

File No. 210117

Committee Item No. 6

Board Item No. 18

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date February 17, 2021

Board of Supervisors Meeting

Date February 23, 2021

### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

### OTHER (Use back side if additional space is needed)

- Funding Recommendations
- MOHCD Presentation - February 17, 2021
- \_\_\_\_\_
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Completed by: Linda Wong Date February 12, 2021

Completed by: Linda Wong Date February 18, 2021

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - \$58,435]

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3 **Resolution authorizing the Mayor’s Office of Housing and Community Development to**  
4 **expend SoMa Community Stabilization Fund dollars in the amount of \$58,435 for tenant**  
5 **improvements to Kapwa Gardens at 967 Mission Street, in accordance with the**  
6 **purposes and goals for the funding set forth in the Strategic Plan and the Funding**  
7 **Recommendations approved by the SoMa Community Stabilization Fund Community**  
8 **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 voted to recommend funding for improvements and  
21 beautification of Kapwa Gardens, a popup site, designed for COVID-19 safety, for micro-  
22 enterprises, health and wellness activities and cultural art supporting the Filipinx Cultural  
23 District; and

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1           WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the  
2 RFQ has been filed with the Clerk of the Board under File No. \_\_\_\_\_, now, therefore, be  
3 it

4           RESOLVED, That the Mayor's Office of Housing and Community Development is  
5 hereby authorized to expend \$58,435 from the SoMa Community Stabilization Fund, all in  
6 accordance with the purposes and goals for the funding as generally set forth in the Strategic  
7 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the  
8 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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Funding Recommendations  
for South of Market Community Stabilization Fund

January  
2021

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<u>Agency</u>	<u>Program Description</u>	<u>1 Year Funding</u>
<i>Facilities Acquisition and Renovation</i>		
<b>Kultivate Labs (OEWD)</b>	Mello Roos funding for improvements and beautification of Kapwa Gardens, a community garden, cultural and small business vendor space, located at 967 Mission Street.	\$58,435
		<hr/>
		\$58,435
<b><i>TOTAL EXPENDITURE REQUEST</i></b>		<b><i>\$58,435</i></b>

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



**London N. Breed**  
Mayor

**Eric D. Shaw**  
Director

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

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

**DATE:** January 19, 2021

**SUBJECT:** Expend Resolution for SOMA Community Stabilization Funds  
Kapwa Gardens - \$58,435

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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).



# SoMa Community Stabilization Fund

CITY AND COUNTY OF  
**SAN FRANCISCO**

MAYOR LONDON N. BREED

# Recent and Upcoming Expenditures

Recently Approved	Description	Dollar Amount
<b>UCSF Hearts</b>	Trauma Informed Systems support at Bessie Carmichael School	\$78,000
<b>Upcoming Requests</b>		
<b>West Bay Pilipino Multi-Service Center</b>	Capital acquisition and rehabilitation to create a new non-profit owned space in SoMa	\$3,000,000
<b>Kultivate Labs</b>	Tenant improvements for activation of Kapwa Gardens at 967 Mission Street	\$58,435
<b>Multiple organizations</b>	Services RFP to be released later this year	Approx. \$1,200,000
	<b>Total</b>	<b>\$4,336,435</b>



# Kapwa Gardens

- ❖ 967 Mission Street (future senior housing site owned by MOHCD)
- ❖ MOHCD issued restricted permit to Kultivate Labs, a nonprofit, for use as a community garden, cultural space, and micro-business vendors
- ❖ Projected opening in March 2021
- ❖ Healing space to address mental, emotional and economic impacts of the COVID-19 pandemic on the SoMa community, which has very limited public open space
- ❖ COVID-19 safety protocols
- ❖ Funds to be administered by OEWD

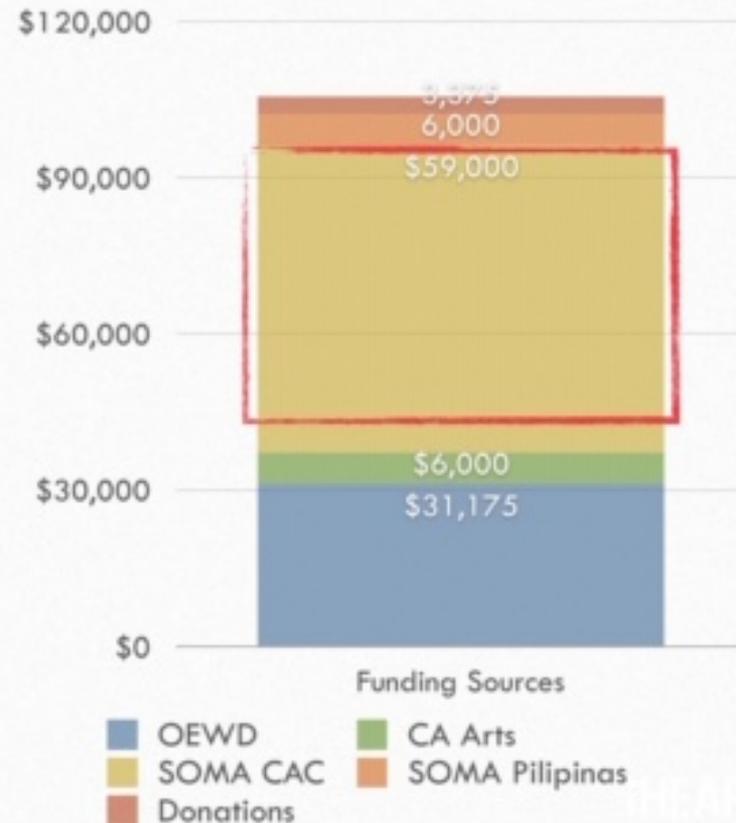


# Projected Project Budget

## PROJECT BUDGET

### BUILD-OUT BUDGET

Amount	Item	Funding Source
\$20,000.00	Architecture Fee	
\$7,000.00	Plants	SOMA CAC
\$6,000.00	Asphalt Work	SOMA CAC
\$4,000.00	Astro-turf	SOMA CAC
\$3,000.00	Lumber	SOMA CAC
\$1,000.00	Point and Supplies	SOMA CAC
\$10,000.00	Solar Panels	SOMA CAC
\$8,000.00	Living Walls	SOMA CAC
\$2,000.00	Furniture / Host Stand	SOMA CAC
\$6,000.00	Stage / Scaffolding	SOMA CAC
\$7,000.00	Gateway	SOMA CAC
\$2,500.00	Soil & Gravel	SOMA CAC
\$2,000.00	Bus Purchase	
\$5,000.00	Pavers	SOMA CAC + OEWD
\$2,000.00	Supplies	
\$2,100.00	Storage Pods	
\$4,608.00	Portapotties &	
\$600.00	Internet Equipment	
\$6,000.00	Mural Artist Fee	
\$6,000.00	Mural Paint, Supplies,	
\$742.00	Misc	
<b>\$105,550.00</b>	<b>Total Build-out</b>	





## San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

[ethics.commission@sfgov.org](mailto:ethics.commission@sfgov.org) . [www.sfethics.org](http://www.sfethics.org)

Received On:

File #: 210117

Bid/RFP #:

### Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

#### 1. FILING INFORMATION

<b>TYPE OF FILING</b>	<b>DATE OF ORIGINAL FILING (for amendment only)</b>
Original	
<b>AMENDMENT DESCRIPTION – Explain reason for amendment</b>	

#### 2. CITY ELECTIVE OFFICE OR BOARD

<b>OFFICE OR BOARD</b>	<b>NAME OF CITY ELECTIVE OFFICER</b>
Board of Supervisors	Members

#### 3. FILER'S CONTACT

<b>NAME OF FILER'S CONTACT</b>	<b>TELEPHONE NUMBER</b>
Angela Calvillo	415-554-5184
<b>FULL DEPARTMENT NAME</b>	<b>EMAIL</b>
office of the clerk of the Board	Board.of.Supervisors@sfgov.org

#### 4. CONTRACTING DEPARTMENT CONTACT

<b>NAME OF DEPARTMENTAL CONTACT</b>	<b>DEPARTMENT CONTACT TELEPHONE NUMBER</b>
Claudine del Rosario	415-613-4854
<b>FULL DEPARTMENT NAME</b>	<b>DEPARTMENT CONTACT EMAIL</b>
MYR Mayor's Office of Comm. Dev	claudine.delrosario@sfgov.org

5. CONTRACTOR	
<b>NAME OF CONTRACTOR</b> Kultivate Labs	<b>TELEPHONE NUMBER</b> 415-215-4689
<b>STREET ADDRESS (including City, State and Zip Code)</b> 1010 Mission Street, San Francisco CA 94103	<b>EMAIL</b> desi@kultivatelabs.org

6. CONTRACT		
<b>DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)</b>	<b>ORIGINAL BID/RFP NUMBER</b>	<b>FILE NUMBER (If applicable)</b> 210117
<b>DESCRIPTION OF AMOUNT OF CONTRACT</b> \$58,435		
<b>NATURE OF THE CONTRACT (Please describe)</b> Improvements and beautification of Kapwa Gardens, a community garden, cultural and small business vendor space, located at 967 Mission Street.		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Rosales	Gina	Board of Directors
2	Chan	Billy	Board of Directors
3	Laguisma	Gani	Board of Directors
4	Benitez	Ron	Board of Directors
5	Zahner	Lisa	Board of Directors
6	Kabuay	Kristian	Board of Directors
7	Danganan	Desi	CEO
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**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

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**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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Check this box if you need to include additional names. Please submit a separate form with complete information. Select “Supplemental” for filing type.

**10. VERIFICATION**

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

**I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

<p><b>SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK</b></p>  <p>BOS Clerk of the Board</p>	<p><b>DATE SIGNED</b></p>
---	---------------------------

**From:** [Peacock, Rebecca \(MYR\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Kittler, Sophia \(MYR\)](#); [Chan, Amy \(MYR\)](#); [Catapang, Rally \(MYR\)](#); [Owens, Morgan \(MYR\)](#)  
**Subject:** Mayor -- [Resolution] -- [Authorizing Expenditures -- SoMa Community Stabilization Fund -- \$58,435]  
**Date:** Tuesday, February 2, 2021 5:14:53 PM  
**Attachments:** [\(3\) Reso MOHCD Kapwa Gardens.zip](#)

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Attached for introduction to the Board of Supervisors is a **resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of \$58,435 for tenant improvements to Kapwa Gardens at 967 Mission Street.**

Please let me know if you have any questions.

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**Rebecca Peacock** ([they/them](#))  
(415) 554-6982 | [Rebecca.Peacock@sfgov.org](mailto:Rebecca.Peacock@sfgov.org)  
Office of Mayor London N. Breed  
City & County of San Francisco