

File No. 210117

Committee Item No. 6

Board Item No. 18

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date February 17, 2021

Board of Supervisors Meeting

Date February 23, 2021

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 type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" 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)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Funding Recommendations</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>MOHCD Presentation - February 17, 2021</u>
<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Linda Wong Date February 12, 2021

Completed by: Linda Wong Date February 18, 2021

1 [Authorizing Expenditures - SoMa Community Stabilization Fund - \$58,435]

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 \$58,435 for tenant**
5 **improvements to Kapwa Gardens at 967 Mission Street, in accordance with the**
6 **purposes and goals for the funding set forth in the Strategic Plan and the Funding**
7 **Recommendations approved by the SoMa Community Stabilization Fund Community**
8 **Advisory Committee.**
9

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

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

22 WHEREAS, Both the Rincon Hill Community Infrastructure Impact Fee and the SoMa
23 Community Stabilization Fee are imposed on new residential development within the Rincon
24 Hill Downtown Residential Mixed Use District, as defined in San Francisco Planning Code,
25

1 Section 827 (the area generally bounded by Folsom Street, the Bay Bridge, the Embarcadero,
2 and Essex Street); and

3 WHEREAS, The Ordinance established two separate funds: 1) a Rincon Hill
4 Community Improvements Fund for the deposit of the Rincon Hill Community Infrastructure
5 Impact Fees collected; and 2) a SoMa Community Stabilization Fund for the deposit of SoMa
6 Community Stabilization Fees collected; and

7 WHEREAS, The money collected from the SoMa Community Stabilization Fee, along
8 with up to \$6,000,000 transferred from the Rincon Hill Community Improvements Impact
9 Fund, is to be deposited in the SoMa Community Stabilization Fund maintained by the
10 Controller, which will be used to address various impacts of destabilization on residents and
11 businesses in SoMa; and

12 WHEREAS, Under the Ordinance, the Board of Supervisors established the SoMa
13 Community Stabilization Fund Community Advisory Committee (SoMa CAC) to advise the
14 Mayor's Office of Community Development (MOCD), now the Mayor's Office of Housing and
15 Community Development (MOHCD), and the Board of Supervisors on the uses of the Fund;
16 and

17 WHEREAS, On May 6, 2008, the Board of Supervisors approved Resolution
18 No. 216-08, creating the SoMa Community Stabilization Fund Strategic Plan and authorized
19 MOHCD to administer the Fund in accordance with the Strategic Plan; and

20 WHEREAS, The SoMa CAC voted to recommend funding for improvements and
21 beautification of Kapwa Gardens, a popup site, designed for COVID-19 safety, for micro-
22 enterprises, health and wellness activities and cultural art supporting the Filipinx Cultural
23 District; and

1 WHEREAS, A copy of the SoMa CAC Funding Recommendations resulting from the
2 RFQ has been filed with the Clerk of the Board under File No. _____, now, therefore, be
3 it

4 RESOLVED, That the Mayor's Office of Housing and Community Development is
5 hereby authorized to expend \$58,435 from the SoMa Community Stabilization Fund, all in
6 accordance with the purposes and goals for the funding as generally set forth in the Strategic
7 Plan and the Funding Recommendations approved by the CAC and filed with the Clerk of the
8 Board.

1 Recommended:

2
3 /s/
4 Eric D. Shaw, Director, MOHCD

5
6 Approved:

7 /s/
8 London N. Breed, Mayor

/s/
Ben Rosenfield, Controller

Funding Recommendations for South of Market Community Stabilization Fund	January 2021
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<u>Agency</u>	<u>Program Description</u>	<u>1 Year Funding</u>
<i>Facilities Acquisition and Renovation</i>		
Kultivate Labs (OEWD)	Mello Roos funding for improvements and beautification of Kapwa Gardens, a community garden, cultural and small business vendor space, located at 967 Mission Street.	\$58,435
		\$58,435

<i>TOTAL EXPENDITURE REQUEST</i>	<i>\$58,435</i>
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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: January 19, 2021

SUBJECT: Expend Resolution for SOMA Community Stabilization Funds
Kapwa Gardens - \$58,435

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: 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).



SoMa Community Stabilization Fund

CITY AND COUNTY OF
SAN FRANCISCO

MAYOR LONDON N. BREED

Recent and Upcoming Expenditures

Recently Approved	Description	Dollar Amount
UCSF Hearts	Trauma Informed Systems support at Bessie Carmichael School	\$78,000
Upcoming Requests		
West Bay Pilipino Multi-Service Center	Capital acquisition and rehabilitation to create a new non-profit owned space in SoMa	\$3,000,000
Kultivate Labs	Tenant improvements for activation of Kapwa Gardens at 967 Mission Street	\$58,435
Multiple organizations	Services RFP to be released later this year	Approx. \$1,200,000
	Total	\$4,336,435



Kapwa Gardens

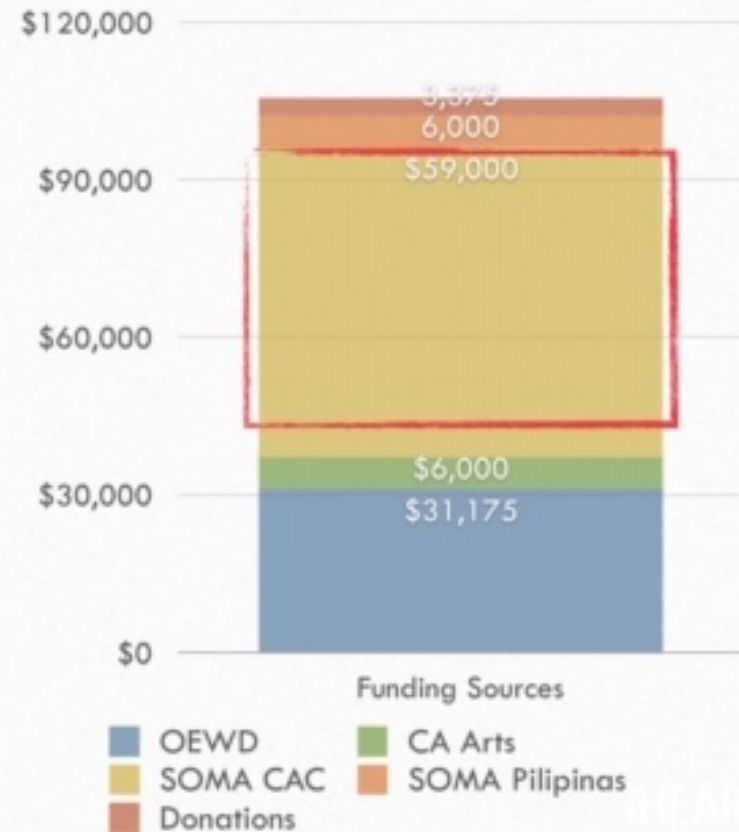
- ❖ 967 Mission Street (future senior housing site owned by MOHCD)
- ❖ MOHCD issued restricted permit to Kultivate Labs, a nonprofit, for use as a community garden, cultural space, and micro-business vendors
- ❖ Projected opening in March 2021
- ❖ Healing space to address mental, emotional and economic impacts of the COVID-19 pandemic on the SoMa community, which has very limited public open space
- ❖ COVID-19 safety protocols
- ❖ Funds to be administered by OEWD

Projected Project Budget

PROJECT BUDGET

BUILD-OUT BUDGET

Amount	Item	Funding Source
\$20,000.00	Architecture Fee	
\$7,000.00	Plants	SOMA CAC
\$6,000.00	Asphalt Work	SOMA CAC
\$4,000.00	Astro-turf	SOMA CAC
\$3,000.00	Lumber	SOMA CAC
\$1,000.00	Paint and Supplies	SOMA CAC
\$10,000.00	Solar Panels	SOMA CAC
\$8,000.00	Living Walls	SOMA CAC
\$2,000.00	Furniture / Host Stand	SOMA CAC
\$6,000.00	Stage / Scaffolding	SOMA CAC
\$7,000.00	Gateway	SOMA CAC
\$2,500.00	Soil & Gravel	SOMA CAC
\$2,000.00	Bus Purchase	
\$5,000.00	Pavers	SOMA CAC + OEWD
\$2,000.00	Supplies	
\$2,100.00	Storage Pods	
\$4,608.00	Portapotties &	
\$600.00	Internet Equipment	
\$6,000.00	Mural Artist Fee	
\$6,000.00	Mural Paint, Supplies,	
\$742.00	Misc	
\$105,550.00	Total Build-out	





San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 210117

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
office of the clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Claudine del Rosario	415-613-4854
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
MYR Mayor's Office of Comm. Dev	claudine.delrosario@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR Kultivate Labs	TELEPHONE NUMBER 415-215-4689
STREET ADDRESS (including City, State and Zip Code) 1010 Mission Street, San Francisco CA 94103	EMAIL desi@kultivatelabs.org

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 210117
DESCRIPTION OF AMOUNT OF CONTRACT \$58,435		
NATURE OF THE CONTRACT (Please describe) Improvements and beautification of Kapwa Gardens, a community garden, cultural and small business vendor space, located at 967 Mission Street.		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Rosales	Gina	Board of Directors
2	Chan	Billy	Board of Directors
3	Laguisma	Gani	Board of Directors
4	Benitez	Ron	Board of Directors
5	Zahner	Lisa	Board of Directors
6	Kabuay	Kristian	Board of Directors
7	Danganan	Desi	CEO
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9. AFFILIATES AND SUBCONTRACTORS

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#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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☐ Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK	DATE SIGNED
BOS Clerk of the Board	

From: [Peacock, Rebecca \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Kittler, Sophia \(MYR\)](#); [Chan, Amy \(MYR\)](#); [Catapang, Rally \(MYR\)](#); [Owens, Morgan \(MYR\)](#)
Subject: Mayor -- [Resolution] -- [Authorizing Expenditures -- SoMa Community Stabilization Fund -- \$58,435]
Date: Tuesday, February 2, 2021 5:14:53 PM
Attachments: [\(3\) Reso MOHCD Kapwa Gardens.zip](#)

Attached for introduction to the Board of Supervisors is a **resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of \$58,435 for tenant improvements to Kapwa Gardens at 967 Mission Street.**

Please let me know if you have any questions.

Rebecca Peacock ([they/them](#))
(415) 554-6982 | Rebecca.Peacock@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco