

File No. 240264

Committee Item No. 4

Board Item No. 16

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date April 3, 2024

Board of Supervisors Meeting

Date April 16, 2024

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|----------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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|-------------------------------------|-------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Preliminary Recommendations</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Continuing Fund as of 2/28/2024</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Brent Jalipa

Date March 28, 2024

Completed by: Brent Jalipa

Date April 4, 2024

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - \$890,000]

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 up to \$890,000 to**
5 **address various impacts of destabilization on residents and businesses in SoMa from**
6 **July 1, 2024, through June 30, 2025.**

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 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

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

21 WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the
22 RFPs has been filed with the Clerk of the Board under File No. 240264; now, therefore, be it

23 RESOLVED, That the Mayor's Office of Housing and Community Development is also
24 hereby authorized to expend \$890,000 from the SoMa Community Stabilization Fund, all in
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1 accordance with the purposes and goals for the funding as generally set forth in the Strategic
2 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the
3 Board.

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5 Recommended:

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7 /s/
Daniel Adams, Director, MOHCD

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9 Approved:

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11 /s/
London N. Breed, Mayor

/s/
Greg Wagner, Controller

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<p>Item 4 File 24-0264</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 authorizes MOHCD to spend \$890,000 from the SOMA Community Stabilization Fund. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • The SOMA Community Stabilization Fund accounts for certain development impact fee revenue in SOMA and requires the Board of Supervisors to approve spending. MOHCD administers the fund, including managing competitive solicitations to allocate spending. The associated Community Advisory Committee (CAC) recommended FY 2023-24 funding for eight projects on April 27, 2023. The CAC recommended an additional year of funding at the same level for all eight projects on February 15, 2024. • The organizations receiving funds are: the San Francisco Study Center, Filipino-American Development Foundation, Kultivate Labs, United Playaz, and Centers for Equity and Success. Projects include housing services, business and non-profit assistance, and education programs. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • If the proposed resolution is approved, the SOMA Community Stabilization Fund balance will be reduced from \$1,683,129 to \$793,129 <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

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 (\$16.16 per gross square foot of new residential development in the District), (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 (\$20.55 per gross 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).²

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 January 27, 2023, MOHCD issued an RFP for community-based organizations to apply for funding from the SOMA Community Stabilization Fund to provide SOMA services in FY 2023-24

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, 2024

with an option to extend for an additional period of up to 18 months based on funding availability, achievement of outcomes and deliverables, and community needs. The four priority funding areas, according to the RFP, were: (1) Housing, (2) Small Business Support, (3) Youth and Family Support, and (4) Community Action Grants/SOMA Community Collaborative.

Proposals were reviewed by a scoring panel³ and evaluated based on the following: SOMA Target Population (15 points), Program Design (20 points), Experience (10 points), Staffing (10 points), Advancing Racial Equity (10 points), Partnerships (5 points), Impact/Outcome (10 points), Evaluation (5 points), and Program Budget (15 points). Eight organizations submitted proposals, and all were awarded grants.⁴ The CAC recommended FY 2023-24 funding for all eight projects on April 27, 2023. Based on year-to-date outcomes and ongoing community needs, the CAC recommended an additional year of funding at the same level for all eight projects on February 15, 2024.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution authorizes MOHCD to spend \$890,000 from the SOMA Community Stabilization Fund. Exhibit 1 below summarizes the projects and the grant awards for each.

³ The scoring panel consisted of two reviewers: a MOHCD Senior Community Development Specialist II and a MOHCD Senior Community Development Specialist I.

⁴ The average scores for each of the organizations are as follows: Kultivate Labs (Accelerator): 92.5, West Bay Pilipino Multi Services Center: 92.5, Filipino American Development Foundation/Filipino Education Center: 92, United Playaz: 89.5, San Francisco Study Center/Bill Sorro Housing Program: 88, Filipino American Development Foundation - South of Market Community Action Network: 87.5, Kultivate Labs (Events): 85.5, Centers for Equity and Success, Inc.: 82.5

Exhibit 1: FY 2024-25 Funding Recommendations

Organization	Project Description	Amount
San Francisco Study Center ⁵	Outreach, housing education, and case management services to increase access to affordable housing	\$85,000
Filipino-American Development Foundation ⁶	Tenant counseling, outreach, workshops, and legal representation for residents	\$85,000
Kultivate Labs (Events)	Monthly night market to promote small business owners, entrepreneurs, and artists	\$85,000
Kultivate Labs (Accelerator)	Business growth program for small businesses through one-on-one technical assistance	\$85,000
Filipino American Development Foundation/Filipino Education Center	Afterschool programming, such as field trips and community-service learning activities, for Bessie Carmichael/Filipino Education Center students	\$100,000
West Bay Pilipino Multi-Service Center	College prep services, such as workshops and college field trips, for increased access to higher education	\$150,000
United Playaz	School Site Coordination program activities at the Bessie Carmichael School, such as hosting an annual teacher retreat with nonprofit partners	\$50,000
Centers for Equity and Success, Inc.	Coordination of the SOMA Community Collaborative and support of SOMA-based nonprofit organizations and groups through technical assistance	\$250,000
		\$890,000

Source: MOHCD

FISCAL IMPACT

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

⁵ Fiscal sponsor of the Bill Sorro Housing Project
⁶ Fiscal sponsor of South of Market Community Action Network

Exhibit 2: SOMA Community Stabilization Fund, Current and Projected Balance

	Amount
Unallocated Balance as of February 28, 2024	\$1,683,129
Proposed Resolution	(890,000)
Remaining Balance	\$793,129

Source: MOHCD

As shown above, if the proposed resolution is approved, the SOMA Community Stabilization Fund balance will be reduced from \$1,683,129 to \$793,129.

RECOMMENDATION

Approve the proposed resolution.

Funding Recommendations for South of Market Community Stabilization Fund

FY 2024-2025

SoMa Services		
San Francisco Study Center/Bill Sorro Housing Program (BiSHoP)	Culturally competent outreach, housing education, and case management to assist residents with rental relief subsidies, navigating the City's affordable housing system, and basic tenant rights.	\$85,000
Filipino-American Development Foundation (FADF)/SOMCAN	Culturally competent outreach, tenant counseling, workshops and legal representation to assist residents with understanding their rights and responsibilities, preventing unlawful evictions, and accessing resources.	\$85,000
Kultivate Labs	Produce monthly night market to promote SoMa Pilipinas through economic development to small business owners, artists and entrepreneurs.	\$85,000
Kultivate Labs	Small Business Events- SoMa SEED Accelerator provides small and micro-businesses located in SoMa with support to launch, grow or stabilize their income through one-on-one development plans to identify and work toward their business growth objectives.	\$85,000
Filipino American Development Foundation/Filipino Education Center (FEC)	Educational support through afterschool programming for students at Bessie Carmichael School/FEC through cultural enrichment, project-based learning, hands-on experiments, games, field trip and community-service learning.	\$100,000
West Bay Pilipino Multi-Service Center	The College Prep Program provides culturally sensitive enrichment support, ancillary academic support workshops, social and emotional support workshops, professional, career and leadership development, and college field trips to assist youth in applying and enrolling in college programs.	\$150,000
United Playaz	Support for the Bessie Carmichael School through growing community support membership, raising funds, purchasing curriculum and books, renovations to school spaces and providing computers. The School Site Coordination program works with teachers to plan and host an annual teacher retreat with CBO partners to improve communication and support between teachers.	\$50,000
Centers for Equity and Success, Inc.	Serving SOMA-based community-based organizations and groups through re-granting programs, technical assistance workshops and support, and strengthening the community network through convening the SOMA Community Collaborative (SCC).	\$250,000
SoMa Services Total		\$ 890,000.00

As of 2.28.24

Row Labels	Authority Code	Authority Description	Sum of Revised Budget	Sum of GL Actuals	Sum of Encumbrance	Sum of Remaining Balance	Sum of Reserved Budget	Sum of Available Balance
10860	17209	MY Soma Stabilization Fund						
		Expenditures	34,848,469.29	30,602,142.94	463,197.55	3,783,128.80	2,100,000.00	1,683,128.80
		Revenue	31,226,191.48	31,226,191.48	-	-	-	-
	17210	MY Rincon Hill Rti To Soma Sta						
		Expenditures	939,625.56	939,625.47	-	0.09	-	0.09
		Revenue	8,074,850.14	8,074,850.14	-	-	-	-
Grand Total			75,089,136.47	70,842,810.03	463,197.55	3,783,128.89	2,100,000.00	1,683,128.89
		Total Revenue	39,301,041.62	39,301,041.62	-	-	-	-
		Total Expenditure	35,788,094.85	31,541,768.41	463,197.55	3,783,128.89	2,100,000.00	1,683,128.89

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: February 28, 2024

SUBJECT: Expend Resolution for SOMA FY 2024-25 Grants to CBOs

GRANT TITLE: SOMA FY 2024-25 Grants

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).

From: [Trejo, Sara \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Paulino, Tom \(MYR\)](#); [Nickolopoulos, Sheila \(MYR\)](#); [Gremer, Andrea \(MYR\)](#); [Lee, Grace \(MYR\)](#); [Zhu, Fisher \(MYR\)](#)
Subject: Mayor -- Resolution -- SoMa Community Stabilization Fund
Date: Tuesday, March 19, 2024 2:28:38 PM
Attachments: [1. SOMA Cover Memo Feb 2024.doc](#)
[2. SoMa Resolution - FY24-25 grants.docx](#)
[2. SoMa Resolution - FY24-25 grants signed.pdf](#)
[3. SoMa Preliminary Recommendations - FY24-25 grants.xlsx](#)
[Continuing Fund 10860.xlsx](#)
[RE SOMA Expenditure Reso for MBO Review FY 2024-25 Grants.msg](#)

Hello Clerks,

Attached is a Resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of up to \$890,000 to address various impacts of destabilization on residents and businesses in SoMa from July 1, 2024, through June 30, 2025.

Best regards,

Sara Trejo

Legislative Aide

Office of the Mayor

City and County of San Francisco

415.554.6141 | sara.trejo@sfgov.org