

File No. 211205

Committee Item No. 8

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date December 8, 2021

Board of Supervisors Meeting Date _____

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- CAC Funding Recommendations _____
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Completed by: Brent Jalipa Date December 2, 2021

Completed by: Brent Jalipa Date _____

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
10 Downtown Residential Mixed Use District; and

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
13 establishes two new fees: 1) the Rincon Hill Community Infrastructure Impact Fee, which
14 provides specific improvements, including community open spaces, pedestrian and
15 streetscape improvements and other facilities and services; and 2) a SoMa Community
16 Stabilization Fee, which mitigates impacts on affordable housing, economic and community
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

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 San Francisco Planning Code,
23 Section 827 (the area generally bounded by Folsom Street, the Bay Bridge, the Embarcadero,
24 and Essex Street); 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
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, 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

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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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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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<p>Item 8 File 21-1250</p>	<p>Department: Mayor’s Office of Housing and Community Development (MOHCD)</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 \$1,025,000 from the SoMa Community Stabilization Fund to award 11 grants to non-profit organizations from January 1, 2022 through December 31, 2022. <p style="text-align: center;">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 \$17.93 per square foot on new residential development within the District to be used to mitigate the impacts of development 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 for services in FY 2021-2022. The five priority funding areas according to the RFP are: 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. An evaluation panel reviewed and scored the proposals and CAC recommends awarding 11 grants in the five categories. The funding awards are for one-year from January 2022 through December 2022. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed resolution would authorize MOHCD to expend \$1,025,000 from the SoMa Community Stabilization Fund. After the proposed grant expenditures, the balance will be reduced from \$6,989,058 to \$5,964,058. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • If this resolution were approved, five of the eight non-profit organizations receiving funds from the SoMa Community Stabilization Fund were also recipients of Fund monies in FY 2019-20. According to MOHCD staff, all five of these organizations met their program goals for that fiscal year. <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

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 District¹, (b) imposed a Rincon Hill Community Infrastructure Impact Fee (\$14.09 per 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 (\$17.93 per square foot on new residential development within the 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 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 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 (updated as of February 9, 2021).

MOHCD and the CAC did not undertake a funding cycle in FY 2020-21. The most recent SoMa Fund one-year RFP cycle was in March 2019. In June 2019, the Board of Supervisors approved a resolution authorizing MOHCD to expend \$919,954 from the SoMa Community Stabilization Fund (File 19-0576). The funds were distributed to 18 non-profit organizations for FY 2019-20.

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, 2021

RFP Process

On September 7, 2021, MOHCD issued a Request for Proposals (RFP) for community-based organizations to apply for funding from the SOMA Community Stabilization Fund to provide SoMA Services in FY 2021-2022. The five priority funding areas according to the RFP are: 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 panel³, 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 ultimately, 11 organizations scoring above 75 are being recommended by the CAC for funding for a one-year grant term, with an option to extend.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution authorizes MOHCD to spend \$1,025,000 from the SoMA Community Stabilization Fund to address various impacts of destabilization on residents and businesses in SOMA from January 1, 2022 through December 31, 2022.

Exhibit 1 below lists the 11 non-profit organizations that the SoMa Stabilization Fund Community Advisory Committee recommends funding for 2022.

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

MOHCD has not yet disbursed any funding from this procurement process.

FISCAL IMPACT

Exhibit 2 below summarizes the current and projected balance of the SoMa Community Stabilization Fund if the proposed spending resolution is approved.

Exhibit 2. SoMa Community Stabilization Fund, Current and Projected Balance

Current Balance	\$13,050,902
FY 2011-21 Unspent Encumbered Funds	(361,844)
FY 2021-22 Expenditures Approved by BOS but Unencumbered	(5,700,000)
Balance Available	\$6,989,058
Authorizing Resolutions	
11 projects, File No. 21-1205	(1,025,000)
Remaining Balance	\$5,964,058

Source: MOHCD

As shown above, if the proposed resolution is approved, the SoMa Community Stabilization Fund balance will be reduced from \$6,989,058 to \$5,964,058.

POLICY CONSIDERATION

If this resolution were approved, five of the eight non-profit organizations receiving funds from the SoMa Community Stabilization Fund were also recipients of Fund monies in FY 2019-20. According to MOHCD staff, all five of these organizations met their program goals for that fiscal year.

RECOMMENDATION

Approve the proposed resolution.

Funding Recommendations for South of Market Community
Stabilization Fund

FY 2021-2022

Access to Housing – Rental Housing Counseling		
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	\$ 75,000.00
Community Action Grants/Community Council		
Centers for Equity and Success, Inc.	Coordination of community action grants program, funding community-initiated projects that focus on stabilization and anti-displacements 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	\$ 250,000.00
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.	\$ 100,000.00
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	\$ 50,000.00
Culturally Competent Educational Services		
Filipino American Development Foundation	Linguistically sensitive and culturally responsive programming for Bessie Carmichael/Filipino Education Center students, including in-school, after-school and summer programming	\$ 50,000.00
School Site Coordinator		
United Playaz	SoMa Youth Collaborative to coordinate community and family engagement resources at Bessie Carmichael School	\$ 50,000.00
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.	\$ 75,000.00
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.	\$ 75,000.00
Small Business Events		

<p style="text-align: center;">Kultivate Labs</p>	<p>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.</p>	<p style="text-align: right;">\$ 75,000.00</p>
<p><i>Small Site Identification and Tenant Education</i></p>		
<p style="text-align: center;">Filipino-American Development Foundation, fiscal sponsor of South of Market Community Action Network</p>	<p>Culturally competent tenant counseling and education for SOMA residents, and identification of available (for sale) SOMA properties that may be good prospects for the Small Site Program (SSP)</p>	<p style="text-align: right;">\$ 75,000.00</p>
<p><i>Trauma-Informed Training and Clinical Support at Bessie Carmichael School</i></p>		
<p style="text-align: center;">The Regents of the University of California, on behalf of its San Francisco campus</p>	<p>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.</p>	<p style="text-align: right;">\$ 150,000.00</p>
Grand Total		<p style="text-align: right;">\$ 1,025,000.00</p>

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: November 5, 2021

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).