,346,829
FY 2008-2009	2,346,829	548,273	45,499	1,508,356	1,432,245
FY 2009-2010 <sup>(2)</sup>	1,432,245	153,500	15,668	1,226,628	374,785
FY 2010-2011 <sup>(3)</sup>	374,785	377,427	5,706	(571,749)	1,329,667
FY 2011-2012 <sup>(4)</sup>	1,329,667	0	15,583	117,883	1,227,367
<b>Total</b>		<b>7,111,296</b>	<b>619,216</b>	<b>6,503,144</b>	

*Notes:*

(1) In this report, year-end balance includes encumbrances. In FY 2011-12, \$553,866 was reserved for encumbrances. Thus, the unassigned year-end balance for FY 2011-12 is \$673,501.

(2) In FY 2009-2010, the year-end fund balance reported in the December 2010 report assumes the return of \$1,110,000 to the Child Care Capital Fund. This transfer did not occur in FY 2009-2010.

(3) In FY 2010-2011, 802,247 of funding was returned and \$230,498 was spent for a net return (negative expenditure) of \$571,749.

(4) In FY 2011-2012, the project expenditure was \$267,883, which was offset by \$150,000 refund from Low Income Investment Fund.

### Fees Collected by Payer

Fiscal Year	Address	Fee Amount Collected
Prior to FY 1999-2000	Various	1,894,729
FY 1999-2000	945 Battery Street	52,715
	101 Second Street	276,248
	Embarcadero Center	21,000
	Embarcadero Center	39,000
FY 2000-2001	150 California Street	176,773
	1 Market Street	51,822
FY 2001-2002	244-256 Front Street	58,650
	235 Second Street	179,146
	Pier 1 Maritime	76,418
	160 King Street	150,574
	51-67 Second Street	283,301
FY 2002-2003	250 Brannan Street	113,540
	Mission Bay South Block 28	285,154
	299 Second Street - Marriott's Courtyard Hotel	239,550
	475 Brannan Street	63,500
FY 2003-2004	500 California Street - Omni Hotel	54,020
	500 Howard Street (Bldg 4 of 1st & Howard)	126,670
FY 2004-2005	405 Howard Street (Bldg 2 of 1st & Howard)	348,751
	700 Seventh Street / 601 & 625 Townsend St	273,650
FY 2006-2007	235 Second Street	56,103
FY 2007-2008	400 Howard Street (Bldg 1 of 1st & Howard)	241,996
	Mission Bay South Block 41, Parcel 1, Lot 7	164,828
FY 2008-2009	888 Howard Street	428,807
	650 Townsend Street	375,151
FY 2009-2010	555 Mission Street	548,273
FY 2010-2011	875-899 Howard Street	153,500
FY 2010-2011	1500 Owens Street	158,214
	450 South Street	219,213
<b>Total</b>		<b>7,111,296</b>

## A1-11. Child Care Fee (cont'd)

### Child Care Fee Expenditure Detail, FY 2000-01 through FY 2011-12

Project Name	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	Total	
<b>Low Income Investment Fund</b> (HSA workorder): repair, renovation & development of child care programs (1)	Fee Amount Expended	194,250	608,564	68,628	299,146	777,104	540,000	114,766	158,055	300,000	163,000	230,498	267,883	3,721,894
	Project Expenditures, All Sources	1,741,517	2,403,669	N/A	620,113	613,768	724,867	1,148,566	2,060,932	2,252,384	929,012	255,316	370,717	13,120,861
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	127%	74%	10%	8%	13%	18%	90%	72%	28%
<b>Southeast Facilities</b> (HSA workorder): repair and renovation of four facilities in Bayview that house child care programs	Fee Amount Expended	-	-	-	-	-	-	100,000	-	-	-	-	-	100,000
	Project Expenditures, All Sources	-	-	-	-	-	-	302,930	205,542	94,988	-	-	-	603,460
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	33%	0%	0%	-	-	-	17%
<b>SFSU Gateway to Quality:</b> project to improve quality of childcare in San Francisco	Fee Amount Expended	-	-	-	-	40,000	40,000	40,000	-	-	-	-	-	120,000
	Project Expenditures, All Sources	-	-	-	-	759,038	2,318,803	2,070,952	-	-	-	-	-	5,148,793
	Estimated % of Project Funded by Fees	-	-	-	-	5%	2%	2%	-	-	-	-	-	2%
<b>Tide Center-Family Child Care Field Building:</b> operation subsidy	Fee Amount Expended	-	-	-	-	-	-	-	101,646	58,384	-	-	-	160,030
	Project Expenditures, All Sources	-	-	-	-	-	-	-	177,297	145,357	-	-	-	322,654
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-	57%	40%	-	-	-	50%
<b>South of Market Childcare:</b> operation subsidy	Fee Amount Expended	-	-	-	-	-	-	-	77,703	58,244	-	-	-	135,947
	Project Expenditures, All Sources	-	-	-	-	-	-	-	139,335	115,079	-	-	-	254,414
	Estimated % of Project Funded by Fees	-	-	-	-	-	-	-	56%	51%	-	-	-	53%
<b>Non-Recurring Expenditures</b> (2)	Fee Amount Expended	-	-	-	-	351,369	-	-	1,029,008	-	-	-	-	1,380,377
	Project Expenditures, All Sources	-	-	-	-	351,369	-	-	1,094,196	-	-	-	-	1,445,565
	Estimated % of Project Funded by Fees	-	-	-	-	100%	-	-	94%	-	-	-	-	95%
<b>Impact Development Fee Studies</b> (CON workorder)	Fee Amount Expended	-	-	-	-	-	41,256	80,140	9,726	-	-	-	-	131,122
	Project Expenditures, All Sources	-	-	-	-	-	41,256	80,140	9,726	-	-	-	-	131,122
	Estimated % of Project Funded by Fees	-	-	-	-	-	100%	100%	100%	-	-	-	-	100%
<b>Total</b>	Fee Amount Expended	194,250	608,564	68,628	299,146	1,168,473	621,256	234,906	267,781	1,508,357	279,628	230,498	267,883	5,749,370
	Project Expenditures, All Sources	1,741,517	2,403,669	-	620,113	1,724,175	3,084,926	3,299,658	2,373,588	3,868,754	1,284,436	255,316	370,717	21,026,869
	Estimated % of Project Funded by Fees	11%	25%	N/A	48%	68%	20%	7%	11%	39%	22%	90%	72%	27%

**Notes:**

- (1) Beginning in FY 2002-03, the Human Services Agency has expended LIIF funds through a work order with the Department of Children, Youth & their Families (DCYF). Due to a lag in billings across departments, the Fee Amount Expended may include funds for prior year projects. As a result, the fee amount reported for FY 2004-05 exceeds Project Expenditures, All Sources.
- (2) In FY 2004-05, expenditures included a \$421,369 transfer to the General Fund for Section 108 HUD loan payments offset by a \$70,000 refund from the Low Income Investment Fund (HSA workorder). In FY 2008-09, expenditures included \$808,846 to close out the Child Care Loan Fund within the Child Care Capital Fund, \$220,000 to fund an Early Literacy Initiative Coordinator position at Jumpstart, and \$162 in funding for an individualized child care subsidy pilot program authorized by SB 701. This subsidy pilot secured \$19,350 in other funding in FY 2008-09.

**A1-12. Street Trees, In-Lieu Fee**

**Summary Revenues & Expenditures**

Fiscal Year	Beginning	Year Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance
	Year Balance				
FY 2010-11	0	73,252	0	73,252	0
FY 2011-12	0	100,723	0	100,723	0
<b>Total</b>		<b>173,975</b>	<b>0</b>	<b>173,975</b>	

Note:

No fee revenue was collected or expended prior to FY 2010-11.

**Street Trees, In-Lieu Fee Expenditure Detail**

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
2010-11	Tree planting and maintenance	73,252	244,091	30.0%
2011-12	Tree planting and maintenance	100,723	308,542	32.6%



**A1-12.Street Trees, In-Lieu Fee (Cont'd)**  
**Fees Collected by Payer**

Fiscal Year	Address	Fee Amount Collected
FY 2010-11	1671 11th Ave.	1,641
	1720 Polk St.	1,641
	1200 19th St.	1,489
	63 Jersey St.	1,489
	2000 Union St.	2,978
	2506 36th Ave	1,489
	700 Valencia	1,489
	3575 Geary Blvd	8,934
	238 Olive St.	1,489
	1847 Scott St. / 2233 Chestnut St.	3,282
	3227 San Bruno Ave	1,641
	469-471 08th Ave	1,641
	2139 O'Farrell	3,282
	1515 12 Ave	1,641
	457-459 Buena Vista	1,641
	1372 Union St.	1,701
	2620 Larkin St	4,500
	3647-3649 23rd St.	1,641
	822 Geary Blvd	1,489
	519 29th Ave	1,489
	1740 09 th Ave	1,641
	219 Prentiss St.	1,641
	132 Moffit Street	1,641
	857 Jamestown Ave.	1,166
	567 Moultrie St.	1,641
	462 Sanchez St	4,166
	1342 39th Ave	1,641
	333 Harrison St.	4,923
	137 Arleta Ave	1,641
	1680 Eddy St.	1,641
2900 Fulton St.	4,923	

Fiscal Year	Address	Fee Amount Collected
FY 2011-12	66 09th St	13,401
	1395 Clayton St	1,641
	1397 Clayton St	3,282
	1844 Turk St	3,582
	1621 Irving St	1,641
	1863 42nd Ave	1,641
	248 Ocean Ave	1,641
	2400 Noriega St	1,641
	1301 Indiana St	8,205
	1806 Great Hwy	1,641
	2550 California St	1,641
	5646 Mission St	1,641
	1501 Diamond St	1,641
	301 Moraga St	1,641
	155 Winston Dr	4,923
	701 Portola Dr	3,282
	880 Ashbury	3,282
	1840 Washington St	1,641
	309 Jersey St	1,641
	950 Plymouth Ave	1,641
	178 Townsend St	11,487
	2608 Post St	1,641
	50 Sadowa St	1,641
	299 Valencia St.	3,282
	411 Valencia St.	3,282
935 Folsom St.	16,410	
205 Franklin St.	1,690	
<b>Total</b>	<b>173,975</b>	

## A1-13. Transit Impact Development Fee

### Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected <sup>(1)</sup>	Interest Earned <sup>(2)</sup>	Funds Expended	Year-End Balance <sup>(3)</sup>
Prior to FY					
1998-99	0	89,634,323	0	32,157,169	57,477,154
FY 1998-99	57,477,154	749,725	3,112,190	4,950,958	56,388,111
FY 1999-00	56,388,111	5,515,492	3,097,040	4,643,206	60,357,437
FY 2000-01	60,357,437	2,945,978	3,207,310	9,047,790	57,462,935
FY 2001-02	57,462,935	7,879,767	2,497,164	18,113,104	49,726,762
FY 2002-03	49,726,762	4,023,552	1,159,141	10,567,690	44,341,765
FY 2003-04	44,341,765	1,344,207	868,128	10,020,677	36,533,423
FY 2004-05	36,533,423	928,449	721,005	6,168,613	32,014,264
FY 2005-06	32,014,264	1,161,809	1,045,325	11,072,282	23,149,116
FY 2006-07	23,149,116	1,980,198	978,028	11,158,131	14,949,211
FY 2007-08	14,949,211	889,475	807,997	805,075	15,841,608
FY 2008-09	15,841,608	4,513,011	426,248	6,615,073	14,165,794
FY 2009-10	14,165,794	1,849,047	171,615	14,207,719	1,978,737
FY 2010-11	1,978,737	1,048,049	47,466	570,686	2,503,566
FY 2011-12	2,503,566	1,691,289	25,879	1,885,574	2,335,160
<b>Total</b>		<b>126,154,371</b>	<b>18,164,536</b>	<b>141,983,747</b>	

*Notes:*

- (1) Fee revenue collected includes installment interest payments.
- (2) Interest earned is the interest earned on TIDF deposits in the City Treasury.
- (3) In this report, unassigned year-end balance is defined as year-end balance less encumbrances. There were no encumbrances at the end of FY 2011-2012. Thus, the unassigned year-end balance for FY 2011-2012 is \$2,335,160.

### A1-13. Transit Impact Development Fee (cont'd)

#### Fees Collected by Payer, FY 1999-00 through FY 2011-12

Fiscal Year	Address	Fee Amount Collected
FY 1999-00	101 2nd Street	1,307,576
	1199 Bush	221,832
	126 South Park Ave	5,936
	150 California	773,930
	199 Fremont	2,007,710
	275 Sacramento	254,520
	616 Minna	30,263
FY 2000-01	One Market	164,000
	215 Fremont	124,750
	475 Brannan	317,500
	601 Townsend	352,355
	680 2nd Street	306,455
	1301 Sansome	48,341
	149 Bluxome	94,769
	35 Stanford	26,975
	550 Kearny	39,935
	650 Townsend	1,448,348
	945 Battery	84,532
	945 Bryant	100,640
	FY 2001-02	1098 Harrison
230-250 Brannan		352,646
319 11th Street		7,700
55 Market		1,339,245
60 Brannan		261,550
1301 Sansome		96,683
1328 Mission		17,690
160 King		592,882
235 2nd Street		819,195
435 Pacific		145,785
560 Mission		2,893,200
851 Van Ness		16,110
945 Battery		169,065
Pier One		382,090
FY 2002-03		1329 Mission
	1596 Howard	158,426
	181 South Park Ave	1,700
	405 Howard	2,126,850
	500 Howard	599,600
	501 Folsom	66,367

Fiscal Year	Address	Fee Amount Collected
FY 2003-04	235 2nd Street	276,900
	543 Howard Street	157,330
	West Portal Office	3,817
	Golden Gate Polk Property	8,680
FY 2004-05	501 Folsom	30,000
	1381 Webster	2,890
FY 2005-06	625 Townsend	265,581
	3560 18th Street	8,200
FY 2006-07	400 Howard Street	1,209,980
	450 Sansome	12,293
FY 2007-08	52 Dore St	20,250
	Pier 1, 1.5, 3 & 5	117,750
FY 2008-09	555 Mission Street	2,293,864
	535 Mission Street	1,468,800
	500 8th Street	621
FY 2009-10	One Kearny / 710 Market St	135,475
	77 Van Ness Avenue	99,805
	2369 Market Street Project	16,000
	2460 Alameda St	172,638
	2369 Market Street Project	9,375
	1311 22nd Street	19,138
	875 Howard St. Project	646,890
FY 2010-11	101 California	662,475
	1170-1172 Market	20,989
	440-456 Montgomery	66,261
	2125 Chestnut	16,057
	199 Vallencia	2,268
	269 Potrero Avenue	49,856
	4 Embarcadero Center, Suite	57,358
	660 Alabama	67,473
	5800 3rd Street	22,945
	3000 20th Street	6,992
FY 2011-12	1 Lorraine Court	64,767
	1375 Van Dyke	10,608
	101 California	662,475
	1170-1172 Market	20,989
	440-456 Montgomery	66,261
	660 Alabama	2,977
	5800 3rd Street	131,089

Fiscal Year	Address	Fee Amount Collected
FY 2011-12	231 Franklin Street	51,871
	1190 MISSION ST	7,696
	25 Essex Street	39,654
	701 Portola Ave	94,234
	717 Battery Street	186,136
	2300 Harrison Street	45,694
	2299 Market Street	8,111
	620 Treat	923
	1150 Ocean Ave	176,070
	1155 4th Street	12,054
	555 Deharo Street	10,520
	808 Brannan Street	9,135
	208 Utah	97,464
All	570 Townsend	9,859
	1405 Van Dyke	599
	299 Valencia	57,476
All	Adjustment <sup>(1)</sup>	8,248,729
<b>Total</b>		<b>35,770,322</b>

Notes:

(1) Adjustment for installment payment accounting for period from FY 1999-00 to FY 2009-10.

**A1-13. Transit Impact Development Fee (cont'd)**

**Transit Impact Development Fee Expenditure Detail, FY 1998-99 through FY 2011-12**

<b>Fiscal Year</b>	<b>Islais Creek Woods Annex (Bus Yard)</b>	<b>Light Rail Vehicle Purchase Phase II</b>	<b>Automatic Train Control System</b>	<b>Operating and Maintenance Support for Transit Service</b>	<b>Administration and Enforcement</b>	<b>Total</b>
FY 1998-99	498,715	0	0	4,426,728	25,515	4,950,958
FY 1999-00	147,235	0	0	4,423,994	71,977	4,643,206
FY 2000-01	0	0	0	8,946,645	101,145	9,047,790
FY 2001-02	0	7,502,636	0	10,457,344	153,124	18,113,104
FY 2002-03	0	0	0	10,457,344	110,346	10,567,690
FY 2003-04	0	0	0	9,880,743	139,934	10,020,677
FY 2004-05	0	(3,869,623)	0	9,880,743	157,493	6,168,613
FY 2005-06	0	1,037,169	0	9,880,743	154,370	11,072,282
FY 2006-07	0	0	1,144,557	9,880,743	132,831	11,158,131
FY 2007-08	0	0	646,210	0	158,865	805,075
FY 2008-09	0	0	612,000	5,709,680	293,393	6,615,073
FY 2009-10	0	4,054,736	9,729	9,635,699	507,555	14,207,719
FY 2010-11	0	0	18,358	251,652	300,676	570,686
FY 2011-12	594,050	1,085,721	42,521	28,987	134,295	1,885,574
<b>Total</b>	<b>1,240,000</b>	<b>9,810,639</b>	<b>2,473,375</b>	<b>93,861,045</b>	<b>2,441,519</b>	<b>109,826,578</b>

*Note:*

The Transit Impact Development Fee was established in 1981; however, this report only includes expenditure detail since FY 1998-99.

## A1-14. Water & Wastewater Capacity Charges

### Water Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance <sup>(1)</sup>
FY 2007-2008	0	213,455	585	0	214,040
FY 2008-2009	214,040	625,948	895	0	840,883
FY 2009-2010	840,883	610,312	(895)	0	1,450,300
FY 2010-2011	1,450,300	869,115	0	0	2,319,415
FY 2011-2012	2,319,415	1,372,542	44,148	2,008,605	1,727,500
<b>Total</b>		<b>3,691,372</b>	<b>44,733</b>	<b>2,008,605</b>	

Note:

(1) In this report, year-end balance includes encumbrances. There were no encumbrances at the end of FY 2011-2012. Thus, the unassigned year-end balance for FY 2011-12 is \$1,727,500.

### Water Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2011-2012	WD 2561 LAGUNA/SUTTER/BA	424	424	100%
	WD 2583 60" & 30" KIRKHAM & 20TH	1,483,853	1,483,853	100%
	WD 2619 HARRISON/18T/CESAR CHAVEZ	524,328	524,328	100%
<b>Total</b>		<b>2,008,605</b>	<b>2,008,605</b>	<b>100%</b>

### Wastewater Summary Revenues & Expenditures

Fiscal Year	Beginning Year Balance	Fee Revenue Collected	Interest Earned	Funds Expended	Year-End Balance <sup>(1)</sup>
FY 2006-2007	0	9,091,129	0	0	9,091,129
FY 2007-2008	9,091,129	6,298,294	0	0	15,389,423
FY 2008-2009	15,389,423	8,637,408	74,988	5,000,000	19,101,819
FY 2009-2010	19,101,819	2,299,512	2,208	0	21,403,540
FY 2010-2011	21,403,540	3,754,841	5,260	11,997,159	13,166,482
FY 2011-2012	13,166,482	5,544,173	119,776	4,179,703	14,650,729
<b>Total</b>		<b>35,625,357</b>	<b>202,232</b>	<b>21,176,862</b>	

Note:

(1) In this report, year-end balance includes encumbrances. There was \$1,392,067 in encumbrances at the end of FY 2011-12. Thus, the unassigned year-end balance for FY 2011-12 is \$13,258,662.

### A1-14. Water & Wastewater Capacity Charges (cont'd)

#### Wastewater Expenditure Detail

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees
FY 2008-2009	Sewer Repair: Hoffman & Noe	812,965	1,151,842	71%
	Sewer Repair: Euclid & Pacific St	332,889	1,637,097	20%
	Sewer Repair: Dartmouth & Gates	734,712	1,025,276	72%
	Southeast Treatment Plant heating, ventilation, and air conditioning system	1,307,474	2,084,804	63%
	Emergency Sewer Repair: various locations	1,811,960	4,651,033	39%
FY 2010-2011	Bromeley Place Sewer Replacement	206,712	206,712	100%
	California St Sewer Replacement	876,034	876,034	100%
	Waller St Sewer Repair	191,630	191,630	100%
	Various Sewer Locations #1	2,692,211	3,027,547	89%
	Spot Sewer Repair Contract #24	3,277,917	3,277,917	100%
	Downtown District Sewer Replacement	118,664	118,664	100%
	Soma/Mission Sewer Replacement	136,958	136,958	100%
	Western Addt/Beach/Marina Repair	83,861	83,861	100%
	Windfield St Sewer Repair	161,054	161,054	100%
	17Th/Bocana/Ellworth Sewer Repair	657,174	657,174	100%
	Laurel Heights/Haight Sewer Repair	91,626	91,626	100%
	Richmond District Sewer Replacement	76,983	76,983	100%
	Sunset District Sewer Replacement	104,294	104,294	100%
	Noe/Glen Park/Trin Peaks Sewer	60,955	60,955	100%
	McClaren/Ingleside/Excelsior Sewer	68,670	68,670	100%
	Potrero/Bernal Heights Sewer	172,851	172,851	100%
	Bayview/Hunters Point Sewer	48,708	48,708	100%
	Miramar Ave Sewer Repair	886,898	886,898	100%
	Polk St Emergency Sewer Repair	426,515	426,515	100%
	Baker/Grove/Cole - Sewer Repair	1,133,196	1,133,196	100%
	Bush St Sewer Replacement	99,898	1,593,733	6%
	Baker/Blake/Cook-Sewer Repair/Cpfrnr	13,613	617,668	2%
	Auburn St Sewer Replacement	13,686	13,686	100%
	Carl St Sewer Replacement	69,362	69,362	100%
	Outfall Inspection/Receiving Water	133,099	133,099	100%
	RNR Treatment Facilities	194,592	194,592	100%
FY 2011-2012	Bromeley Place Sewer Replacement	(8,244)	(8,244)	100%
	California St Sewer Replacement	52,316	52,316	100%
	Various Sewer Locations #1	(57,297)	22,476	-255%
	Spot Sewer Repair Contract #24	20,487	20,487	100%
	Downtown District Sewer Replacement	161,165	161,165	100%

Fiscal Year	Project Title	Fee Amount Expended	Project Expenditures, All Sources	Estimated % of Project Funded by Fees	
FY 2011-2012	Soma/Mission Sewer Replacement	165,894	362,135	46%	
	Western Addt/Beach/Marina Repair	173,183	173,183	100%	
	Windfield St Sewer Repair	35,274	35,274	100%	
	17Th/Bocana/Ellworth Sewer Repair	494,092	494,092	100%	
	Laurel Heights/Haight Sewer Repair	210,531	675,652	31%	
	Richmond District Sewer Replacement	175,098	175,098	100%	
	Sunset District Sewer Replacement	1,088,253	1,119,447	97%	
	Noe/Glen Park/Trin Peaks Sewer	199,773	199,773	100%	
	McClaren/Ingleside/Excelsior Sewer	191,766	191,766	100%	
	Potrero/Bernal Heights Sewer	139,549	139,549	100%	
	Bayview/Hunters Point Sewer	261,548	261,548	100%	
	Miramar Ave Sewer Repair	16,544	16,544	100%	
	Baker/Grove/Cole - Sewer Repair	449,607	449,607	100%	
	Bush St Sewer Replacement	168,191	524,876	32%	
	Baker/Blake/Cook-Sewer Repair/Cpfrnr	41,651	1,227,214	3%	
	Auburn St Sewer Replacement	15,229	28,930	53%	
	Carl St Sewer Replacement	45,129	1,373,949	3%	
	Newcomb Ave Sewer Replacement	33,773	470,810	7%	
	Outfall Inspection/Receiving Water	104,411	827,088	13%	
	SECF Elevator Repair & Upgrade	1,781	1,781	100%	
	<b>Total</b>		<b>21,176,864</b>	<b>33,976,955</b>	<b>62%</b>

**A1-14. Water & Wastewater Capacity Charges (cont'd)**  
**Fees Collected by payer, \$100,000 or Greater**

Fiscal Year	Address	Wastewater Fee Amount Collected	Water Fee Amount Collected
FY 2006-2007	425 First St	886,708	
	888 Howard St	626,785	
	4601 3rd St	130,200	
	450 Rhode Island	616,203	
	301 Main St	617,148	
	631 Folsom St	312,480	
	766 Harrison St	248,509	
	650 Eddy St	216,234	
	310 Townsend St	117,180	
	74 New Montgomery St	234,258	
	333 Fremont St	204,707	
	2351 Powell St	165,738	
	555 Mission St	159,821	
	818 Van Ness Ave	133,443	
	973 Market St	157,304	
	450 Rhode Island	181,576	
	125 Mason St	210,924	
	800 Minnesota St	175,165	
	1275 Indiana St	102,817	
	66 9th St	278,628	
338 Spear St	742,247		
FY 2007-2008	1160 Mission St	320,047	
	230 Turk St	234,184	
	990 Polk St	286,440	
	690 Market St	216,910	
	333 Main St	171,864	
	733 Front St	154,774	
	1844 Market St	294,885	
	1390 Mission St	346,139	
	101 Executive Park Blvd	256,037	
	1 Ecker Pl	115,910	

Fiscal Year	Address	Wastewater Fee Amount Collected	Water Fee Amount Collected
FY 2007-2008 (cont.)	275 10th St.	351,861	
	3575 Geary Blvd.	386,050	
	5600 3rd St., Bldg. II	148,428	
	1188 Mission St.	213,180	39,429
	5600 3rd St., Bldg. I	148,428	
	1 Hawthorne St	102,161	
	1411 Market St.	376,843	12,322
FY 2008-2009	1160 Mission St	342,479	
	2101 & 2125 Bryant St	175,797	
	829 Folsom St	169,489	
	2949 18th St	280,649	
	871 Turk St	263,004	
	149 Mason St.	145,925	
	601 King St	593,229	
	77 Van Ness Ave	136,361	
	318 Spear St	166,389	
	1188 Mission St	213,180	39,429
	1 Hawthorne St	102,161	
	701 Golden Gate Ave	260,400	
	301 Mission St	994,388	
FY 2009-2010	5600 3rd St	54,949	6,161
	1150 Ocean Ave	119,293	30,740
FY 2010-2011	2225 3rd Street	122,350	12,591
	333 Harrison Street	181,138	27,373
	1411 Market St.	130,511	1,365
FY 2011-2012	1190 Mission Street	188,139	13,686
	1411 Market St	507,354	
	185 Channel St	207,052	28,328
	55 9th St	197,094	28,238
	333 Harrison St	181,138	27,373
	1190 Mission St	188,139	13,686

**A1-14. Water & Wastewater Capacity Charges (Cont'd)**

**Fees Collected by payer, \$100,000 or Greater**

<b>Fiscal Year</b>	<b>Address</b>	<b>Wastewater Fee Amount Collected</b>	<b>Water Fee Amount Collected</b>
FY 2011-2012 (cont.)	2225 3rd St	122,350	12,591
	1880 Mission St	121,598	12,747
	1155 4th St	105,299	14,164
	1150 Ocean Ave	119,293	
<b>Total</b>		<b>17,031,360</b>	<b>320,220</b>

*Notes:*

- (1) Includes payers whose total payment (water & wastewater) equaled or exceeded \$100,000.
- (2) Fees paid in installments are listed in each fiscal year in which they were paid.



## Appendix A2. Local and State Reporting Requirements

### San Francisco Planning Code, Article 4, Section 409

#### Sec. 409. Annual Citywide Development Fee Reporting Requirements and Cost Inflation Fee Adjustments

- (a) **Annual Citywide Development Fee and Development Impact Requirements Report.** In coordination with the Development Fee Collection Unit at DBI and the Planning Director, the Controller shall issue a report within 180 days after the end of each fiscal year, that provides information on all development fees established in the San Francisco Planning Code collected during the prior fiscal year organized by development fee account and all cumulative monies collected over the life of each development fee account, as well as all monies expended. The report shall also provide information on the number of projects that elected to satisfy development impact requirements through the provision of "in-kind" physical improvements, including on-site and off-site BMR units, instead of paying development fees. The report shall also include any annual reporting information otherwise required pursuant to the California Mitigation Fee Act, Government Code 66001 et seq. The report shall be presented by the Planning Director to the Planning Commission and to the Land Use & Economic Development Committee of the Board of Supervisors. The Report shall also contain information on the Controller's annual construction cost inflation adjustments to development fees described in subsection (b) below, as well as information on MOH's separate adjustment of the Jobs-Housing Linkage and Inclusionary Affordable Housing fees described in Sections [413.6\(b\)](#) and [415.5\(b\)\(3\)](#).
- (b) **Annual Development Fee Infrastructure Construction Cost Inflation Adjustments.** Prior to issuance of the Annual Citywide Development Fee and Development Impact Requirements Report referenced in subsection (a) above, the Controller shall review the amount of each development fee established in the San Francisco Planning Code and, with the exception of the Jobs-Housing Linkage Fee in Section [413](#) et seq. and the Inclusionary Affordable Housing Fee in Section [415](#) et seq., shall adjust the dollar amount of any development fee on an annual basis every January 1 based solely on the Annual Infrastructure Construction Cost Inflation Estimate published by the Office of the City Administrator's Capital Planning Group and approved by the City's Capital Planning Committee no later than November 1 every year, without further action by the Board of Supervisors. The Annual Infrastructure Construction Cost Inflation Estimate shall be updated by the Capital Planning Group on an annual basis and no later November 1 every year, in consultation with the Capital Planning Committee, in order to establish a reasonable estimate of construction cost inflation for the next calendar year for a mix of public infrastructure and facilities in San Francisco. The Capital Planning Group may rely on past construction cost inflation data, market trends and a variety of national, state and local commercial and institutional construction cost inflation indices in developing their annual estimates for San Francisco. The Planning Department and the Development Fee Collection Unit at DBI shall provide notice of the Controller's development fee adjustments, including the Annual Infrastructure Construction Cost Inflation Estimate formula used to calculate the adjustment, and MOH's separate adjustment of the Jobs-Housing Linkage and Inclusionary Affordable Housing Fees on the Planning Department and DBI website and to any interested party who has requested such notice at least 30 days prior to the adjustment taking effect each January 1. The Jobs-Housing Linkage Fee and the Inclusionary Affordable Housing fees shall be adjusted under the procedures established in Sections

[413.6\(b\)](#) and [415.5\(b\)\(3\)](#). (Added by Ord. 108-10, File No. 091275, App. 5/25/2010; Ord. [55-11](#), File No. 101523, App. 3/23/2011)

CALIFORNIA CODES  
GOVERNMENT CODE  
SECTION 66000-66008

66000. As used in this chapter, the following terms have the following meanings:

- (a) "Development project" means any project undertaken for the purpose of development. "Development project" includes a project involving the issuance of a permit for construction or reconstruction, but not a permit to operate.
- (b) "Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in Section 66477, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies that provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
- (c) "Local agency" means a county, city, whether general law or chartered, city and county, school district, special district, authority, agency, any other municipal public corporation or district, or other political subdivision of the state.
- (d) "Public facilities" includes public improvements, public services, and community amenities.

66000.5.

- (a) This chapter, Chapter 6 (commencing with Section 66010), Chapter 7 (commencing with Section 66012), Chapter 8 (commencing with Section 66016), and Chapter 9 (commencing with Section 66020) shall be known and may be cited as the Mitigation Fee Act.
- (b) Any action brought in the superior court relating to the Mitigation Fee Act may be subject to a mediation proceeding conducted pursuant to Chapter 9.3 (commencing with Section 66030).

66001.

- (a) In any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency, the local agency shall do all of the following:
  - (1) Identify the purpose of the fee.
  - (2) Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged.
  - (3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

- (4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
- (b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.
- (c) Upon receipt of a fee subject to this section, the local agency shall deposit, invest, account for, and expend the fees pursuant to Section 66006.
- (d)
- (1) For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:
- (A) Identify the purpose to which the fee is to be put.
- (B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- (C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a).
- (D) Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.
- (2) When findings are required by this subdivision, they shall be made in connection with the public information required by subdivision (b) of Section 66006. The findings required by this subdivision need only be made for moneys in possession of the local agency, and need not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date. If the findings are not made as required by this subdivision, the local agency shall refund the moneys in the account or fund as provided in subdivision (e).
- (e) Except as provided in subdivision (f), when sufficient funds have been collected, as determined pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 66006, to complete financing on incomplete public improvements identified in paragraph (2) of subdivision (a), and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced, or shall refund to the then current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon. By means consistent with the intent of this section, a local agency may refund the unexpended revenues by direct payment, by providing a temporary suspension of fees, or by any other reasonable means. The determination by the governing body of the local agency of the means by which those revenues are to be refunded is a legislative act.
- (f) If the administrative costs of refunding unexpended revenues pursuant to subdivision (e) exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published pursuant to Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected subject to this chapter and which serves the project on which the fee was originally imposed.
- (g) A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan.

66002.

(a) Any local agency which levies a fee subject to Section 66001 may adopt a capital improvement plan, which shall indicate the approximate location, size, time of availability, and estimates of cost for all facilities or improvements to be financed with the fees.

(b) The capital improvement plan shall be adopted by, and shall be annually updated by, a resolution of the governing body of the local agency adopted at a noticed public hearing. Notice of the hearing shall be given pursuant to Section 65090. In addition, mailed notice shall be given to any city or county which may be significantly affected by the capital improvement plan. This notice shall be given no later than the date the local agency notices the public hearing pursuant to Section 65090. The information in the notice shall be not less than the information contained in the notice of public hearing and shall be given by first-class mail or personal delivery.

(c) "Facility" or "improvement," as used in this section, means any of the following:

(1) Public buildings, including schools and related facilities; provided that school facilities shall not be included if Senate Bill 97 of the 1987-88 Regular Session is enacted and becomes effective on or before January 1, 1988.

(2) Facilities for the storage, treatment, and distribution of nonagricultural water.

(3) Facilities for the collection, treatment, reclamation, and disposal of sewage.

(4) Facilities for the collection and disposal of storm waters and for flood control purposes.

(5) Facilities for the generation of electricity and the distribution of gas and electricity.

(6) Transportation and transit facilities, including but not limited to streets and supporting improvements, roads, overpasses, bridges, harbors, ports, airports, and related facilities.

(7) Parks and recreation facilities.

(8) Any other capital project identified in the capital facilities plan adopted pursuant to Section 66002.

66003. Sections 66001 and 66002 do not apply to a fee imposed pursuant to a reimbursement agreement by and between a local agency and a property owner or developer for that portion of the cost of a public facility paid by the property owner or developer which exceeds the need for the public facility attributable to and reasonably related to the development. This chapter shall become operative on January 1, 1989.

66004. The establishment or increase of any fee pursuant to this chapter shall be subject to the requirements of Section 66018.

66005.

(a) When a local agency imposes any fee or exaction as a condition of approval of a proposed development, as defined by Section 65927, or development project, those fees or exactions shall not exceed the estimated reasonable cost of providing the service or facility for which the fee or exaction is imposed.

(b) This section does not apply to fees or monetary exactions expressly authorized to be imposed under Sections 66475.1 and 66477.

(c) It is the intent of the Legislature in adding this section to codify existing constitutional and decisional law with respect to the imposition of development fees and monetary exactions on developments by local agencies. This section is declaratory of existing law and shall not be construed or interpreted as creating new law or as modifying or changing existing law.

66005.1.

(a) When a local agency imposes a fee on a housing development pursuant to Section 66001 for the purpose of mitigating vehicular traffic impacts, if that housing development satisfies all of the following characteristics, the fee, or the portion thereof relating to vehicular traffic impacts, shall be set at a rate that reflects a lower rate of automobile trip generation associated with such housing developments in comparison with housing developments without these characteristics, unless the local agency adopts findings after a public hearing establishing that the housing development, even with these characteristics, would not generate fewer automobile trips than a housing development without those characteristics:

(1) The housing development is located within one-half mile of a transit station and there is direct access between the housing development and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.

(2) Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.

(3) The housing development provides either the minimum number of parking spaces required by the local ordinance, or no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

(b) If a housing development does not satisfy the characteristics in subdivision (a), the local agency may charge a fee that is proportional to the estimated rate of automobile trip generation associated with the housing development.

(c) As used in this section, "housing development" means a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

(d) For the purposes of this section, "transit station" has the meaning set forth in paragraph (4) of subdivision (b) of Section 65460.1. "Transit station" includes planned transit stations otherwise meeting this definition whose construction is programmed to be completed prior to the scheduled completion and occupancy of the housing development.

(e) This section shall become operative on January 1, 2011.

66006.

(a) If a local agency requires the payment of a fee specified in subdivision (c) in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected. Any interest income earned by moneys in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

(b)

(1) For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

(B) The amount of the fee.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

(2) The local agency shall review the information made available to the public pursuant to paragraph (1) at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public, as required by this subdivision.

Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the local agency for mailed notice of the meeting.

Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

(c) For purposes of this section, "fee" means any fee imposed to provide for an improvement to be constructed to serve a development project, or which is a fee for public improvements within the meaning of subdivision (b) of Section 66000, and that is imposed by the local agency as a condition of approving the development project.

(d) Any person may request an audit of any local agency fee or charge that is subject to Section 66023, including fees or charges of school districts, in accordance with that section.

(e) The Legislature finds and declares that untimely or improper allocation of development fees hinders economic growth and is, therefore, a matter of statewide interest and concern. It is, therefore, the intent of the Legislature that this section shall supersede all conflicting local laws and shall apply in charter cities.

(f) At the time the local agency imposes a fee for public improvements on a specific development project, it shall identify the public improvement that the fee will be used to finance.

#### 66006.5.

(a) A city or county which imposes an assessment, fee, or charge, other than a tax, for transportation purposes may, by ordinance, prescribe conditions and procedures allowing real property which is needed by the city or county for local transportation purposes, or by the state for transportation projects which will not receive any federal funds, to be donated by the obligor in satisfaction or partial satisfaction of the assessment, fee, or charge.

(b) To facilitate the implementation of subdivision (a), the Department of Transportation shall do all of the following:

(1) Give priority to the refinement, modification, and enhancement of procedures and policies dealing with right-of-way donations in order to encourage and facilitate those donations.

(2) Reduce or simplify paperwork requirements involving right-of-way procurement.

(3) Increase communication and education efforts as a means to solicit and encourage voluntary right-of-way donations.

(4) Enhance communication and coordination with local public entities through agreements of understanding that address state acceptance of right-of-way donations.

66007.

(a) Except as otherwise provided in subdivisions (b) and (g), any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. However, utility service fees may be collected at the time an application for utility service is received. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy, whichever occurs first; on a pro rata basis when a certain percentage of the dwellings have received their final inspection or certificate of occupancy, whichever occurs first; or on a lump-sum basis when the first dwelling in the development receives its final inspection or certificate of occupancy, whichever occurs first.

(b)

(1) Notwithstanding subdivision (a), the local agency may require the payment of those fees or charges at an earlier time if (A) the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy or (B) the fees or charges are to reimburse the local agency for expenditures previously made. "Appropriated," as used in this subdivision, means authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

(2)

(A) Paragraph (1) does not apply to units reserved for occupancy by lower income households included in a residential development proposed by a nonprofit housing developer in which at least 49 percent of the total units are reserved for occupancy by lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable rent, as defined in Section 50053 of the Health and Safety Code. In addition to the contract that may be required under subdivision (c), a city, county, or city and county may require the posting of a performance bond or a letter of credit from a federally insured, recognized depository institution to guarantee payment of any fees or charges that are subject to this paragraph. Fees and charges exempted from paragraph (1) under this paragraph shall become immediately due and payable when the residential development no longer meets the requirements of this paragraph.

(B) The exception provided in subparagraph (A) does not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

(c)

(1) If any fee or charge specified in subdivision (a) is not fully paid prior to issuance of a building permit for construction of any portion of the residential development encumbered thereby, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion thereof, within the time specified in subdivision (a). If the fee or charge is prorated pursuant to subdivision (a), the obligation under the contract shall be similarly prorated.

(2) The obligation to pay the fee or charge shall inure to the benefit of, and be enforceable by, the local agency that imposed the fee or charge, regardless of whether it

is a party to the contract. The contract shall contain a legal description of the property affected, shall be recorded in the office of the county recorder of the county and, from the date of recordation, shall constitute a lien for the payment of the fee or charge, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit. The contract shall be recorded in the grantor-grantee index in the name of the public agency issuing the building permit as grantee and in the name of the property owner or lessee as grantor. The local agency shall record a release of the obligation, containing a legal description of the property, in the event the obligation is paid in full, or a partial release in the event the fee or charge is prorated pursuant to subdivision (a).

(3) The contract may require the property owner or lessee to provide appropriate notification of the opening of any escrow for the sale of the property for which the building permit was issued and to provide in the escrow instructions that the fee or charge be paid to the local agency imposing the same from the sale proceeds in escrow prior to disbursing proceeds to the seller.

(d) This section applies only to fees collected by a local agency to fund the construction of public improvements or facilities. It does not apply to fees collected to cover the cost of code enforcement or inspection services, or to other fees collected to pay for the cost of enforcement of local ordinances or state law.

(e) "Final inspection" or "certificate of occupancy," as used in this section, have the same meaning as described in Sections 305 and 307 of the Uniform Building Code, International Conference of Building Officials, 1985 edition.

(f) Methods of complying with the requirement in subdivision (b) that a proposed construction schedule or plan be adopted, include, but are not limited to, (1) the adoption of the capital improvement plan described in Section 66002, or (2) the submittal of a five-year plan for construction and rehabilitation of school facilities pursuant to subdivision (c) of Section 17017.5 of the Education Code.

(g) A local agency may defer the collection of one or more fees up to the close of escrow. This subdivision shall not apply to fees and charges levied pursuant to Chapter 6 (commencing with Section 17620) of Part 10.5 of Division 1 of Title 1 of the Education Code.

66008. A local agency shall expend a fee for public improvements, as accounted for pursuant to Section 66006, solely and exclusively for the purpose or purposes, as identified in subdivision (f) of Section 66006, for which the fee was collected. The fee shall not be levied, collected, or imposed for general revenue purposes.