

File No. 100373

Committee Item No. 3

Board Item No. 15

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Subcommittee BUDGET AND FINANCE

Date 4/7/10

Board of Supervisors Meeting

Date 4/13/10

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 Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	<input 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"/>	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>Expenditure Schedule</u>
<input type="checkbox"/>	<input type="checkbox"/>	
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Completed by: Gail Johnson

Date 4/2/10

Completed by: AG

Date 4/8/10

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

1 [Authorizing Expenditures from South of Market Community Stabilization Fund - \$1,844,273]

2
3 **Resolution approving the 2010 South of Market Community Stabilization Fund Program**
4 **and authorizing the Mayor's Office of Housing to expend South of Market Community**
5 **Stabilization Fund dollars in the amount of \$1,844,273.**

6
7 WHEREAS, On August 19, 2005, the Board of Supervisors approved Ordinance No.
8 217-05 (the "Ordinance"), adding a new Section 318 to the San Francisco Planning Code,
9 which, among other things, established a new Rincon Hill Downtown Residential District; and,

10 WHEREAS, The Ordinance imposed a SOMA Community Stabilization Fee of \$14 per
11 square foot on residential development within the new Residential District; and,

12 WHEREAS, The money collected from the SOMA Community Stabilization Fee, along
13 with up to \$6 million transferred from the Rincon Hill Community Improvements Fund that was
14 also established under the Ordinance, is in a separate fund called the SOMA Community
15 Stabilization Fund maintained by the Controller (the "Fund"), which will be used to address
16 various impacts of destabilization on residents and businesses in SOMA; and,

17 WHEREAS, Under the Ordinance, the Board of Supervisors established the SOMA
18 Community Stabilization Fund Community Advisory Committee (the "SOMA CAC") to advise
19 the Mayor's Office of Community Development (MOCD), now the Mayor's Office of Housing
20 (MOH), and the Board of Supervisors on the uses of the Fund; and,

21 WHEREAS, Under Resolution 076-06, the Board of Supervisors appointed the original
22 seven members of the SOMA CAC; and

23 WHEREAS, Under Resolution 162-06, the Board of Supervisors authorized MOCD's
24 expenditure of money from the Fund to support two positions to administer and monitor use of
25 the Fund; and

1 WHEREAS, Under Resolution 0216-08 the Board of Supervisors approved the SOMA
2 Community Stabilization Fund Strategic Plan and authorized MOCD to administer the Fund in
3 accordance with the Strategic Plan; and

4 WHEREAS, The SOMA CAC and MOH staff worked collaboratively to issue an initial
5 request for proposals (RFP), consistent with the Strategic Plan, for organizations and/or
6 businesses seeking assistance from the Fund; and

7 WHEREAS, A copy of the SOMA CAC Funding Recommendations resulting from the
8 RFP has been filed with the Clerk of the Board under File No. _____, now, therefore, be
9 it

10 RESOLVED, That the Mayor's Office of Housing is hereby authorized to expend
11 \$1,844,273 from the SOMA Community Stabilization Fund, all in accordance with the
12 purposes and goals for the funding as generally set forth in Strategic Plan and the Funding
13 Recommendations; and, be it

14 FURTHER RESOLVED, MOH may use the funds authorized by Resolution 162-06 to
15 support general administrative costs associated with the Fund, in addition to staffing costs, not
16 to exceed the classification salary range of one 9772 and one 9775.

Item 3
File 10-0373

Department(s):
 Mayor's Office of Housing (MOH),
 Redevelopment Agency (SFRA),
 Planning Commission

EXECUTIVE SUMMARY

Legislative Objective

- Resolution (a) approving the 2010 South of Market Community Stabilization Fund Program, (b) authorizing the Mayor's Office of Housing to expend \$1,844,273 from the South of Market Community Stabilization Fund, and (c) authorizing the MOH to fund general administrative costs, in addition to staff costs, if overall costs do not exceed previously authorized levels of funding.

Legal Mandates

- Section 318 of the City's Planning Code, which established a Rincon Hill Downtown Residential District, was approved by the Board of Supervisors on August 19, 2005 (Ordinance No. 217-05). Section 318 also (a) created a Rincon Hill Community Improvement Fund, (b) imposed a South of Market Community Stabilization Fee of \$14 per square foot on residential development within the Rincon Hill Downtown Residential District, (c) created the SOMA Community Stabilization Fund, and (d) established the Community Stabilization Fund Community Advisory Committee.
- MOH may use the SOMA Community Stabilization Fund to administer and monitor the use of the Fund, however, MOH must obtain approval from the Board of Supervisors, by resolution, before expending such funds. In 2006, the Board of Supervisors approved a resolution enabling MOH to expend an unspecified amount from the SOMA Community Stabilization Fund to support two specified positions.

Fiscal Impact

- Based on a RFP process, the Community Stabilization Fund Community Advisory Committee reviewed and is recommending approval of 19 nonprofit organizations and two City departments to receive a total of \$1,844,273 from the SOMA Community Stabilization Fund through November 30, 2011.
- As of March 30, 2010, the SOMA Community Stabilization Fund has received a total of \$6,640,364 and has expended a total of \$518,455, for a current net balance of \$6,121,909. If the proposed resolution is approved, the SOMA Community Stabilization Fund balance would be \$4,277,636.

Recommendation

- Approval of the proposed ordinance is a policy decision for the Board of Supervisors.

BACKGROUND/MANDATE STATEMENT**Existing Legal Requirements**

On August 19, 2005, the Board of Supervisors approved a new Section 318 of the City's Planning Code, which among other provisions, (a) established the Rincon Hill Downtown Residential District¹, (b) created a Rincon Hill Community Improvement Fund², (c) imposed on developers a South of Market Area (SOMA)³ Community Stabilization Fee of \$14 per square foot on new residential development within the Rincon Hill Downtown Residential District, (d) created the SOMA Community Stabilization Fund⁴, and (e) established a SOMA Community Stabilization Fund Community Advisory Committee⁵ to advise the Mayor's Office and the Board of Supervisors on the uses of the SOMA Community Stabilization Fund (Ordinance No. 217-05).

In accordance with Section 318.7 of the Planning Code, monies in the SOMA Community Stabilization Fund are to be used to address the effects of destabilization on residents and businesses in SOMA, including: affordable housing and community asset building, small business rental assistance, development of new affordable homes for rental units for low-income households, rental subsidies for low-income households, down payment assistance for home ownership for low-income households, eviction prevention, employment development and capacity building for SOMA residents, job growth and job placement, small business assistance, leadership development, community cohesion, civic participation and community based programs and economic development.

¹ The Rincon Hill Downtown Residential District is considered to be the area bounded by Folsom Street, The Embarcadero, Bryant Street, and Essex Street.

² In accordance with Section 318.3(b)(i) of the City Planning Code, new residential developments in the Rincon Hill Area Plan are required to pay an \$11 per square foot Community Improvement Impact Fee and a \$14 per square foot SOMA Community Stabilization Fee. In accordance with Section 318.6 of the City Planning Code, all monies in the Rincon Hill Community Improvement Fund are to be used solely for the design, engineering, acquisition and development of neighborhood open spaces, streetscape improvements, community center and other improvements within the Rincon Hill Downtown Residential District, except that \$6 million of this Fund shall be transferred to the SOMA Stabilization Fund for SOMA Open Space Facilities Development and Improvement, Community Facilities Development and Improvement; SOMA Pedestrian Safety Planning, Traffic Calming and Streetscape Improvement and development of new affordable housing in SOMA.

³ SOMA is considered to be the area bounded by Market Street to the north, Embarcadero to the east, King Street to the south and South Van Ness and Division to the west.

⁴ In accordance with Section 318.7 of the City Planning Code, the SOMA Community Stabilization Fund would receive ongoing monies from the SOMA Community Stabilization Fee, and a one-time \$6 million transfer from the Rincon Hill Community Improvement Fund.

⁵ The SOMA Community Stabilization Fund Community Advisory Committee is composed of seven members appointed by the Board of Supervisors, including (a) one member representing low-income families living in SOMA, (b) one member with expertise in employment development and/or represents labor, (c) one senior or disabled resident of SOMA, (d) one member with affordable housing expertise and familiarity with the SOMA neighborhood, (e) one member representing a community-based organization in SOMA, (f) one member who provides direct services to SOMA families, and (g) one member who has small business expertise and a familiarity with the SOMA neighborhood.

Section 318.7(b)(2) also provides that the monies in the SOMA Community Stabilization Fund are automatically appropriated to the Mayor's Office of Housing (MOH)⁶, without prior approval by the Board of Supervisors, for the Planning Commission or other City department or office to complete (a) economic analyses to revise the fee, or (b) a nexus study to demonstrate the relationship between residential development and the need for stabilization assistance, if such costs do not exceed \$100,000.

In addition, in accordance with Section 318.7(b)(2), the SOMA Community Stabilization Fund may be used to pay MOH to administer and monitor the use of these Funds, however, before expending funds on administration, MOH must obtain approval of the Board of Supervisors, by resolution. On March 21, 2006, the Board of Supervisors approved a resolution (Resolution No. 162-06) authorizing MOH to expend an unspecified amount from the SOMA Community Stabilization Fund to support two positions (Classifications 9772 and 9775) to administer and monitor the use of the SOMA Community Stabilization Fund, as long as sufficient resources were available and the Fund required active management and oversight.

On May 6, 2008, the Board of Supervisors approved a resolution (Resolution No. 0216-08) (a) approving the SOMA Community Stabilization Fund Strategic Plan, (b) authorizing MOH to administer the Fund in accordance with this Strategic Plan, (c) authorizing MOH to work with the SOMA Community Advisory Committee to issue Requests for Proposals (RFPs) to address the effects of destabilization on residents and businesses in SOMA, consistent with the Strategic Plan, (d) authorizing the SOMA Community Advisory Committee to provide preliminary funding recommendations to the Board of Supervisors, and (e) authorizing MOH to expend \$110,000 from the Rincon Hill Community Improvement Fund to pay the Planning Department to conduct an inclusionary housing study.⁷ The SOMA Community Stabilization Fund Strategic Plan specified four primary goals: (a) strengthen community cohesion; (b) support economic and workforce development for low-income residents and businesses that serve the SOMA community; (c) increase access to perpetually affordable housing opportunities for existing SOMA residents; and (d) improve the infrastructure and physical environment.

As noted above, the Rincon Hill Community Improvement Fund will transfer up to \$6 million to the SOMA Community Stabilization Fund.

MOH, in partnership with the San Francisco Redevelopment Agency, issued a Request for Proposals (RFP) on September 1, 2009 to address the goals contained in the Community Stabilization Fund Strategic Plan. According to Ms. Claudine del Rosario of the Redevelopment Agency, MOH received 31 proposals from nonprofit organizations by the proposal due date of

⁶ Although the original legislation provided that the Mayor's Office of Community Development (MOCD) would be responsible for various tasks, in FY 2009-2010 MOCD was merged to create the Mayor's Office of Community Investment (MOCI) within the Mayor's Office of Housing (MOH), such that all further references to responsibilities for the SOMA Community Stabilization Fund will be attributed to MOH.

⁷ An inclusionary housing study is an analysis to determine the impacts of market rate housing development on the need for affordable housing. This study included both: (a) an analysis of the impacts of market rate housing on affordable housing and (b) a feasibility study, to determine the level of affordable housing fees and requirements. This study was initiated in 2006 and completed in 2007 by Keyser Marston, a private firm under contract with the San Francisco Planning Department at a cost of \$150,000. As noted above, the original ordinance (Ordinance No. 217-05) authorized up to \$100,000 and the 2008 resolution (Resolution No. 216-08) authorized \$110,000, for a total of \$210,000 for both a nexus study and an inclusionary housing study.

October 5, 2009. To evaluate the proposals, MOH, in partnership with the Redevelopment Agency, created three separate panels, each comprised of 2-3 Community Stabilization Fund Community Advisory Committee members and 2-3 MOH and Redevelopment staff to focus on three programs: (1) Community Asset Building, (2) Community Land Trust, and (3) Capacity Building. After evaluation of the proposals by these three separate panels, all of their recommendations for funding were referred to the full Community Stabilization Fund Community Advisory Committee membership. The full Committee approved a revised list of funding recommendations on February 18, 2010, which are now the subject of the proposed resolution.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would (a) approve the 2010 South of Market Community Stabilization Fund Program, (b) authorize the Mayor's Office of Housing to expend \$1,844,273 from the South of Market Community Stabilization Fund and (c) enable MOH to use the funds previously authorized in Resolution 162-06, discussed above, to support general administrative costs, in addition to staff costs, if such costs do not exceed the salary range of one 9772 Community Development Specialist and one 9775 Senior Community Development Specialist II position.

Ms. Del Rosario advises that, based on the evaluation of the 31 proposals received, 19 nonprofit organizations were selected to receive SOMA Community Stabilization Fund monies during this first round of funding for 2010. In addition, Ms. Del Rosario advises that two City departments, (1) San Francisco Municipal Transportation Agency (SFMTA) working together with the Department of Public Works (DPW), and (2) the Office of Economic and Workforce Development (OEWD) were selected to receive \$350,000 and \$200,000 respectively, to support SOMA activities. According to Ms. Del Rosario, based on criteria outlined in the SOMA Community Stabilization Fund Strategic Plan and the identified needs in the SOMA neighborhood, SFMTA will receive \$350,000 to work with DPW to design and construct a mid-block street crossing signal to improve the physical infrastructure in the SOMA neighborhood and OEWD will receive an additional \$200,000 for OEWD's existing small business Revolving Loan Program, to target SOMA businesses. Table 1 below summarizes the total \$1,844,273 proposed expenditures for these 19 nonprofit organizations and two City departments.

Table 1: 2010 SOMA Community Stabilization Fund Program

Community Asset Building			
Asian Neighborhood Design			\$75,000
Bar Association of SF, Volunteer Legal Service			75,000
Catholic Charities CYO			75,000
Filipino-American Development Foundation			100,000
Nihonmachi Legal Outreach			75,000
Northeast Community Federal Credit Union			75,000
Renaissance Entrepreneurship Center			75,000
United Plaza			75,000
Chinatown Community Development Center			94,394
Subtotal Community Asset Building			\$719,394
San Francisco Community Land Trust			\$119,879
Planning and Capacity Building			
Bindlestiff Studio			\$35,000
Filipino-American Development Foundation			40,000
GP/TODCO, Inc			75,000
Oasis for Girls			35,000
San Francisco Filipino Cultural Center			75,000
Senior Action Network-SF			75,000
South of Market Business Association			10,000
South of Market Child Care, Inc.			35,000
Veteran's Equity Center			75,000
Subtotal Planning and Capacity Building			\$455,000
City Department Funding			
SFMunicipal Transportation Agency/Dept of Public Works			\$350,000
Office of Economic and Workforce Development			200,000
Subtotal City Department Funding			\$550,000
Total			\$1,844,273

Attachment I, provided by Ms. Del Rosario identifies the 19 nonprofit organizations and the two City departments, including program descriptions and funding, proposed for the 2010 South of Market Community Stabilization Fund Program.

Ms. Del Rosario advises that the above-noted programs would each extend 12 to 18 months, from approximately June 1, 2010 through November 30, 2011. In addition, according to Ms. Del Rosario, given the availability of funds, there is anticipated to be a second round of RFPs issued in approximately one year, to provide additional SOMA Community Stabilization Fund programs.

FISCAL ANALYSIS

As summarized in Table 2 below, since the SOMA Community Stabilization Fund was created in August of 2005, a total of \$5,365,439 has been received and an additional \$1,274,925 was transferred from the Rincon Hill Community Improvement Fund for total funding including interest earnings of \$6,640,364. As noted above, fees of \$14 per square foot are imposed on developers of new residential developments within the Rincon Hill Area Plan and up to \$6 million of the Rincon Hill Community Improvement Funds from a separate \$11 per square foot Community Improvement Impact Fee are deposited into the SOMA Community Stabilization Fund. Attachment II, provided by Mr. Benjamin McClosky of the MOH identifies the specific dates and projects that resulted in all the fees paid into the SOMA Community Stabilization Fund.

Table 2: Revenues Received in SOMA Fund

	<u>SOMA Community Stabilization Fund</u>	<u>Rincon Hill Community Improvement Fund</u>	<u>Total Available Funds</u>
FY 2005-2006	\$98,471	\$1,169,835	\$1,268,306
FY 2006-2007	203,292	0	203,292
FY 2007-2008	0	0	0
FY 2008-2009	67,324	0	67,324
FY 2009-2010	4,962,933	0	4,962,933
Interest Earnings	33,419	105,090	138,509
Total	\$5,365,439	\$1,274,925	\$6,640,364*

* An additional \$452,972 is owed by the developer of 425 First Street, pending a refund due from the Planning Department.

Source: Mayor's Office of Housing

Table 3 below summarizes the expenditures incurred as of March 30, 2010, by the SOMA Community Stabilization Fund, by fiscal year, totaling \$518,455.

Table 3: Expenditures in SOMA Fund

	<u>Salaries and Benefits</u>	<u>Inclusionary Housing Study</u>	<u>Total Expenditures</u>
FY 2006-2007	\$45,614	\$40,000	\$85,614
FY 2007-2008	82,452	110,000	192,452
FY 2008-2009	185,596	0	185,596
FY 2009-2010	54,793*	0	54,793
Total	\$368,455	\$150,000	\$518,455

* Includes \$264 for advertising for public hearing.

Source: Mayor's Office of Housing

As shown above in Table 3 above, \$368,455 or approximately 71 percent of the total \$518,455 expenditures were incurred for salary and fringe benefit costs. As noted above, in 2006 the Board of Supervisors approved Resolution No. 162-06 authorizing MOH to expend an

unspecified amount from the SOMA Community Stabilization Fund to support two positions (Classifications 9772, Community Development Specialist and 9775, Senior Community Development Specialist II) to administer and monitor the use of the SOMA Community Stabilization Fund. A 9772 Community Development Specialist is paid a maximum annual salary of \$73,294, with mandatory fringe benefits of approximately \$27,632 for a total annual cost of approximately \$100,926. A 9775 Senior Community Development Specialist II is paid a maximum annual salary of \$100,698 with mandatory fringe benefits of approximately \$37,963 for a total annual cost of approximately \$138,661. Together, these two positions reflect a total salary cost of \$173,992 and a maximum salary and fringe benefit cost of \$239,587.

Ms. Del Rosario, a 9775 Senior Community Development Specialist II in the Redevelopment Agency advises that approximately 70 percent of her annual salary and fringe benefits, or approximately \$97,063 is expended from the SOMA Community Stabilization Fund, with the remaining 30 percent of her costs funded by the Redevelopment Agency. Ms. Del Rosario is primarily responsible for (a) coordinating the monthly Community Advisory Committee meetings, (b) preparing the Strategic Plan, (c) meeting with community groups, foundations and other organizations to receive input and attempt to leverage available SOMA Community Stabilization Funds, (d) coordinating the RFP processes, and (e) managing the grants. In addition, Mr. Benjamin McCloskey, Manager of Fiscal Operations and Analysis at MOH advises that, although MOH does not currently employ a 9772 Community Development Specialist that works on this Program, the equivalent of approximately 15 percent of one 9772 Community Development Specialist is currently allocated to pay for fiscal support for the Fund, at an additional cost of approximately \$15,139 per year.

As noted above, the proposed resolution would also authorize MOH to expend up to the annual salaries of the one 9772 Community Development Specialist and one 9775 Senior Community Development Specialist II, or \$173,992 per year, to support general administrative costs associated with the Fund. According to Mr. McCloskey, over the next year, staff support is expected to cost approximately 60-100 percent for one 9775 Senior Community Development Specialist II to manage the Program and approximately 15 percent of one 9772 Community Development Specialist to provide fiscal support. In addition, the Fund is expected to incur additional expenses related to City Attorney costs for grantee contract reviews and charges for use of a web-based grants management tool.

Given the revenues received, as summarized in Table 2 above and the expenditures incurred, as summarized in Table 3 above, there is a current net balance of \$6,121,909 (\$6,640,364 revenues less \$518,455 expenditures) in the SOMA Community Stabilization Fund. If the requested \$1,844,273 is approved, the balance would be reduced to \$4,277,636.

RECOMMENDATION

Given that the requested approval of the 2010 South of Market Community Stabilization Fund Program to fund 19 nonprofit organizations and two City departments at a cost of \$1,844,273 is the first major request from the SOMA Community Stabilization Fund, approval of the proposed resolution is a policy decision for the Board of Supervisors.

DRAFT Proposed Expenditure Schedule for SOMA 2010 Community Stabilization Fund Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Community Asset Building</i>		
Asian Neighborhood Design	12 months of Green Construction Training for SOMA residents.	\$75,000
Bar Assoc. of SF Volunteer Legal Services	Stabilize SOMA's low-income families and individuals by increasing their ability to build savings and assets, and access services and public benefits.	\$75,000
Catholic Charities CYO	No-cost child care and services for low-income youth ages 5-18 living at 10th and Mission and in the surrounding neighborhood.	\$75,000
Filipino-American Development Foundation	To develop and implement a program plan that prepares Filipino immigrant youth to become financially independent and to engage in positive pathways.	\$100,000
Nihonmachi Legal Outreach	Provide multiple housing related services targeted to low-income SOMA residents, including eviction prevention, and legal services.	\$75,000
Northeast Community Federal Credit Union	Funding for staff, equipment, and rent for new credit union branch in SOMA to provide targeted financial services for low-income SOMA residents.	\$75,000
Renaissance Entrepreneurship Center	New entrepreneurship training and social service program to support low income, formerly incarcerated women and men in SOMA to successfully re-integrate and become economically self-sufficient through self-employment.	\$75,000
United Playaz	Job skills training and employment referrals for at-risk SOMA young adults aged 18-25.	\$75,000

DRAFT Proposed Expenditure Schedule for SOMA 2010
Community Stabilization Fund Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
Chinatown Community Development Center	Outreach to low-income families in SOMA to improve access to affordable and appropriate housing through the SRO Family Collaborative.	\$94,394
<i>Subtotal, Community Asset Building</i>		<i>\$719,394</i>

**DRAFT Proposed Expenditure Schedule for SOMA 2010
Community Stabilization Fund Round 1**

Activity Name and Location

Program Description

Rec.

Housing

San Francisco Community Land Trust	Feasibility analysis of potential Community Land Trust in SOMA; group and individual financial literacy for low-income families on limited equity and other strategies for affordable home ownership.	\$119,879
Subtotal, Community Land Trust		\$119,879

DRAFT Proposed Expenditure Schedule for SOMA 2010 Community Stabilization Fund Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Planning and Capacity Building</i>		
Bindlestiff Studio	Needs assessment, development of plan, and organizational capacity building/training for audience development, fundraising and a comprehensive public relations strategy.	\$35,000
Filipino-American Development Foundation	Staff the development of the Filipino Social Heritage District and work with the SF Planning Department and the West SOMA Planning Task Force to develop legislation to establish a Filipino Cultural Social Heritage District.	\$40,000
GP/TODCO, Inc.	Renovation of Alice Street Gardens, a community garden.	\$75,000
Oasis for Girls	Strategic plan for youth development and financial literacy program for young girls in SOMA.	\$35,000
San Francisco Filipino Cultural Center	Hire staff for the programmatic and physical development of a new cultural center space, including a job readiness program for SOMA youth.	\$75,000
Senior Action Network-SF	Technological upgrade and partnership with information technology company for staff training and development.	\$75,000

**DRAFT Proposed Expenditure Schedule for SOMA 2010
Community Stabilization Fund Round 1**

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
South of Market Business Association	Coordinate and host quarterly Community Exchange meetings to connect SOMA businesses and residents, especially those populations most vulnerable to displacement, can gather and share information, have their voices heard, and connect with others in their neighborhood.	\$10,000
South of Market Child Care, Inc.	To develop and implement strategic plan with an emphasis on fundraising and board development.	\$35,000
Veteran's Equity Center	To develop the Bill Sorro Housing Program and provide housing services such as application assistance, legal counseling and case management.	\$75,000

Subtotal, Capacity Building \$455,000

Total grants \$1,294,273

DRAFT Proposed Expenditure Schedule for SOMA 2010
Community Stabilization Fund Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Non-grant funding</i>		
SFMTA/DPW	Design and construction of mid-block crossing signal at Russ and Folsom Streets across from the Victoria Manalo Draves Park.	\$350,000
OEWD/Working Solutions	Revolving Loan program for small businesses in SOMA	\$200,000
		<i>Total funding \$1,844,273</i>

REVENUES

Date	Project	SOMA Community Stabilization Fund PMORHS AA					SOMA Community Infrastructure Fund In trust with ABAG/UBOC				
		Transfer in from Community	Improvements	\$.25 of \$14/sq ft Fee	\$13.75 of \$14/sq ft Fee	Total	Transfer in from Community	Improvements	\$.25 of \$14/sq ft Fee	\$13.75 of \$14/sq ft Fee	Total
Apr-06	425 First Street	-	-	98,471	-	98,471	-	-	-	-	-
Jun-06	425 First Street	-	-	-	-	-	-	-	-	-	-
Jan-07	333 Fremont Street	203,292	-	-	-	203,292	1,169,835	-	-	-	1,169,835
Aug-08	45 Lansing	-	-	67,262	-	67,262	-	-	-	-	-
Oct-08	45 Lansing	-	-	62	-	62	-	-	-	-	-
Nov-09	425 First Street	-	-	-	500,000	500,000	-	-	-	-	-
Nov-09	425 First Street	-	-	-	1,100,000	1,100,000	-	-	-	-	-
Dec-09	425 First Street	-	-	-	3,362,933	3,362,933	-	-	-	-	-
	Interest Earned	-	-	-	-	-	-	-	-	-	-
	TOTAL	203,292	165,795	4,962,933	452,972	5,365,439	1,169,835	-	-	-	105,090
											1,274,925

TBD Owed by 425 First Street
(pending refund by Planning Dept)

EXPENDITURES - PMORHS AA

2006-07	Salary & benefits to administer Fund Inclusionary Housing Study	45,614 40,000
2007-08	Salary & benefits to administer Fund Inclusionary Housing Study	82,452 110,000
2008-09	Salary & benefits to administer Fund	185,596
2009-10*	Salary & benefits to administer Fund Advertising for public hearing	54,793 264
	TOTAL	518,719
	Current Balance, PMORHS AA	4,846,720
	Current Balance, ABAG/UBOC	1,274,925

*Updated as of 3/30/10

DRAFT Proposed Expenditure Schedule for SOMA 2010 Community Stabilization Fund Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Community Asset Building</i>		
Asian Neighborhood Design	12 months of Green Construction Training for SOMA residents.	\$75,000
Bar Assoc. of SF Volunteer Legal Services	Stabilize SOMA's low-income families and individuals by increasing their ability to build savings and assets, and access services and public benefits.	\$75,000
Catholic Charities CYO	No-cost child care and services for low-income youth ages 5-18 living at 10th and Mission and in the surrounding neighborhood.	\$75,000
Filipino-American Development Foundation	To develop and implement a program plan that prepares Filipino immigrant youth to become financially independent and to engage in positive pathways.	\$100,000
Nihonmachi Legal Outreach	Provide multiple housing related services targeted to low-income SOMA residents, including eviction prevention, and legal services.	\$75,000
Northeast Community Federal Credit Union	Funding for staff, equipment, and rent for new credit union branch in SOMA to provide targeted financial services for low-income SOMA residents.	\$75,000
Renaissance Entrepreneurship Center	New entrepreneurship training and social service program to support low income, formerly incarcerated women and men in SOMA to successfully re-integrate and become economically self-sufficient through self-employment.	\$75,000
United Playaz	Job skills training and employment referrals for at-risk SOMA young adults aged 18-25.	\$75,000

DRAFT Proposed Expenditure Schedule for SOMA | 2010
Community Stabilization Fund | Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
Chinatown Community Development Center	Outreach to low-income families in SOMA to improve access to affordable and appropriate housing through the SRO Family Collaborative.	\$94,394

Subtotal, Community Asset Building \$719,394

DRAFT Proposed Expenditure Schedule for SOMA Community Stabilization Fund	2010 Round 1
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<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Housing</i>		
San Francisco Community Land Trust	Feasibility analysis of potential Community Land Trust in SOMA; group and individual financial literacy for low-income families on limited equity and other strategies for affordable home ownership.	\$119,879
<i>Subtotal, Community Land Trust</i>		<i>\$119,879</i>

DRAFT Proposed Expenditure Schedule for SOMA | 2010 Community Stabilization Fund | Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Planning and Capacity Building</i>		
Bindlestiff Studio	Needs assessment, development of plan, and organizational capacity building/training for audience development, fundraising and a comprehensive public relations strategy.	\$35,000
Filipino-American Development Foundation	Staff the development of the Filipino Social Heritage District and work with the SF Planning Department and the West SOMA Planning Task Force to develop legislation to establish a Filipino Cultural Social Heritage District.	\$40,000
GP/TODCO, Inc.	Renovation of Alice Street Gardens, a community garden.	\$75,000
Oasis for Girls	Strategic plan for youth development and financial literacy program for young girls in SOMA.	\$35,000
San Francisco Filipino Cultural Center	Hire staff for the programmatic and physical development of a new cultural center space, including a job readiness program for SOMA youth.	\$75,000
Senior Action Network-SF	Technological upgrade and partnership with information technology company for staff training and development.	\$75,000

DRAFT Proposed Expenditure Schedule for SOMA | 2010 Community Stabilization Fund | Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
South of Market Business Association	Coordinate and host quarterly Community Exchange meetings to connect SOMA businesses and residents, especially those populations most vulnerable to displacement, can gather and share information, have their voices heard, and connect with others in their neighborhood.	\$10,000
South of Market Child Care, Inc.	To develop and implement strategic plan with an emphasis on fundraising and board development.	\$35,000
Veteran's Equity Center	To develop the Bill Sorro Housing Program and provide housing services such as application assistance, legal counseling and case management.	\$75,000

Subtotal, Capacity Building \$455,000

Total grants \$1,294,273

DRAFT Proposed Expenditure Schedule for SOMA | 2010
Community Stabilization Fund | Round 1

<u>Activity Name and Location</u>	<u>Program Description</u>	<u>Rec.</u>
<i>Non-grant funding</i>		
SFMTA/DPW	Design and construction of mid-block crossing signal at Russ and Folsom Streets across from the Victoria Manalo Draves Park.	\$350,000
OEWD/Working Solutions	Revolving Loan program for small businesses in SOMA	\$200,000

Total funding \$1,844,273