

Charge to the *Ad Hoc* 1187 Committee

Introduction

The UUSF Strategic Plan includes the goal of exploring options for improvements and opportunities for future long-term uses of the UUSF Center, in keeping with the Vision and Mission of the congregation. The Board of Trustees therefore charges an *ad hoc* 1187 Committee to explore such options and evaluate potential beneficial new long-term uses of the UUSF Center.

Responsibilities

1. The primary responsibilities of the *ad hoc* 1187 committee are: 1) to explore possible long-term uses of the UUSF Center (beginning 2028 and beyond), and 2) to advise the Board of the feasibility, benefits and risks of each such use. For purposes of this committee charge, the UUSF Center is defined as consisting of all UUSF real property other than the Sanctuary.
2. The committee should consider a wide variety of possible long-term uses. A beneficial long-term use must improve or enhance the use of the Center in meeting the mission of the UUSF Society (e.g. use of part of the property as a UU school, or for affordable housing, or for enhanced congregation and community use). New uses must also retain or improve in some way the long-term financial stability of UUSF (e.g., through increased membership, new income source(s), or broader knowledge of UUSF in the community and increased rentals, etc.).
3. The committee will consider a broad variety of potential long-term uses of the Center, including affordable housing units. In evaluating options for long-term uses, the committee also may consider possible new collaborations or partnerships with other community organizations.

Options to evaluate (including cost) could include:

- Keep Center as is but make improvements to support our programmatic vision
 - Replace part of the Center to support a new programmatic vision (congregation or community use)
 - Replace the Center with new space for internal church use and new community use
4. The committee should determine early in its work what portion of the Center (square footage) is required for exclusive use by UUSF (e.g., office space, member meeting space, etc.) and what portion of the Center might either be shared with new long-term uses or utilized exclusively for a new purpose. In meeting the exclusive space needs of UUSF, the committee will also consider whether space within the Center might be repurposed for exclusive use by UUSF.
 5. A Board liaison will be appointed for the committee, who may attend committee meetings and will help facilitate resources or other help that the Board can give to the committee.
 6. The committee will provide the Board updates no less than quarterly, and routine updates may be communicated through the Board liaison. Significant updates will be presented to the Board by one or more committee members, to enable fuller discussion between the Board and the committee.

7. As part of its evaluation of options, the committee will determine whether any city or state required building upgrades are needed to achieve a proposed long-term use, including an estimate of cost for the upgrades. An independent building inspection by a person knowledgeable about these requirements should be done in the evaluation of any particular use, in parallel with the other committee efforts. In addition, early in its evaluation the committee will **consult** with the Historical Preservation Commission at the San Francisco Planning Department to determine whether the historical designation of the Center building will put constraints on uses or alterations that might be proposed.
8. Prior to beginning its investigation of potential affordable housing options, the committee members will meet, together with the Board, with an affordable housing legal professional chosen by the Board, to learn about the financial and legal options, and benefits and risks, involved in developing such use.
9. In evaluating an affordable housing option, and to determine the best initial steps in that evaluation, the committee will identify and speak with other professionals or consultants who are experts in affordable housing projects within San Francisco. As the evaluation progresses, the committee will speak with multiple affordable housing developers to learn about the different opinions, options, schedule parameters, and financial arrangements offered by each developer that potentially could be used for such a project. As the committee is learning about options from developers, the committee will identify and discuss with the Board proposals that the congregation may find unacceptable.
10. The Board is primarily responsible for communications with the congregation about proposed long-term uses of the Center. The committee will coordinate with the Board on all of its communications about the committee's work.
11. The committee will coordinate with the Board in designing a plan for obtaining needed feedback from the congregation on potential options that the committee may identify. For any use that may impact the congregation significantly, particularly a housing project, the committee will work with the Board to determine if the use should be presented to the congregation for feedback, including possible benefits and risks. The final plan will require congregational approval.
12. When a long-term use(s) is approved, the committee will discuss with the Board whether the Board wishes to expand the committee's charge for further work regarding that use, or if another group will handle that project(s).

Considerations in Exploring and Identifying New Uses

1. The committee's work is exploratory, and it should consider a wide range of possible long-term uses for the Center.
2. The committee should include consideration of uses that further our congregation's 8th Principle and commitment to anti-racism work.
3. The committee may consider multiple long term uses and is not limited to just one potential option.

Budget

The committee should communicate any budget needs to the Board, which must give prior approval for funding.

Reporting

The committee members are appointed by the Moderator and approved by the Board, and they report to the Board.

Term

The ad hoc committee will continue until a long-term use or uses are identified and any related follow-up work that must be completed by the committee is done, or until the committee determines that it is not able to identify feasible beneficial new uses. The term will be for a minimum of one year.