

Nonprofit Space Stabilization Program Financial Assistance Guidelines December 2019



Community Vision (formerly the Northern California Community Loan Fund) announces the availability of financial assistance for San Francisco nonprofits that are relocating, renewing a lease, or expanding into commercial space. Financial assistance may be used for professional services (architectural, engineering, legal); rent stipend¹; moving expenses; tenant improvements²; furnishings, fixtures, and equipment³, and staffing expenses⁴ related to the commercial real estate project. In the current funding round, \$415,000 will be available for distribution.

Applications must be received by noon (12pm Pacific) on Tuesday February 4th, 2020 to be considered for the Financial Assistance awards. The online application system will shut down at noon (12pm Pacific) on Tuesday February 4th, 2020. Hard copy, postal mail, emailed, and faxed applications will not be accepted. In fairness to others we cannot accept late or incomplete applications. An application may be deemed incomplete and ineligible if the individual does not provide the complete set of information in the appropriate format by the deadline.

Community Vision encourages applicants to submit their applications before the February 4th deadline so that any technical problems that arise can be resolved before the deadline. No deadline extensions will be granted.

¹ Rent stipends of up to six months are available to pay the difference between an organization's prior and current rent. The stipend is only available to organizations that were previously displaced and have renewed or signed a new lease since September 1, 2018 at a higher price per square foot. Organizations moving from a co-working space are ineligible to apply for the rent stipend.

² "Tenant improvements" are customized alterations made to the property for the specific needs of the tenant. These include walls, floors, ceilings, and lighting, among others. Tenant improvements tend to be fixed to the property and tenant cannot remove them when vacating the premises.

³ "Furnishings, fixtures, and equipment" (FF&E) are movable furniture, fixtures, or other equipment that have no permanent connection to the structure of a building or utilities. Purchases of FF&E must be related to one-time moving costs. FF&E purchases related to ongoing program needs are ineligible. Examples of FF&E include desks, chairs, electronic equipment, tables, bookcases and partitions. In order to be eligible for reimbursement of FF&E expenses, organizations must have a minimum total request of \$10,000. Priority for funding will be given to organizations that are relocating or expanding into a new space and need to purchase items to furnish the new space. If an organization is renewing a lease at their current location eligible FF&E items are purchases that materially increase the number of employees who can work in the space and/or the number of beneficiaries who can be served in the location.

⁴ Reimbursable staff expenses are one-time staffing costs incurred to coordinate and implement a move to a new location, purchasing furnishings, fixtures, and equipment; project management/overseeing contractors for tenant improvements (as applicable).

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This initiative, the Nonprofit Space Stabilization Program (NSSP), is aligned with the Nonprofit Sustainability Initiative (NSI). The NSI deploys financial assistance, professional services, assessment tools and other resources to help stabilize nonprofits and overcome barriers to growth. The underlying objective of all NSI programs is to ensure access to quality of life resources as well as education, health and human services for residents of San Francisco. Community Vision administers real estate and financial sustainability initiative programs within the NSI as a multi-agency partnership between the Office of Economic and Workforce Development, the Mayor's Office of Housing and Community Development, and the San Francisco Arts Commission. Since 2017, the NSSP has provided \$1.9 million in financial assistance grants to 39 organizations, preserving over 195,000 square feet of nonprofit occupied space.

Priority Criteria

Priority will be given to nonprofit organizations that

- Are deeply rooted in low-income and historically underserved community(ies)⁵ in San Francisco,
- Are facing significant financial constraints⁶ within the nonprofit sector but have secured recent public or philanthropic investment,
- Can demonstrate support for their efforts from multiple sectors,
- Clearly identifies how new clients and/or audiences will be acquired and existing beneficiaries served effectively by the proposed space including administrative or office space, with a focus on retaining or engaging historically underserved communities, and
- Can demonstrate evidence of planning to identify and mitigate financial risk⁷.

Award recommendations will be based on the program priorities and review criteria described below. Applications will be reviewed by a racially and ethnically diverse panel comprised of public and private sector leaders in the arts, social services, and philanthropy.

Timeline

The anticipated schedule is as follows:

⁵ Using both the Cultural Equity Endowment Legislation and the Grantmakers in the Arts "Racial Equity: Statement of Purpose," historically underserved communities include: African, Latino(a), Asian, Arab, Native American, Pacific Islander, LGBTQ, People with Disabilities, and Women. Using the Community Development Block Grant eligibility guidelines, a low- and moderate-income person as a member of a family that has an income equal to or less than the Section 8 low-income limit established by HUD. Organizations that exclusively serve the following groups, presumed to be low-income, may also qualify: Abused Children, Elderly Persons, Battered Spouses, Homeless Persons, Severely Disabled Adults as defined by the Census Bureau, Illiterate Persons, Persons living with AIDS, and Migrant Farm Workers. HUD income limits are available at: <https://www.huduser.gov/portal/datasets/il.html>

⁶ Business models that constrain organizations ability to generate unrestricted operating revenue.

⁷ These documents can include: multi-year operating projections that include contributions to a capital reserve, Executive Director succession plan, Board approved governance polices, and a Board approved policy for making contributions and withdrawing funds from organizational reserves.

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Application Workshops – Click here for registration links.	December 11, 2019 3:00 PM – 4:00 PM Webinar January 8, 2020 5:30 – 6:30 PM Bayview Branch Library 5075 Third Street, San Francisco, CA 94124
Last Day for Submitting Questions	01/17/2020
Applications Due	Noon (12pm Pacific) on Tuesday February 4th, 2020
Target Date for Award Notification	03/26/2020
Grant Disbursement Deadline	02/28/2021

Program Eligibility Requirements

- 1) In order to be eligible for financial assistance, **the applicant or sponsoring agency must** meet all of the following criteria:
 - a) Be incorporated and in good standing as a tax-exempt, 501(c)(3) corporation or a fiscally sponsored project of a tax-exempt corporation that is operating for purposes consistent with Section 501(c)(3) status.
 - b) Demonstrate financial accountability by submitting the organization’s audit or IRS Form 990 for the most recent three fiscal years (if unavailable, balance sheet and income statement), budget for the current year, and year-to-date income statement and balance sheet. Arts and culture organizations may submit financial data from DataArts (formerly Cultural Data Project). Organization’s that are fiscally sponsored should provide financial statements for their project, not the fiscal sponsor.
 - i) City contractors participating in the City’s joint monitoring process must submit copies of their Fiscal and Compliance Monitoring Reports for the past three years.
 - c) Have an established track record of providing direct or indirect⁸ services to members of low-income and historically underserved community(ies) in the City and County of San Francisco for at least the past three years. Organizations will be asked to provide:
 - i) Evidence that the organization’s mission and/or programs clearly identifies and prioritizes low-income and historically underserved community(ies).
 - ii) Documentation that the organization has a mechanism for program beneficiaries (primary and/or secondary⁹) to provide input that informs the organization’s governance.

⁸Within the context of the Nonprofit Space Stabilization Program, indirect service refers to the provision of skills, knowledge, advocacy, and services with the intention of supporting a community or an organization(s) ability to fulfill its mission.

⁹ Primary clients receive the bulk of services or resources. Secondary clients receive minor services or are impacted through the ripple effect of the organization’s work. (For example, a Counseling Agency’s primary clients could be

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- iii) Description of primary and/or secondary beneficiaries (clients, audiences, participants).
 - d) Number of clients and zip codes served annually. Clients served should include primary and secondary clients.
 - e) Provide a clear plan for community engagement to retain and/or recruit new participants as needed due to relocation with a focus on historically underserved communities.
 - f) Provide evidence or documentation (a memorandum of understanding or service contract) of community partnerships and collaborations across multiple sectors (public/private partnerships, strong volunteer base, use of pro bono resources). **Letters of support are not considered documentation of a partnership.**
- 2) In order to be eligible for financial assistance, **the project** for which funding is requested must meet all of the following criteria:
- a) Organizations must be facing permanent displacement¹⁰ or barriers to growth due to real estate constraints and must provide evidence of site control.
 - i). Evidence of site control includes a fully executed Letter of Intent with lease terms, lease, or an accepted purchase offer. Lease executed on or after September 1, 2018 are eligible.
 - b) The property must be located in San Francisco County.
 - c) If co-location is a component of the project, provide letters of intent for 60% of the leasable square footage.
 - d) Provide evidence of lease terms for a minimum of 3 years¹¹ with awards available for the following expenses:
 - i). Organizations with leases for 3-4 years may apply for grants up to \$50,000 for professional services (architectural, engineering, legal); rent stipend¹²; moving

youth receiving counseling services and its secondary clients could be family members that receive minor support services. For a Capacity Building Agency, primary clients could include nonprofit staff & board members registered for workshops and secondary clients could be clients served through the nonprofits that are supported.)

¹⁰ “Nonprofits facing permanent displacement” occurs, when leases held by nonprofits are terminated, not renewed, or offered at market rate lease pricing, which is substantially more than what their current rent has been. Nonprofits that may be temporarily displaced due to building renovations and have a right to return at their current/affordable lease rate are ineligible to apply.

¹¹ The initial lease term must be a minimum of 3 years before factoring in renewal options. For example, a 2 year lease with a 1 year option would not meet the eligibility requirements.

¹² Rent stipends are only applicable to organizations that were previously displaced and have renewed or signed a new lease. The rent stipend can only cover the gap related to displaced square feet. For example, if you previously occupied 500 sqft and are relocating to 1,000 sqft the rent stipend would be calculated based on the displaced square footage of 500 sqft. Click [here](#) for examples of the rent stipend calculation.

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- expenses; staff expenses related to the real estate project¹³, or furnishings, fixtures, and equipment¹⁴. Tenant improvements are ineligible.
- ii). Organizations with leases for five or more years may apply for grants up to \$75,000 for professional services (architectural, engineering, legal); rent stipend; moving expenses; staff expenses related to the real estate project¹², tenant improvements; and furnishings, fixtures, and equipment.
 - iii). The Selection Committee reserves the right to make exceptions to these amounts, and it is anticipated most awards will be less than these amounts. Awards are not likely to exceed 50% of the organization's average operating expenses for the last 3-years. Applicants can request more (not to exceed the allowable grant amounts for a given lease term) and provide a rationale to support the need for the full grant request.
- e) Demonstrate how the proposed project will contribute to improved financial and programmatic performance. The organization should address the urgency/need for the proposed relocation, lease renewal, or expansion.
 - f) Organizations must demonstrate a high degree of project readiness, including identified funding sources (that do not have to be fully committed), a preliminary budget, identified project team (as applicable), and a proposed operating budget that demonstrates the organization's ability to finance the new ongoing operating costs. Project timelines must demonstrate that all grant funds will be disbursed by February 28, 2021.
 - g) The proposed project does not result in a decline in employees or program activity within San Francisco.

Review Criteria:

- 1) In addition to the priority criteria referenced on page 2, the review panel will evaluate applications based on:
 - a) Length of lease term and options.
 - b) The extent to which the project will address an urgent need. Urgency is evaluated based on the project timeline, need for funding (is the grant a critical component of project financing), and the impact of the project on service delivery and financial performance.

¹³ Reimbursable staff expenses are one-time staffing costs incurred to coordinate and implement a move to a new location, purchasing furnishings, fixtures, and equipment; project management/overseeing contractors for tenant improvements (as applicable). Payroll verification and other documentation is required.

¹⁴ In order to be eligible for reimbursement of FF&E expenses, organizations must have a minimum total request of \$10,000. Priority for funding will be given to organizations that are relocating or expanding into a new space and need to purchase items to furnish the new space. If an organization is renewing a lease at their current location eligible FF&E items are purchases that materially increase the number of employees who can work in the space and/or the number of beneficiaries who can be served in the location.

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- c) Overall project readiness. Has the applicant identified a project team with the experience to successfully complete the project, quantified the project costs (inclusive of soft and hard cost contingencies), developed a fundraising plan to raise uncommitted project funding sources (priority will be given to organizations with project funding that reflects the breadth and diversity of their financial resources), and completed multi-year projections that show the organization's ability to support the ongoing costs.
- d) If the applicant will offer co-location opportunities, the extent to which sub-leasing improves the financial performance of the applicant, increases access to long-term affordable space for other community benefit organizations, or improves programmatic efficiencies/collaboration.

Reimbursement Requirements

- 1) If awarded funding, grantees will be required to provide the following documentation to request reimbursement:
 - a) Rent Stipend: Organizations who have signed a new lease or renewed their leases at a higher rate since September 1, 2018 may apply for up to six months of a rent stipend to pay the difference between their prior and current rent. The three-year financial plan should indicate how the organization will continue paying the higher rent after the stipend has been fully disbursed. The financial plan should demonstrate a plan for achieving operating feasibility over the three-year period.
 - b) Staff Expenses: Organizations seeking reimbursement for staffing expenses related to the real estate project must provide a summary of hours worked by day for each employee including a narrative description of how time was spent. Payroll verification and staff timesheets are required. Organizations will be asked to provide documentation of the hours spent by employee across all City contracts for the pay period that reimbursement is requested.
 - c) Expense Reimbursement: Organizations who have been displaced or expanded since September 1, 2018 must submit documentation of the expenses for which they are requesting reimbursement (see Section C above for eligible expenses). An equipment request form must be submitted and approved by Community Vision prior to the purchase of equipment or services in order for the disbursement request to be approved. Monthly reimbursement requests from a vendor that exceed \$999.00 will be subject to the City's bidding requirements. Planned purchases may not be broken up to avoid this requirement. Additional informal or formal bidding requirements will apply for purchases and services over \$9,999 and \$99,999, respectively. Community Vision will provide detailed bidding and purchasing guidelines and the equipment request form. Please contact Community Vision if you have any questions about the City bidding requirements. Information on the bidding requirements is available [here](#).
 - d) Organizations must submit documentation showing lease termination and execution of a new lease.

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- e) NSSP grant funds used for public work must follow the State's prevailing wage requirements. Under the Labor Code, public work in general refers to construction, alteration, demolition, installation, maintenance, or repair work, done under contract and paid for in whole or in part with public funds. This requires workers on the capital project (contractors and subcontractors) to be paid no less than the prevailing wage rate and, depending on the project budget, for all workers to be registered as public works contractors with the Department of Industrial Relations. Click [here](#) for information on prevailing wage requirements and related costs. Projects that are subject to prevailing wage requirements should include any related costs in the construction budget estimates. If you think your project may be subject to prevailing wage requirements, please contact Community Vision to discuss the program requirements and implications.

Grant Fund Policies

- 1) Only one financial assistance grant may be awarded per project for the duration of this program. A prior NSSP grantee is eligible to apply for a new grant for a different project if the prior NSSP grant award is fully disbursed.
- 2) Organizations leasing space that was acquired with support from the Nonprofit Space Investment Fund (NSIF) are ineligible to apply for NSSP financial assistance for the same site.
- 3) Organizations moving from a co-working space into an office lease are ineligible to apply for the rent stipend.
- 4) Eligible leases must provide the organization with full access to the premises. Agreements that stipulate hourly usage of the space on specific days are ineligible.
- 5) Grantees must demonstrate 100% Board giving as a pre-disbursement requirement.
- 6) Grant conditions must be met and the grant must be closed and expended by February 28, 2021.
- 7) Grant funds will be disbursed on a reimbursement basis. Grantees must provide receipts/paid invoices to request grant funds.
- 8) Grant terms and conditions will be determined on a case-by-case basis by the Selection Committee. In the event of non-compliance, the Selection Committee will also outline and decide on appropriate remedies with the understanding that recovery of the grant is a potential remedy.
- 9) Grant funds may not be used for any of the following:
 - a) Ongoing mortgage payments.
 - b) More than six months of a rental stipend (difference between prior and current rent for displaced square feet).
 - c) Expenses due to temporary displacement.

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- d) Residential or live/work units.
- 10) Organizations that may be temporarily displaced, due to building renovations and have the right to return at their current/affordable lease rate are ineligible to apply.
- 11) Financial assistance award disbursements are contingent on a legally binding lease agreement or purchase and sale agreement.
- 12) Organizations that require membership in a certain religion or advance a particular religious faith are ineligible to apply. Faith-based organizations may be eligible if they welcome and serve all members of the community regardless of religious belief.
- 13) Independent schools are ineligible to apply.

Applications are available at:

<https://communityvisionca.org/sfsustainability/>

Applications must be received by noon (12pm Pacific) on Tuesday February 4th, 2020 to be considered. The online application system will shut down at noon (12pm Pacific) on Tuesday February 4th, 2020.

Applications received after noon (12pm Pacific) on Tuesday February 4th, 2020 or deemed to be incomplete will not be accepted.

For more information, please contact:
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