File No	190763		tem No No				
COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST							
Committee:	Budget & Finance Sub-Co	<u>mmittee</u>	Date July 24, 2019				
Board of Su	pervisors Meeting		Date				
Cmte Boar	Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Repo Introduction Form Department/Agency Cove MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Comm Award Letter Application Public Correspondence	rt er Letter and					
OTHER	(Use back side if addition	nal space is r	needed)				
	fequest for Proposals Funding Recommendati	ims .					

Date July Date

Completed by: Linda Wong
Completed by: Linda Wong

[Authorizing Expenditures - Gift to Compton's District Transgender, Lesbian, Gay, and Bisexual Stabilization Fund - \$300,000]

Resolution authorizing the Mayor's Office of Housing and Community Development to expend a gift to Compton's District Transgender, Lesbian, Gay, and Bisexual (TLGB) Stabilization Fund dollars in the amount of \$300,000 to support the City's efforts to recognize and support historic and present-day TLGB communities in the Tenderloin neighborhood.

WHEREAS, On March 17, 2017, the Board of Supervisors approved Ordinance No. 49-17 (the "Ordinance"), which, among other things, accepted a \$300,000 gift from Mid-Market Center LLC (the "Project Sponsor") to the City and County of San Francisco (the "City"), to create the Compton's District Transgender, Lesbian, Gay and Bisexual (TLGB) Stabilization Fund (the "Fund"); and

WHEREAS, The City, acting through the Mayor's Office of Housing and Community Development (MOHCD), created the Fund to help recognize and support historic and present-day TLGB communities in the Tenderloin neighborhood; and

WHEREAS, The gift was to be paid prior to issuance of the first construction document for the project located at 950-974 Market Street, Assessor's Parcel Block No. 0342, Lots No. 001, 002, 004, and 014 (the "Project"); and

WHEREAS, The intent of the Board of Supervisors in accepting the gift was that one third of the gift be used to support the creation of a Compton's TLGB Cultural Heritage District in the Tenderloin and South of Market neighborhoods; one third be used to support the creation of a transgender-focused community facility in the Tenderloin neighborhood; and another third be used to support one or more transgender-focused commercial or nonprofit storefront establishments in the Tenderloin neighborhood; and

WHEREAS, MOHCD shall work with the Supervisor for District 6, members of the community knowledgeable about transgender issues in the Tenderloin, and the Human Rights Commission to help set funding priorities; and

WHEREAS, Expenditures for staffing, loans, grants and property acquisitions and maintenance shall be approved by resolution of the Board of Supervisors; and

WHEREAS, MOHCD staff issued a request for proposals (RFP) that was released on June 10, 2019, consistent with the Ordinance, for the Compton's Transgender Cultural District to seek assistance from the Fund; and

WHEREAS, A copy of the Compton's District TLGB Stabilization Funding Recommendations resulting from the RFP has been filed with the Clerk of the Board of Supervisors under File No. 190763; now, therefore, be it

RESOLVED, That the Mayor's Office of Housing and Community Development is hereby authorized to expend the \$300,000 gift to the Compton's District TLGB Stabilization Fund all in accordance with the purposes and goals for the funding as generally set forth in the Ordinance and the Funding Recommendations filed with the Clerk of the Board.

Recommended:

Kate Hartley, Director, MOHCD

Approved:

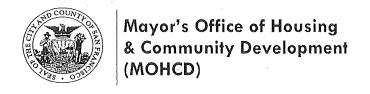
London N. Breed, Mayor

Ben Rosenfield, Controller

## Funding Recommendations for the Compton's District TLGB Stabilization Fund

FY 2019-2020

Compton's District TLGB Stabilization Fund		1400	
St. James Infirmary, fiscal sponsor of Compton's Transgender Cultural District	The Compton's Transgender Cultural District - the first legally recognized transgender district in the world - encompasses six blocks in the southeastern Tenderloin and crosses over Market Street to include two blocks of 6th Street	\$	300,000.00
	Grand Total	\$	300,000.00



London N. Breed
Mayor

Kate Hartley

Director

# SAN FRANCISCO CULTURAL DISTRICTS REQUEST FOR PROPOSALS

August 1, 2019 – June 30, 2020 GRANT TERM

We invite you to submit proposals for the following grant opportunities:

Grant Title	Grant Amounts
Compton's District TLGB Stabilization Fund	\$ 300,000

## Eligible districts include:

Compton's Transgender Cultural District – in the Tenderloin

Go to the next page to learn more about what we would like to fund.

DATE ISSUED: PROPOSAL DUE DATE:

Monday, June 10, 2019 Friday, June 21, 2019 at 5:00 p.m.

## **ELIGIBLE GRANTS**

We have listed eligible activities below. Under each activity area, we describe in more detail what we would like to fund.

## Compton's District TLGB Stabilization Fund (\$300,000)

Budget this amount over an 11-month period, from August 1, 2019 through June 30, 2020

## **Background**

As part of City Ordinance 49-17, passed by the Board of Supervisors on March 7, 2017, Mid-Market Center LLC, a real estate developer in the Tenderloin neighborhood, offered to donate \$300,000 to MOHCD for the purposes of creating a one-time Compton's District TLGB Stabilization Fund ("The Fund"). The Fund supports the City's efforts to recognize and support historic and present-day Transgender, Lesbian, Gay and Bisexual (TLGB) communities in the Tenderloin neighborhood.

The ordinance states the intent of the Board of Supervisors to use one-third of the Fund to support the creation of a Compton's TLGB Cultural Heritage District in the Tenderloin and South of Market neighborhoods; one-third to support the creation of a transgender-focused community facility in the Tenderloin neighborhood; and one-third to support one or more transgender-focused commercial or nonprofit storefront establishments in the Tenderloin neighborhood.

Shortly after the passage of City Ordinance 49-17, the Compton's Transgender Cultural District became the first legally recognized transgender district in the world. Named after the first documented uprising of transgender and queer people in United States history (the Compton's Cafeteria Riots of 1966), the district encompasses 6 blocks of southeastern Tenderloin and crosses over Market Street to include two blocks of 6th Street. In 2016, the City and County of San Francisco ("the City") renamed portions of Turk and Taylor Streets to commemorate the historic contributions of transgender people, renaming them Compton's Cafeteria Way and Vikki Mar Lane, respectively.

This region of the Tenderloin neighborhood has held a documented, ongoing presence of transgender residents as early as the 1920s, and especially from the 1930s through the 1960s prior to the birth of the internationally renowned Castro District. This area is home to San Francisco's first LGBT bar, and various community spaces, gathering sites and hotels with cultural significance for the broader transgender and LGBTQ community.

## **Grant Goals**

- 1. Invest in a healthy, transparent and diverse community-based Compton's Transgender Cultural District that supports the community within its geographic boundaries and those who frequent it.
- 2. Strengthen the resilience of the District and promote a strength-based approach to community development and self-sufficiency.

## **Grant Goals (continued)**

- 3. Encourage and facilitate healing, economic empowerment, and cultural enrichment within the transgender community and in the Tenderloin neighborhood.
- 4. Ensure that the District utilizes fiscally sound systems and can attain strong place-keeping outcomes.
- 5. Coordinate the development of new tools and strategies related to cultural preservation, land use, access to affordable housing, community-based economic development, and culturally competent City services, policies and narratives.

#### **Eligible Activities**

Founded by ordinance of the Board of Supervisors in 2017, the Compton's Transgender Cultural District is currently in its initial launch phase. In April 2019, MOHCD granted funds to the District to support a full-time Executive Director, a part-time Program Associate, and community engagement efforts. This RFP will build on those investments.

## Activity #1. Place-making in the Compton's Transgender Cultural District

We suggest budgeting close to \$100,000 in this area.

A portion of the grant funding should support any of the following place-making activities:

- Implementation of a kick-off, District launch event that will serve as a community celebration and engage the local Tenderloin community, as well as a broader set of city and community stakeholders. The event should develop broad support and clarity around the District's vision and scope of work for the coming year. We want to support events that promote healing and belonging, and help preserve the District's history and narrative. Examples of celebratory event(s) include:
  - o Block party
  - O District-wide empowerment summit or conference
  - o Support for (or an expansion of) a current festival that takes place within the District
  - Provision of a workshop series with the goal of creating equitable access to City resources, such as tenant protections, arts and culture, economic and workforce development, and land use
- Working with consultant(s) to assist with collecting and integrating community input into a
   District strategic plan. The priority areas and strategies outlined in the strategic plan must be
   defined by the transgender community.
- Other place-making activities that create awareness of transgender community history and create art that reflect transgender community empowerment.

## Activity #2. Creating a Transgender-Focused Community Facility

We suggest budgeting close to \$100,000 in this area.

A portion of the grant funding should support the creation of a transgender-focused community facility located in the District. Eligible expenses may include facility occupancy costs, such as rent and utilities, as well as the hiring of a full or part-time fund development professional to strategize how to operate the facility long term.

#### Activity #3. Support One or More Transgender-Focused Storefront Establishments

We suggest budgeting close to \$100,000 in this area.

A portion of the grant funding should support one or more transgender-focused commercial and/or nonprofit storefront establishments located in the District. Establishments must serve and be a space for (and by) the transgender community. Eligible expenses may include storefront occupancy costs, such as rent and utilities, as well as furniture and equipment.

## Other Eligible Expenses (if applicable)

A portion of the grant funding could also support the administrative services provided by a fiscal sponsor or agent. Fiscal sponsorship fees cannot account for more than 15% of the total grant award.

## ARE YOU ELIGIBLE TO SUBMIT A GRANT PROPOSAL?

#### You are eligible to submit a grant proposal if you meet all the following criteria:

- You have a history of community-based leadership as the cultural district group that is working toward implementing the Board of Supervisors-approved Compton's Transgender Cultural District.
- 2. Your lead applicant or fiscal agent is a nonprofit corporation registered with the Internal Revenue Service.
- 3. Your lead applicant or fiscal agent is in good standing with the State of California's Registry of Charitable Trusts.
- 4. Your lead applicant has a project or service site located within the City and County of San Francisco.

## WHAT TO EXPECT IF AWARDED A GRANT

## The use of these funds is subject to many requirements, including but not limited to:

- 1. You must be a City-approved supplier/vendor. If you are not a City-approved supplier/vendor, begin the <u>certification process</u> as soon as possible. Subcontractors are not required to be City-approved suppliers/vendors. Only the lead agency or fiscal agent must be City-approved.
- 2. Financing is on a monthly cost-reimbursement basis. You must use our online grants management system for monthly reporting and invoicing.
- 3. You must sign and meet the provisions of a grant agreement. The grant agreement includes an annual scope of work and budget. We cannot reimburse for expenses incurred before the start of the grant agreement.
- 4. You must comply with the City's insurance requirements and provide audited financial statements or an independent financial review.
- 5. If fiscally sponsored, you must have a signed Memorandum of Understanding (MOU) between the parties before entering into a grant agreement with the City. We strongly encourage fiscal sponsors of a Cultural District to be rooted, geographically and/or historically, in the District. Fiscal sponsors should also have a history of fiscal compliance with the City.
- 6. Projects and services must be accessible to persons with disabilities. You can provide access often without having to alter the existing facility.
- 7. You must follow applicable federal, state and local laws and regulations for:
  - Fair housing
  - Equal employment opportunity
  - Equal benefits for domestic partners
  - Conflicts of interest
  - Purchasing goods and services
- 8. You cannot use these funds for religious purposes or political and lobbying activity.

## **HOW TO SUBMIT A GRANT PROPOSAL**

## 1 ATTEND ONE OF OUR PRE-SUBMISSION WORKSHOPS

Thursday, June 13, 2019 9:00 a.m. – 10:00 a.m.

1 South Van Ness Avenue, 5th Floor

We will lead workshops to help you determine if your project is eligible. We will also help you understand how to submit a complete proposal. We encourage you to attend a workshop before submitting a proposal. The meeting room is wheel chair accessible. For translation or interpretation services, call (415) 701-5598 at least 72 hours beforehand. For speech or hearing impaired callers, please call TYY/TDD (415) 701-5503. For information on MUNI routes, call (415) 673-6864, or 511.

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## PUT TOGETHER YOUR PROPOSAL PACKET

#### **Proposal Packet Checklist**

(One original signed in blue ink and one USB drive copy)

Cl	Jn	nents are also required if we do not currently fund
[	]	Project Budget Worksheet (p.11, posted in Excel)
[	]	Proposal Narrative (see p.10 for instructions)
[	]	Board of Directors (p.9, posted in Word)
[	]	Proposal Cover Sheet (p.8, posted in Word)

[ ] Your Articles of Incorporation, including all amendments

[ ] Your Organization By-Laws, including all amendments
[ ] Evidence of your Federal Tax Exempt 501(c)(3) status

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## SUBMIT YOUR PROPOSAL PACKET

Submit your completed proposal packet to:

Attention: Director of Community Development
Mayor's Office of Housing and Community Development (MOHCD)

1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

WE RECOMMEND HAND DELIVERY

PROPOSAL DUE DATE:

These do

June 21, 2019

by hard-copy original and USB drive copy

at 5:00 p.m.

you:

## REVIEW PROCESS AND SCHEDULE

First, we will review all proposals to determine if they are complete and eligible. We will remove any incomplete or ineligible proposals from further consideration. Next, we will read and score all complete and eligible proposals. We will consider prior performance in our review. Prior performance includes your compliance with any previous grant or financing agreement. We will recommend proposals with the highest scores for grant awards. Last, we will notify you of our award decision. If you do not receive a grant, you may appeal our decision. If you receive a grant, we will contact you to begin the grant negotiation process.

Our proposed schedule for review and decisions is:

Friday, June 21, 2019	Proposals due to us by 5:00 p.m.
Wednesday, July 24, 2019	Award decisions sent to you
Wednesday, July 31, 2019	Five day appeals period ends
Thursday, August 1, 2019	Earliest date grant term can begin

We reserve the right to adjust this schedule at our discretion.

## **PROPOSAL INSTRUCTIONS**

- 1. Be as succinct as possible. The narrative section must be no longer than six pages (i.e. 3 double-sided sheets of paper). Reviewers will not consider text beyond the sixth page in their funding recommendations.
- 2. We will not accept any handwritten narratives. You must type or use a computer to write your narrative. Font size must be at least 12 point.
- 3. Pages should be standard 8-1/2" by 11" with 1" margins. To save paper, we recommend the narrative section be double-sided and single-spaced.
- 4. Original signatures must be in blue ink.
- 5. Use the Proposal Packet Checklist to ensure your proposal is complete.
- 6. Do not bind proposals, or submit extra materials not requested.
- 7. We will not consider any incomplete, faxed, or late proposals. We recommend hand delivery of proposals. We will not accept any proposals after 5:00 p.m. on Friday, June 21, 2019.

## **PROPOSAL COVER SHEET**

(If legible, you may hand write this part of the proposal)

Agency Name:		
Street Address:		
City:		
State:	Zip Code:	
Main Phone:	Fax:	
Project Name:		
Project Description (one-liner):		
Project Street Address (if different):		
City:		
State:	Zip Code:	
Executive Director:		
Phone:	Email:	
Primary Contact Person (if different):		
Phone:	Email:	
Grant Applying for:		
Total Proposal Request (may not exceed Maxir	num Grant Amount): \$	
Total FY 2019 Agency Budget: \$		•
I certify that the information provided in this ap	oplication is true.	
Signature	· · · · · · · · · · · · · · · · · · ·	Date

## **BOARD OF DIRECTORS**

(If legible, you may hand write this part of the proposal)

You should have a Board of Directors with at least 7 members. We encourage representation from low-income residents and neighborhoods.

Name	Years on Board	Home Neighborhood	Job or Relevant Experience
		•	
		·	

## PROPOSAL NARRATIVE

(Must not exceed 6 pages)

## 1. Project Design (worth up to 40 points)

- Describe your activities, including your goals and partners. Reference the Eligible Activities described in this RFP, starting on page 3.
- Provide an implementation timeline for your activities.

## 2. Organizational Capacity and Budget (worth up to 30 points)

- Complete a Project Budget Worksheet, including budget items for both your grant proposal and the District (i.e. "the Project").
- Describe the budget for your grant proposal.
- Describe the individuals who will administer your activities, including their names, job titles and experience. Include individuals in supervisory and/or oversight roles.

## 3. Background and Need (worth up to 20 points)

Describe the need for your activities.

#### 4. Evaluation (worth up to 10 points)

- Describe who will benefit from your activities.
- What outcomes would you use to measure the success of each activity?

TOTAL SCORE ASSIGNED BY REVIEWERS: \_\_\_\_ out of 100

#### PROJECT BUDGET WORKSHEET

DISTRICT NAME:	Compton's Transgender Cultural District
PROJECT NAME:	

Please fill to the yellow highlighted fields that apply to your Proposal and Full Project Budget, Include your project's <u>two largest secured revenue sources</u> in the columns labeled "Secured Amount from [Insert Source)," and sum the remaining revenue sources in the column labeled "Secured Amount from Other Sources." List the names of other revenue sources in that column hander:

Line Item	Budget Item	~~~~~			Secured Amount from	Secured Amount from	Secured Amount from	
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			TOTAL	\$ .	\$ .	\$ -	\$ -	\$

## MORE ABOUT THIS RFP

- We encourage collaborative proposals. Collaborative proposals must choose a lead agency to serve as the fiscal agent. The fiscal agent should submit documents as if it were a single agency. We prefer awarding grants to agencies who can increase their impact through collaboration. If awarded a grant, a collaborative proposal must provide us with signed agreements. These agreements will outline the scopes of work and expectations of each partner.
- 2. The City reserves the right to fund select components of a collaborative proposal.
- 3. The City reserves the right to terminate an award if actual expenses deviate from the purpose expressed in this RFP.
- 4. If in its best interest, the City may delay, suspend, or cancel this procurement (or any of its components).
- 5. In the future, the City may use this procurement to award grants for similar projects and services.

## PROTEST PROCEDURES

#### Protest of Non-Responsive Proposal or Grant Award

Non-responsive proposals are either incomplete, ineligible, or undelivered. If we determine your proposal to be non-responsive, we will inform you. We may also issue you a notice of intent to award the grant to another, responsive proposal. In either case, if you disagree with our decision, you may submit a written notice of protest within five business days. We must receive the notice of protest on or before the fifth business day. The notice of protest must include a written statement of each of the grounds for protest. An individual authorized to represent the respondent must sign the protest. The protest must cite all applicable laws, rules, procedures or provisions. The protest must specify facts and evidence enough for us to determine its validity.

## **Delivery of Protests**

We must receive all protests by 5:00 p.m. on Wednesday, July 31, 2019, or within five business days of our notification, whichever comes sooner. You bear the risk of non-delivery within the deadlines specified if you use a mail service. You should use a delivery method that will establish the date our office receives your protest. We will not consider any oral or e-mail protests or notices of protests.

If necessary, we will schedule a meeting with the respondent within ten (10) calendar days of receiving the protest. We will review and attempt to resolve the protest during this meeting. You may submit your protest to:

Attention: Director of Community Development
Mayor's Office of Housing and Community Development (MOHCD)

1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

## Mayor's Office of Housing and Community Development City and County of San Francisco



**London N. Breed**Mayor

Kate Hartley
Director

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM:

Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community

Development

DATE:

June 21, 2019

SUBJECT:

Expend Resolution for TLGB Stabilization Fund - \$300,000

Attached please find the original and 2 copies of each of the following:

\_X\_ Proposed resolution; original signed by Department, Mayor, Controller

\_X\_ Expenditure budget

Departmental representative to receive a copy of the adopted resolution:

Name:

Benjamin McCloskey

Phone:

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).

1 South Van Ness Avenue – Fifth Floor, San Francisco, CA 94103 Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 • www.sfmohcd.org

## Office of the Mayor SAN FRANCISCO



LONDON N. BREED MAYOR

2019 JUL -9 PM 4:35

DK

56

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM:

Sophia Kittler

RE:

Authorizing Expenditures – Gift to Compton's District Transgender,

Lesbian, Gay, and Bisexual (TLGB) Stabilization Fund – \$300,000

DATE:

7/9/19

Resolution authorizing the Mayor's Office of Housing and Community Development to expend Gift to Compton's District Transgender, Lesbian, Gay, and Bisexual (TLGB) Stabilization Fund dollars in the amount of \$300,000 to support the City's efforts to recognize and support historic and present-day TLGB communities in the Tenderloin neighborhood.

Please note that Supervisor Haney is a co-sponsor of this legislation.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

File No. 190763

## FORM SFEC-126: NOTIFICATION OF CONTRACT APPROVAL

(S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information (Please print clearly.)	
Name of City elective officer(s):  Members, Board of Supervisors	City elective office(s) held:  Members, Board of Supervisors
Contractor Information (Please print clearly.)	
Name of contractor: St. James Infirmary, fiscal sponsor of Compton's Transgender Cultura	l District
Please list the names of (1) members of the contractor's board of direction financial officer and chief operating officer; (3) any person who has a any subcontractor listed in the bid or contract; and (5) any political canditional pages as necessary.	n ownership of 20 percent or more in the contractor; (4)
<ol> <li>Anita O'Shea; Patsy Chan; Elizabeth Faber; Kelli Dorsey; and J</li> <li>Toni Newman</li> <li>None</li> <li>None</li> </ol>	oanna Berton-Martinez
Contractor address:	,
730 Polk Street, 4th Floor, San Francisco, CA 94109	
Date that contract was approved: (By the SF Board of Supervisors)	Amount of contract: \$530,000.00 (\$300,000 from Compton's District TLGB Stabilization Fund, and \$230,000 from Cultural Districts launch funding)
Describe the nature of the contract that was approved: Grant to administer launch funding, including staffing, and funds from Compton's Transgender Cultural District	
Comments:	
Γhis contract was approved by (check applicable):	
This contract was approved by (check applicable).  ☐ the City elective officer(s) identified on this form (Mayor Lond	lon N. Breed)
✓ a board on which the City elective officer(s) serves San Fr	
Prin	t Name of Board
☐ the board of a state agency (Health Authority, Housing Authority, Parking Authority, Redevelopment Agency Commission, Development Authority) on which an appointee of the City elect	Relocation Appeals Board, Treasure Island
Print Name of Board	
Filer Information (Please print clearly.)	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco 94102	E-mail: Board.of.supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)	Date Signed		
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)	Date Signed		

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