

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - \$1,249,999]

2
3 **Resolution authorizing the Mayor's Office of Housing and Community Development to**
4 **expend SoMa Community Stabilization Fund dollars in the amount of \$1,249,999 to**
5 **address various impacts of destabilization on residents and businesses in SoMa.**

6
7 WHEREAS, On August 19, 2005, the Board of Supervisors approved Ordinance No.
8 217-05 (the "Ordinance"), which, among other things, established a new Rincon Hill
9 Downtown Residential Mixed Use District; and

10 WHEREAS, The Ordinance added Section 418 to the San Francisco Planning Code,
11 which identifies a need to mitigate the impacts of new development in the Rincon Hill area and
12 establishes two new fees: 1) the Rincon Hill Community Infrastructure Impact Fee, which
13 provides specific improvements, including community open spaces, pedestrian and
14 streetscape improvements and other facilities and services; and 2) a SoMa Community
15 Stabilization Fee, which mitigates impacts on affordable housing, economic and community
16 development and community cohesion in SoMa, as defined in San Francisco Planning Code,
17 Section 401 (the area bounded by Market Street to the north, Embarcadero to the east, King
18 Street to the south, and South Van Ness and Division to the west); and

19 WHEREAS, Both the Rincon Hill Community Infrastructure Impact Fee and the SoMa
20 Community Stabilization Fee are imposed on new residential development within the Rincon
21 Hill Downtown Residential Mixed Use District, as defined in San Francisco Planning Code,
22 Section 827 (the area generally bounded by Folsom Street, the Bay Bridge, the Embarcadero,
23 and Essex Street); and

1 WHEREAS, The Ordinance established two separate funds: 1) a Rincon Hill
2 Community Improvements Fund for the deposit of the Rincon Hill Community Infrastructure
3 Impact Fees collected; and 2) a SoMa Community Stabilization Fund for the deposit of SoMa
4 Community Stabilization Fees collected; and

5 WHEREAS, The money collected from the SoMa Community Stabilization Fee, along
6 with up to \$6,000,000 transferred from the Rincon Hill Community Improvements Impact
7 Fund, is to be deposited in the SoMa Community Stabilization Fund maintained by the
8 Controller, which will be used to address various impacts of destabilization on residents and
9 businesses in SoMa; and

10 WHEREAS, Under the Ordinance, the Board of Supervisors established the SoMa
11 Community Stabilization Fund Community Advisory Committee (SoMa CAC) to advise the
12 Mayor's Office of Community Development (MOCD), now the Mayor's Office of Housing and
13 Community Development (MOHCD), and the Board of Supervisors on the uses of the Fund;
14 and

15 WHEREAS, On May 6, 2008, the Board of Supervisors approved Resolution
16 No. 216-08, creating the SoMa Community Stabilization Fund Strategic Plan and authorized
17 MOHCD to administer the Fund in accordance with the Strategic Plan; and

18 WHEREAS, The SoMa CAC and MOHCD staff worked collaboratively to issue a
19 request for proposals (RFP) that was released on December 19, 2016, consistent with the
20 Strategic Plan, for nonprofit organizations and businesses seeking assistance from the Fund;
21 and

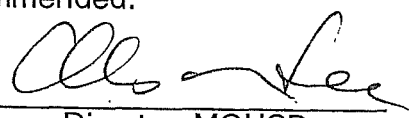
22 WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the
23 RFP has been filed with the Clerk of the Board under File No. 170488, now, therefore, be it
24
25

1 RESOLVED, That the Mayor's Office of Housing and Community Development is
2 hereby authorized to expend \$1,249,999 from the SoMa Community Stabilization Fund, all in
3 accordance with the purposes and goals for the funding as generally set forth in the Strategic
4 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the
5 Board.

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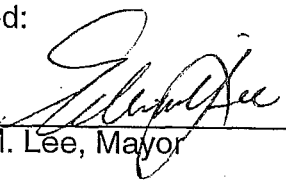
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Recommended:

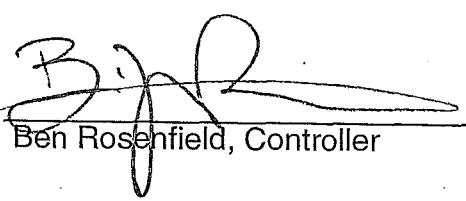


Olson Lee, Director, MOHCD

Approved:



Edwin M. Lee, Mayor



Ben Rosenfield, Controller

<p>Item 3 File 17-0488</p>	<p>Department: Mayor's Office of Housing and Community Development</p>
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EXECUTIVE SUMMARY

Legislative Objectives

- The proposed resolution authorizes the Mayor’s Office of Housing and Community Development (MOHCD) to expend SoMa Community Stabilization Fund monies in the amount of \$1,249,999 to fund 22 projects located in SoMa from July 1, 2017 to June 30, 2018 to address various impacts of destabilization on residents and businesses in SoMa.

Key Points

- Under the City’s Planning Code, developers constructing new residential development in the Rincon Hill Downtown Residential Mixed Use District pay development impact fees (South of Market Community Stabilization Fee) of \$10.95 per square foot. Fee revenues are deposited into the SoMa Community Stabilization Fund to be used for housing and economic and workforce development. The MOHCD administers the SoMa Community Stabilization Fund, and the Community Stabilization Fund Community Advisory Committee advises on the use of fees allocated to the SoMa Community Stabilization Fund revenues, subject to Board of Supervisors approval.
- After issuing a Request for Proposals and receiving 39, the SoMa Community Stabilization Fund Community Advisory Committee is recommending \$1,249,999 in grants for 22 projects in FY 2017-18. Projects include art and cultural projects, financial literacy and college preparation, jobs skills, assistance to small businesses, eviction prevention and access to affordable housing, assistance to nonprofit organizations to improve administrative capacity, and other programs. MOHCD will recommend additional funding to the 22 projects in FY 2018-19 based on the projects meeting performance goals.

Fiscal Impact

- The SOMA Community Stabilization Fund currently has an available balance of \$16,338,998. If the Board of Supervisors approves the proposed \$1,249,999 in awards from this proposal as well as the \$10,000,000 for the Small Sites Program proposed in File No. 17-0489, the remaining balance in the SOMA Community Stabilization Fund will be \$5,138,999.

Recommendation

- Approve the proposed resolution.

MANDATE STATEMENT

In accordance with Planning Code Section 418.7, all monies in the South of Market Area (SoMa) Community Stabilization Fund are to be expended to address the effects of destabilization on residents and businesses in SoMa due to new residential development in the Rincon Hill Area. SoMa Community Stabilization Fund expenditures are administered by the Mayor's Office of Housing and Community Development (MOHCD), subject to approval by resolution of the Board of Supervisors.

BACKGROUND

The Board of Supervisors approved a new Section 418 in the City's Planning Code in 2005 which, among other provisions, (a) established the Rincon Hill Downtown Residential District¹, (b) imposed a Rincon Hill Community Infrastructure Fee, (c) created a Rincon Hill Community Improvement Fund for the deposit of the Rincon Hill Community Infrastructure Fees collected, (d) imposed a SoMa Community Stabilization Fee of \$14 per square foot (subsequently amended down to \$10.95 per square foot by the Board of Supervisors under Ordinance 270-10) on developers who build new residential development within the Rincon Hill Downtown Residential District, (e) created the SoMa Community Stabilization Fund for the deposit of SoMa Community Stabilization Fees collected, and (f) established a SoMa Community Stabilization Fund Community Advisory Committee (CAC) to advise the MOHCD and the Board of Supervisors on the uses of the SoMa Community Stabilization Fund (Ordinance 217-05).

The Planning Code stipulates that monies from the SoMa Community Stabilization Fund are to be expended to provide assistance to SoMa residents including affordable housing, community asset building, employment development, job growth and job placement, and other services to address impacts of destabilization.

The Board of Supervisors approved a resolution in 2008 (Resolution 0216-08) (a) approving the SoMa Community Stabilization Fund Strategic Plan, (b) authorizing MOHCD to administer the SoMa Community Stabilization Fund in accordance with this Strategic Plan, and (c) authorizing MOHCD to work with the SoMa Stabilization Fund Community Advisory Committee to issue Requests for Proposals (RFPs) for non-profit agencies to provide services addressing the effects of destabilization on residents and businesses in SoMa, consistent with the Community Stabilization Fund Strategic Plan.

The SoMa Stabilization Fund Community Advisory Committee revised the Community Stabilization Fund Strategic Plan in 2011 to articulate four goals, which include:

- 1) Strengthen community cohesion
- 2) Support economic and workforce development for low-income residents and businesses that serve the SOMA community
- 3) Increase access to perpetually affordable housing opportunities for existing SOMA residents

¹ The Rincon Hill Downtown Residential District is the area bounded by Folsom Street, The Embarcadero, Bryant Street, and Essex Street.

4) Improve the infrastructure and physical environment

Request for Proposals Process

The SoMa CAC and MOHCD issued a Request for Proposals (RFP) on December 19, 2016, consistent with the Strategic Plan, for community-based organizations seeking grant assistance from the SoMa Community Stabilization Fund. The RFP allowed for project proposals in fourteen possible areas including: 1) Community Council; 2) Community Action Grants; 3) School Site Coordinator; 4) Neighborhood Arts and Culture Project; 5) College Preparatory Program; 6) Fund Development Consultant; 7) Nonprofit Leadership Development; 8) Organizational Capacity Building; 9) Access to Housing; 10) Eviction Defense and Housing Stabilization; 11) Financial Literacy; 12) Neighborhood and Business Coordination; 13) Event-Based Economic Development, and 14) Small Business Acceleration.

The RFP specified the following seven evaluation criteria to assess applicants for the grant awards:

- a. Successful history serving target population – 15%
- b. Meet objectives, activities and program description in RFP – 15%
- c. Measurable and realistic outcomes and best practices – 15%
- d. Robust evaluation methodology – 15%
- e. Staff experience and expertise – 15%
- f. Budget appropriate and feasible – 15%
- g. Leveraged and diversified funding – 10%

MOHCD received 39 proposals. To evaluate the proposals, MOHCD staff used the evaluation criteria specified in the RFP and made recommendations to the SoMa CAC. The CAC is recommending 22 proposals for funding.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution authorizes the MOHCD to expend SoMa Community Stabilization Fund monies in the amount of \$1,249,999 to award 22 grants to non-profit organizations for projects located in SoMa from July 1, 2017 to June 30, 2018. The funding is for projects that contribute to the first three goals of the Strategic Plan, to 1) strengthen community cohesion, 2) support economic and workforce development for low-income residents and businesses that serve the SOMA community, and 3) to increase access to perpetually affordable housing opportunities for existing SOMA residents.

FISCAL IMPACT

The proposed resolution authorizes the MOHCD to expend SoMa Community Stabilization Fund monies in the amount of \$1,249,999 to award 22 grants to non-profit organizations for projects located in SoMa from July 1, 2017 to June 30, 2018.

Table 1 lists the non-profit organizations, project descriptions and funding levels recommended by the CAC.

Table 1: Funding Recommendations from SoMa Community Stabilization Fund

Non-profit organization	Project Description	1 Year Amount
Filipino American Development Foundation (FADF)*	SoMa Community Council	\$50,000
Rebuilding Together*	Community action grants	\$100,000
United Playaz*	School site coordination of services infrastructure at Bessie Carmichael School	\$50,000
Kularts	Neighborhood art and culture project	\$20,000
Bindlestiff Studio	Neighborhood art and culture project	\$20,000
Kearny Street Workshop	Neighborhood art and culture project	\$20,000
Pilipino Senior Resource Center	Neighborhood art and culture project	\$20,000
West Bay Pilipino Multi-Service Center	College preparatory program	\$50,000
Veterans Equity Center*	Services to increase access to affordable housing	\$74,999
Asian Pacific Islander Legal Outreach	Eviction prevention and housing stabilization (legal services)	\$75,000
FADF/South of Market Community Action Network (SOMCAN)	Eviction prevention and housing stabilization (tenant outreach)	\$75,000
Balance*	Financial literacy	\$50,000
United Playaz	Job skills and placement for transitional aged youth	\$50,000
Positive Resource Center*	Job skills and placement for disabled population	\$75,000
FADF/SOMCAN*	Outreach and job placement	\$75,000
Renaissance Entrepreneurship Center	Small business accelerator and incubation	\$75,000
Central Market Community Benefit District	Art walk on 6 th Street	\$40,000
FADF	Night market to promote SoMa Pilipinas and small businesses	\$75,000
Northern California Community Loan Fund	Organizational capacity building services	\$75,000
Rockwood	Organizational leadership development	\$50,000
SF Made	Fund development consulting	\$80,000
Kularts	Succession planning consultant	\$50,000
Total		\$1,249,999

Source: MOHCD

*Indicates awardees currently receiving SoMa Stabilization Funds for existing programs.

The MOHCD is expected to return to the Board of Supervisors in the future to request authorization for a second year of funding, from July 1, 2018 through June 30, 2019, for the same projects and the same non-profit organizations as long as they have met acceptable performance goals for year one.

The SOMA Community Stabilization Fund currently has an available balance of \$16,338,998. If the Board of Supervisors approves the proposed \$1,249,999 in awards from this proposal as well as the \$10,000,000 for the Small Sites Program proposed in File No. 17-0489, the remaining balance in the SOMA Community Stabilization Fund will be \$5,138,999 as shown in Table 2 below.

Table 2: SoMa Community Stabilization Fund – Current and Projected Balance

Item	Amount
Current balance	\$19,299,347
FY 10-17 Unspent Encumbered Funds	\$(1,462,779)
FY16-17 Expenditures Approved by BOS but Unencumbered	\$(1,447,570)
Balance available	\$16,338,998
Authorizing Resolutions	
22 projects, File No. 17-0488	(\$1,249,999)
Small Sites Program, File No. 17-0489	(\$10,000,000)
Remaining Balance	\$5,138,999

Source: MOHCD

RECOMMENDATION

Approve the proposed resolution.

Funding Recommendations April 2017

for South of Market Community Stabilization Fund

<u>Agency</u>	<u>Program Description</u>	<u>1 Year Funding</u>
<i>Services</i>		
Filipino American Development Foundation (FADF)	SoMa Community Council	\$50,000
Rebuilding Together	Community action grants	\$100,000
United Playaz	School site coordination of services infrastructure at Bessie Carmichael School	\$50,000
Kularts	Neighborhood art and culture project	\$20,000
Bindlestiff Studio	Neighborhood art and culture project	\$20,000
Kearny Street Workshop	Neighborhood art and culture project	\$20,000
Pilipino Senior Resource Center	Neighborhood art and culture project	\$20,000
West Bay Pilipino Multi-Service Center	College preparatory program	\$50,000
Veterans Equity Center	Services to increase access to affordable housing	\$74,999
Asian Pacific Islander Legal Outreach	Eviction prevention and housing stabilization (legal services)	\$75,000
FADF/South of Market Community Action Network (SOMCAN)	Eviction prevention and housing stabilization (tenant outreach)	\$75,000
Balance	Financial literacy	\$50,000
United Playaz	Job skills and placement for transitional aged youth	\$50,000
Positive Resource Center	Job skills and placement for disabled population	\$75,000
FADF/SOMCAN	Outreach and job placement	\$75,000
Renaissance Entrepreneurship Center	Small business accelerator and incubation	\$75,000

Funding Recommendations **April**
for South of Market Community Stabilization Fund **2017**

<u>Agency</u>	<u>Program Description</u>	<u>1 Year Funding</u>
Central Market Community Benefit District	Art walk on 6 th Street	\$40,000
FADF	Night market to promote SoMa Pilipinas and small businesses	\$75,000
	<i>Services subtotal</i>	\$994,999
<i>Capacity Building</i>		
Northern California Community Loan Fund	Organizational capacity building services	\$75,000
Rockwood	Organizational leadership development	\$50,000
SF Made	Fund development consulting	\$80,000
Kularts	Succession planning consultant	\$50,000
	<i>Services subtotal</i>	\$255,000
	TOTAL	\$1,249,999

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 APR 25 PM 4:40
Timestamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

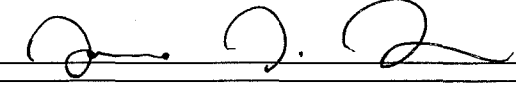
Supervisor Kim

Subject:

[Authorizing Expenditures -- SoMa Community Stabilization Fund -- \$1,249,999]

The text is listed below or attached:

Resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of \$1,249,999 to address various impacts of destabilization on residents and

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Olson Lee
Director

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community Development

DATE: April 4, 2017

SUBJECT: Expend Resolution for SOMA Community Stabilization Funds
April 2017 - \$1,249,999

Attached please find the original and 2 copies of each of the following:

- Proposed resolution; original signed by Department, Mayor, Controller
- Expenditure budget

Departmental representative to receive a copy of the adopted resolution:

Name: Benjamin McCloskey

Phone: 701-5575

Interoffice Mail Address: Benjamin.McCloskey@sfgov.org

Certified copy required Yes No

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).