

File No. 221074

Committee Item No. 11

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date November 2, 2022

Board of Supervisors Meeting

Date _____

Cmte Board

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

- SMCC Funding Recommendations FY2022-2023
- Board Resolution No. 569-21 12/22/2021
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Completed by: Brent Jalipa

Date October 27, 2022

Completed by: Brent Jalipa

Date _____

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - Contract Extensions -
2 \$512,500]

3 **Resolution authorizing the Mayor’s Office of Housing and Community Development to**
4 **expend SoMa Community Stabilization Fund dollars in the amount of \$512,500 to**
5 **address various impacts of destabilization on residents and businesses in SoMa and**
6 **extend the term for an additional six months from December 31, 2022, for a total term of**
7 **January 1, 2022, through June 30, 2023.**

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

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

21 WHEREAS, Both the Rincon Hill Community Infrastructure Impact Fee and the SoMa
22 Community Stabilization Fee are imposed on new residential development within the Rincon
23 Hill Downtown Residential Mixed Use District, as defined in San Francisco Planning Code,
24 Section 827 (the area generally bounded by Folsom Street, the Bay Bridge, the Embarcadero,
25 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 September 7, 2021, consistent with the
20 Strategic Plan, for nonprofit organizations and businesses seeking assistance from the Fund;
21 and

22 WHEREAS, On December 14, 2021, the Board of Supervisors approved Resolution
23 No. 569-21, authorizing MOHCD to expend \$1,025,000 from the SoMa Community
24 Stabilization Fund for services from January 2022 through December 31, 2022 in accordance
25

1 with the purposes and goals for the funding as generally set forth in the Strategic Plan and the
2 Funding Recommendations approved by the CAC and filed with the Clerk of the Board under
3 File No. 211205; and

4 WHEREAS, MOHCD currently administers the resulting grants and works
5 collaboratively with the CAC to request an extension and amendment of the grants and grant
6 amounts for an additional six months, all in accordance with the requirements set forth in the
7 RFP; and

8 WHEREAS, A copy of the SoMa CAC Funding Recommendations for six-month
9 extensions has been filed with the Clerk of the Board under File No. 221074, now, therefore,
10 be it

11 RESOLVED, That the Mayor's Office of Housing and Community Development is also
12 hereby authorized to expend \$512,500 from the SoMa Community Stabilization Fund, all in
13 accordance with the purposes and goals for the funding as generally set forth in the Strategic
14 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the
15 Board.

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17 Recommended:

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

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21 Approved:

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23 /s/
London N. Breed, Mayor

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25 /s/
Ben Rosenfield, Controller

Item 11 File 22-1074	Department: Mayor's Office of Housing and Community Development
EXECUTIVE SUMMARY	
<p>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 \$512,500 from the SoMa Community Stabilization Fund. <p>Key Points</p> <ul style="list-style-type: none"> • Under the City's Planning Code, developers constructing new residential development in the Rincon Hill Downtown Residential District pay a SoMa Community Stabilization Fee of \$19.01 per square foot on new residential development within the District, to be used to mitigate the impacts of destabilization on residents and businesses in SoMa. MOHCD administers the Fund, and the Community Stabilization Fund Community Advisory Committee (CAC) advises on the use of funds, subject to Board of Supervisors' approval. • In September 2021, MOHCD issued a Request for Proposals (RFP) for non-profit organizations to apply for funding from the SoMa Community Stabilization Fund to provide SoMa services in FY 2021-22. An evaluation panel reviewed and scored the proposals and the CAC recommended awarding 11 grants in the five categories. The Board of Supervisors approved expending \$1,025,000 for these 11 grants in File 21-1205. • MOHCD will extend the term of these grants by six months to June 30, 2023 and increase the amount expended by \$512,500 because a new RFP will not be issued until January 2023 and the Department would like to avoid a gap in services. <p>Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed resolution would authorize MOHCD to expend \$512,500 from the SoMa Community Stabilization Fund. After the grant expenditures, the fund balance will be reduced from \$4.8 million to \$4.3 million. <p>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

In August 2005, the Board of Supervisors approved a new Section 418 to the City Planning Code which, among other provisions, (a) established the Rincon Hill Downtown Residential District,¹ (b) imposed a Rincon Hill Community Infrastructure Impact Fee (\$14.94 per gross square foot of new residential development in the District²), (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 (\$19.01 per gross square foot on new residential development within the District²), (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 legislation specifies that all funds collected in the SoMa Community Stabilization Fund are to be used to mitigate the impacts of destabilization on residents and businesses in SoMa.

Legislative History

On May 6, 2008, the Board of Supervisors approved a resolution (File 08-0544) (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 (CAC) to issue 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.

RFP Process

On September 7, 2021, MOHCD issued an RFP for community-based organizations to apply for funding from the SoMa Community Stabilization Fund to provide SoMa Services in FY 2021-22.

¹ The Rincon Hill Downtown Residential District is defined as the area bounded by Folsom Street, the Bay Bridge, the Embarcadero, and Essex Street.

² San Francisco Citywide Development Impact Fee Register, effective January 1, 2022

The five priority funding areas according to the RFP were: (1) Housing, (2) Small Business Support, (3) Youth and Family Support, (4) Community Action Grants/SoMa Community Collaborative, and (5) Capacity Building: Trauma Informed Systems Training.

Proposals were reviewed by a scoring panel,³ and evaluated based on the following: SoMa Target Population (15 points), Program Design (20 points), Program and Organizational Impact (40 points), Approach to COVID-19 Response and Recovery (15 points), and Approach to Advance Racial Equity Goals (10 points). MOHCD received 19 proposals⁴ and 11 organizations scoring above 75 were recommended by the CAC for funding for a one-year grant term, with an option to extend. The Board of Supervisors approved the expenditure in File 21-1205, and those 11 organizations received grants totaling \$1.25 million. The 11 organizations are listed below in Exhibit 1.

³ The scoring panel consisted of ten reviewers: a SoMa Community Member; Community Foundation Officer; MOHCD Citizens Committee or Community Development member; a bank philanthropic foundation officer; an Office of Economic and Workforce Development program manager; an MOHCD program manager, affordable housing development and data; an MOHCD program manager, affordable housing services; an MOHCD program officer, program evaluation; an MOHCD program officer, cultural districts program; and an MOHCD program officer, immigrant rights portfolio.

⁴ According to MOHCD, three proposals were not eligible for funding because they applied directly for Community Action Grants (CAG). The CAG process will be administered by the Community Actions Grant/Community Council grantee that is awarded through this RFP.

Exhibit 1: 2022 Funding Recommendations

Program Area	Organization	Project Description	Amount
Housing	San Francisco Study Center ^a	Services to increase access to affordable housing	\$75,000
Community Action Grants	Centers for Equity and Success, Inc.	Coordination of community action grants program	\$250,000
Youth & Family Support	United Playaz	School day support for teachers and children at Bessie Carmichael schools	\$100,000
Youth & Family Support	Westbay Pilipino Multi Service Center	College preparatory services	\$50,000
Youth & Family Support	Filipino American Development Foundation	Culturally competent educational services for Bessie Carmichael/Filipino Education Center students	\$50,000
Youth & Family Support	United Playaz	Coordination of on-site services at Bessie Carmichael Schools	\$50,000
Small Business Support	Kultivate Labs	Small business accelerator and incubation	\$75,000
Small Business Support	Renaissance Entrepreneurship Center	Small business COVID support	\$75,000
Small Business Support	Kultivate Labs	Small business COVID-safe event production	\$75,000
Housing	Filipino-American Development Foundation ^b	Culturally Competent tenant support	\$75,000
Capacity Building: Trauma Informed Systems Training	The Regents of the University of California, San Francisco	Trauma-informed training and support at Bessie Carmichael School	\$150,000
Total:			\$1,025,000

^a Fiscal sponsor of the Bill Sorro Housing Project

^b Fiscal sponsor of South of Market Community Action Network

Source: MOHCD

DETAILS OF PROPOSED LEGISLATION

The proposed resolution authorizes MOHCD to spend an additional \$512,500 from the SoMa Community Stabilization Fund.

The Department extended the term of existing grant agreements for six months from December 31, 2022, for a total term of January 1, 2022 to June 30, 2023. The same 11 organizations that received funding in 2022 will receive allocations of expenditures in the proposed resolution. Exhibit 2 below shows the proposed extended funding allocations for the 11 organizations and their projects.

Exhibit 2: Proposed Allocations for Six-Month Grant Extension

Organization	Project	Amount
San Francisco Study Center, fiscal sponsor of the Bill Sorro Housing Project	Intensive housing case management services	\$37,500
Centers for Equity and Success, Inc.	Coordination of a community action grants program; coordination of community collaborative	\$125,000
United Playaz	In-person, in-class social/emotional guidance supports to children and teachers at Bessie Carmichael Elementary and Middle schools	\$50,000
Westbay Pilipino Multi Service Center	College prep services for increased access to higher education	\$25,000
Filipino American Development Foundation	In-school, after-school, and summer culturally responsive programs for Bessie Carmichael students	\$25,000
United Playaz	Coordination of community and family engagement resources at Bessie Carmichael	\$25,000
Kultivate Labs	Business growth program for small businesses through one-on-one consultations	\$37,500
Renaissance Entrepreneurship Center	Custom training, consulting, and access to capital and technology to help SOMA small businesses	\$37,500
Kultivate Labs	Production of events for SOMA businesses and residents to connect safely in outdoor spaces	\$37,500
Filipino American Development Foundation, fiscal sponsor of Kultivate Labs	Culturally competent tenant counseling for SOMA residents and identification of properties for MOHCD's Small Site Program	\$37,500
The Regents of the University of California, on behalf of its San Francisco Campus	Trauma-informed training, consultation, and clinical support for students, parents, and educators at Bessie Carmichael	\$75,000
Total:		\$512,500

Source: MOHCD

Exhibit 2 above shows how the \$512,500 in grants would be distributed so that each of the 11 grantees would receive six months’ worth of last year’s allocation. According to MOHCD staff, MOHCD had anticipated issuing another RFP for organizations to apply for SoMa Community Stabilization Funds in January 2022 for grant agreements that would begin in January 2023, but the Department was unable to issue the RFP due to a larger than anticipated overall RFP volume in FY 2022-23. After discussing with the SoMa Stabilization Fund CAC, Department staff decided to extend the current grants by six months with the existing service providers to avoid a gap in service, and issue a new RFP in January 2023 for new grants starting in July 2023.

FISCAL IMPACT

Exhibit 3 below summarizes the current and projected balance of the SoMa Community Stabilization Fund if the proposed spending resolution is approved.

Exhibit 3: SoMa Community Stabilization Fund, Current and Projected Balance

	Amount
Unallocated Balance as of October 2022	\$4,822,032
Proposed Resolution	(512,500)
Remaining Balance	\$4,309,532

Source: MOHCD

As shown above, if the proposed resolution is approved, the SoMa Community Stabilization Fund balance will be reduced from \$4.8 million to \$4.3 million.

RECOMMENDATION

Approve the proposed resolution.

Funding Recommendations for South of Market Community
Stabilization Fund

FY 2022-2023

Access to Housing		
San Francisco Study Center, fiscal sponsor of the Bill Sorro Housing Project	Intensive housing case management services focused on both retaining existing housing and placement in new affordable housing, along with tenant education and outreach	\$ 37,500.00
Community Action Grants Coordinator/Community Council		
Centers for Equity and Success, Inc.	Coordination of community action grants program, funding community-initiated projects that focus on stabilization and anti-displacement activities for residents and small businesses; Coordination of community collaborative of SoMa-based organizations to promote community development and stabilization and address critical community needs	\$ 125,000.00
Community Hub		
United Playaz	SOMA Youth Collaborative staff provide in-person, in-class social/emotional/COVID guidance supports to children and teachers at Bessie Carmichael Elementary and Middle Schools during the school day	\$ 50,000.00
Culturally Competent Educational Services		
Westbay Pilipino Multi Service Center	Provide college preparatory services to increase access to higher education for underserved youth, particularly recent immigrant and first generation youth	\$ 25,000.00
Culturally Competent Educational Services		
Filipino American Development Foundation	Linguistically sensitive and culturally responsive programming for Bessie Carmichael/FILIPINO Educational Center students, including in-school, after-school and summer programming	\$ 25,000.00
School Site Coordinator		
United Playaz	SoMa Youth Collaborative to coordinate community and family engagement resources at Bessie Carmichael School	\$ 25,000.00
Small Business Accelerator		
Kultivate Labs	A business growth program to help small businesses increase revenue, primarily through intensive 1:1 consultations with experts in the areas of marketing, branding, accounting, legal/business coaching and more	\$ 37,500.00
Small Business COVID-19 Emergency Assistance		
Renaissance Entrepreneurship Center	Customized training, consulting, access to capital and technology support to help SoMa small businesses to not only survive COVID, but to create thriving enterprises	\$ 37,500.00
Small Business Events		
Kultivate Labs	Production of events that allow SoMa-based businesses and residents to connect safely in outdoor spaces, generate income for small SoMa-serving businesses, and create economic opportunities for SoMa residents	\$ 37,500.00
Small Site Identification and Tenant Education		

Filipino American Development Foundation, fiscal sponsor of Kultivate Labs	Culturally competent tenant counseling and education for SOMA residents, and identification of available (for sale) SOMA properties that may be good prospects for MOHCD's Small Site Program (SSP)	\$ 37,500.00
<i>Trauma-Informed Training and Clinical Support at Bessie Carmichael School</i>		
The Regents of the University of California, on behalf of its San Francisco campus	Trauma-informed training, consultation and clinical supports for students, parents and educators to promote school success and resilience for the Bessie Carmichael School (BCS) community	\$ 75,000.00
Grand Total		\$ 512,500.00

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - Destabilization Impacts -
2 \$1,025,000]

3 **Resolution authorizing the Mayor's Office of Housing and Community Development to**
4 **expend South of Market (SoMa) Community Stabilization Fund dollars in the amount of**
5 **\$1,025,000 to address various impacts of destabilization on residents and businesses**
6 **in SoMa from January 1, 2022, through December 31, 2022.**

7
8 WHEREAS, On August 19, 2005, the Board of Supervisors approved Ordinance No.
9 217-05 (the "Ordinance"), which, among other things, established a new Rincon Hill
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11 WHEREAS, The Ordinance added Section 418 to the San Francisco Planning Code,
12 which identifies a need to mitigate the impacts of new development in the Rincon Hill area and
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15 streetscape improvements and other facilities and services; and 2) a SoMa Community
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17 development and community cohesion in SoMa, as defined in San Francisco Planning Code,
18 Section 401 (the area bounded by Market Street to the north, Embarcadero to the east, King
19 Street to the south, and South Van Ness Avenue and Division Street to the west); and

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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
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5 WHEREAS, The money collected from the SoMa Community Stabilization Fee, along
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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 September 7, 2021, 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. 211205, now, therefore, be it
24
25

1 RESOLVED, That the Mayor's Office of Housing and Community Development is
2 hereby authorized to expend \$1,025,000 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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Recommended:

/s/
Eric D. Shaw, Director, MOHCD

Approved:

/s/
London N. Breed, Mayor

/s/
Ben Rosenfield, Controller



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 211205

Date Passed: December 14, 2021

Resolution authorizing the Mayor's Office of Housing and Community Development to expend South of Market (SoMa) Community Stabilization Fund dollars in the amount of \$1,025,000 to address various impacts of destabilization on residents and businesses in SoMa from January 1, 2022, through December 31, 2022.


December 08, 2021 Budget and Finance Committee - RECOMMENDED

December 14, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 211205

I hereby certify that the foregoing Resolution was ADOPTED on 12/14/2021 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

12/22/21

Date Approved

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: September 6, 2022

SUBJECT: Expend Resolution for SOMA Community Stabilization Funds

GRANT TITLE: SOMA Community Stabilization Funds

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).