

File No. 230773

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date July 12, 2023

Board of Supervisors Meeting Date _____

Cmte Board

- Motion
- Resolution
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- Legislative Digest
- Budget and Legislative Analyst Report
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- Department/Agency Cover Letter and/or Report
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OTHER (Use back side if additional space is needed)

- Preliminary Funding Recommendations 4/2023
- _____
- _____
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Completed by: Brent Jalipa Date July 6, 2023

Completed by: Brent Jalipa Date _____

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - \$800,000]

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 \$800,000 to**
5 **address various impacts of destabilization on residents and businesses in SoMa for a**
6 **term to commence effective upon approval of this Resolution through June 30, 2024.**

7

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

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

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

25

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, On December 17, 2015, 5M, LLC, the developer, owner and operator of a
11 4-acre area generally between Mission, Fifth and Howard Streets, entered into a Development
12 Agreement with the City and County of San Francisco to provide \$800,000 in community
13 benefit dollars to be deposited into the SoMa Community Stabilization Fund for the support of
14 a Filipino Cultural Heritage District in SoMa; and

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

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

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1 WHEREAS, MOHCD staff issued a requests for proposal (RFP) that was released on
2 January 27, 2023, and consistent with the Strategic Plan, for nonprofit organizations and
3 businesses seeking assistance from the Fund; and

4 WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the
5 RFPs has been filed with the Clerk of the Board under File No. 230065; now, therefore, be it

6 RESOLVED, That the Mayor's Office of Housing and Community Development is also
7 hereby authorized to expend \$800,000 from the SoMa Community Stabilization Fund, all in
8 accordance with the purposes and goals for the funding as generally set forth in the Strategic
9 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the
10 Board.

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12 Recommended:

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

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16 Approved:

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18 /s/
London N. Breed, Mayor

/s/
Ben Rosenfield, Controller

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<p>Item 3 File 23-0773</p>	<p>Department: Mayor’s Office of Housing and Community Development</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed resolution would authorize the Mayor’s Office of Housing and Community Development (MOHCD) to spend \$800,000 from the SoMa Community Stabilization Fund. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • Pursuant to a 2015 Development Agreement with the City (File 15-0788), 5M LLC deposited \$800,000 into the SOMA Community Stabilization Fund to support the Filipino Cultural Heritage District. Spending from the Fund requires Board of Supervisors’ approval. • In January 2023, MOHCD issued a Request for Proposals (RFP) for non-profit organizations to apply for funding from the SoMa Community Stabilization Fund to provide services in the Filipino Cultural Heritage District. An evaluation panel reviewed and scored proposals recommended awarding three grants in the three categories: public realm improvements, language access, and capacity building. The Filipino American Development Foundation, which is the fiscal sponsor for SOMA Pilipinas, was the only respondent to each service category and was recommended to receive the entire \$800,000 in monies available for programming. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed resolution would authorize MOHCD to expend \$800,000 from the SoMa Community Stabilization Fund. After the grant expenditures, the fund balance would be \$4.2 million. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approve the proposed resolution. 	

MANDATE STATEMENT

In accordance with Planning Code Section 418.7, all funds 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

Soma Community Stabilization Fund

Pursuant to a 2015 Development Agreement with the City (File 15-0788), 5M LLC deposited \$800,000 into the SOMA Community Stabilization Fund to support the Filipino Cultural Heritage District. Spending from the Fund requires Board of Supervisors’ approval.

Procurement of Services

In January 2023, MOHCD issued a Request for Proposals (RFP) for non-profit organizations to apply for funding from the SoMa Community Stabilization Fund to provide services in the Filipino Cultural Heritage District. An evaluation panel reviewed and scored proposals and recommended awarding three grants in the three service categories: (1) public realm improvements, (2) language access, and (3) capacity building.

Proposals were evaluated based on the following: SoMa Target Population (5 points), Program Design (15 points), CHHESS¹ Alignment (15 points), Experience (10 points), Staffing (10 points), Partnerships (10 points), Racial Equity (10 points), Impact (10 points), Evaluation (5 points), and Budget (10 points). MOHCD received one proposal for each of the three service categories, each of which scored an average of 92 to 97 points out of 100 possible points. The Filipino American Development Foundation, which is the fiscal sponsor for SOMA Pilipinas, was the only respondent to each service category and was recommended to receive the entire \$800,000 in monies available for programming.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution authorizes MOHCD to spend \$800,000 from the SoMa Community Stabilization Fund.

¹ CHHESS refers to Cultural History, Housing and Economic Sustainability Strategies.

FISCAL IMPACT

According to MOHCD staff, if the proposed \$800,000 in spending is approved, SOMA Community Stabilization Fund would be reduced to \$4,176,150.

RECOMMENDATION

Approve the proposed resolution.

Funding Recommendations for South of Market Community
Stabilization Fund

FY 2023-2024

<i>Capacity Building</i>			
<i>SoMa Pilipinas</i>	Public Realm Improvement, Capacity Building and Language Access and Culturally Competent Services within the Filipino Cultural District	\$	800,000.00
	Grand Total	\$	800,000.00

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: May 8, 2023

SUBJECT: Expend Resolution for SOMA Community Stabilization Funds (5M)

GRANT TITLE: SOMA Community Stabilization Funds (5M)

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: 415-701-5575
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).