AMENDED IN COMMITTEE 2/8/2023 RESOLUTION NO.

FILE NO. 230065

1	[Authorizing Expenditures - SoMa Community Stabilization Fund - \$2,000,000]
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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 \$2,000,000 to
5	address various impacts of destabilization on residents and businesses in SoMa for a
6	term to commence effective upon approval this Resolution through June 30, 2024.
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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 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 and Division 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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Mayor Breed; Supervisors Dorsey, Safai, Mandelman, Peskin **BOARD OF SUPERVISORS**

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 three
19	requests for proposals (RFPs) that were released on May 27, 2022 and August 26, 2022,
20	consistent with the Strategic Plan, for nonprofit organizations and businesses seeking
21	assistance from the Fund; and
22	WHEREAS, MOHCD shall provide the Board of Supervisors with a report no later than
23	30 days following the completion of any capital acquisition resulting from these expenditures
24	that includes: (1) the appraised value of the 1044 Howard Site, (2) the final cost of purchase

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1	and amount of City funding, (3) confirmation that a Declaration of Restrictions has been
2	recorded on the site restricting the property to community serving uses, and (4) an updated
3	renovation pro-forma that includes a line-item account of all sources and uses; 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 \$2,000,000 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	London N. Breed, Mayor Ben Rosenfield, Controller
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