

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - Nonprofit-Owned Facility -  
2 \$3,000,000]

3 **Resolution authorizing the Mayor’s Office of Housing and Community Development to**  
4 **expend SoMa Community Stabilization Fund dollars in the amount of \$3,000,000 to**  
5 **acquire and/or renovate a nonprofit-owned facility in the South of Market**  
6 **neighborhood, in accordance with the purposes and goals for the funding set forth in**  
7 **the Strategic Plan and the Funding Recommendations approved by the SoMa**  
8 **Community Stabilization Fund Community Advisory Committee.**

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10 WHEREAS, On August 19, 2005, the Board of Supervisors approved Ordinance No.  
11 217-05 (the “Ordinance”), which, among other things, established a new Rincon Hill  
12 Downtown Residential Mixed Use District; and

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

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

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

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

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

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

20 WHEREAS, The SoMa CAC and MOHCD worked collaboratively to issue a request for  
21 proposals (RFP) that was released on November 12, 2020, consistent with the Strategic Plan,  
22 for nonprofit organizations seeking assistance from the Fund; and

23 WHEREAS, The Board of Supervisors urges MOHCD to require as a condition  
24 of receiving a grant that the grantee will: 1) use the property for nonprofit, charitable or public  
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1 benefit purposes; 2) agree that any future sale of the property for the duration of the grant  
2 period will be contingent on MOHCD approval of such sale, and 3) repay the grant in the  
3 event that the grantee sells the property during the grant period, unless such requirement is  
4 waived by the MOHCD Director; and

5 WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the  
6 RFP has been filed with the Clerk of the Board under File No. 210082, now, therefore, be it

7 RESOLVED, That the Mayor's Office of Housing and Community Development is  
8 hereby authorized to expend \$3,000,000 from the SoMa Community Stabilization Fund, all in  
9 accordance with the purposes and goals for the funding as generally set forth in the Strategic  
10 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the  
11 Board.

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1 Recommended:

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3 /s/  
Eric D. Shaw, Director, MOHCD

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5 Approved:

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7 /s/  
London N. Breed, Mayor

/s/  
Ben Rosenfield, Controller

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