



City and County of San Francisco

Meeting Agenda

Budget and Finance Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Sandra Lee Fewer, Shamann Walton, Rafael Mandelman

Clerk: Linda Wong (415) 554-7719

Wednesday, December 9, 2020

10:00 AM

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PUBLIC COMMENT CALL-IN

1 (415) 655-0001 / Meeting ID: 146 414 8528 # #

Rescheduled Meeting

Remote Access to Information and Participation

In accordance with Governor Newsom's Executive Order No. N-33-20 declaring a State of Emergency regarding the COVID-19 outbreak and Mayor London N. Breed's Proclamation declaring a Local Emergency issued on February 25, 2020, including the guidance for gatherings issued by the San Francisco Department of Public Health Officer, aggressive directives were issued to reduce the spread of COVID-19. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.

Members of the public may participate by phone or may submit their comments by email to: linda.wong@sfgov.org; all comments received will be made a part of the official record. Regularly-scheduled Budget and Finance Committee Meetings begin at 10:30 a.m. every Wednesday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

PUBLIC COMMENT CALL IN

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As the COVID-19 disease progresses, please visit the Board's website (www.sfbos.org) regularly to be updated on the current situation as it affects the legislative process. For more information contact Assistant Clerk Linda Wong at (415) 554-7719.

ROLL CALL AND ANNOUNCEMENTS

AGENDA CHANGES

REGULAR AGENDA

1. [200969](#) **[Agreement Amendment - Retroactive - California Independent System Operator - Scheduling Electrical Transmissions - Not to Exceed \$100,000]**
Resolution retroactively approving a First Amendment to the Second Amended and Restated Operating Agreement between the City and County of San Francisco and the California Independent System Operator establishing the terms and conditions for the scheduling the City's electrical transmissions for a term of ten years, beginning on March 2, 2018, and ending ten years after the effective date of this Resolution, with a not to exceed amount of \$100,000 pursuant to Charter, Section 9.118. (Public Utilities Commission)

9/28/20; RECEIVED FROM DEPARTMENT.

10/6/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
2. [201245](#) **[Amendment Agreement - Retroactive - Calpine Energy Services, L.P. - Purchase of Renewable Energy and Electricity-Related Products - Not to Exceed \$220,299,120 in Purchases - Agreement - Purchase of Electricity-Related Products - Not to Exceed \$59,400,000]**
Resolution retroactively authorizing CleanPowerSF to execute an amendment to an agreement with Calpine Energy Services, L.P. for electricity-related products to increase the cost by \$27,000,000 for a total of \$30,240,000 and to extend the term by seven years for a term ending December 31, 2029; approving an amendment to an agreement with Calpine for renewable energy to increase the cost by \$193,299,120 for a total of \$242,979,817 and to extend the term by seven years for a term ending December 31, 2029, for a total of \$220,299,120 not to exceed in purchases; and approving an agreement with Calpine Energy Services, L.P. for electricity-related products for \$59,400,000 with a term of January 1, 2024, through December 31, 2029. (Public Utilities Commission)

(Fiscal Impact)

11/2/20; RECEIVED FROM DEPARTMENT.

11/10/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
3. [201280](#) **[Agreement Approval - Retroactive - Southern California Edison - Sale of Electricity-Related Products - Not to Exceed \$1,273,570]**
Resolution retroactively authorizing CleanPowerSF to sell electricity-related products to Southern California Edison for a total amount not to exceed \$1,273,570 for a one year term of January 1, 2021, through December 31, 2021, under an agreement requiring binding arbitration. (Public Utilities Commission)

11/4/20; RECEIVED FROM DEPARTMENT.

11/17/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. [201266](#) **[Real Property Lease Extension - TJ-T, LLC - 234-238 Eddy Street - Permanent Supportive Housing - \$1,013,913 Annual Base Rent]**
Sponsor: Mayor
Resolution authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to exercise a Lease Extension Option for the real property located at 234-238 Eddy Street, with TJ-T, LLC for continued use of 104 units of permanent supportive housing, for a ten-year term commencing on January 1, 2021, at the monthly base rent of \$84,492.72, for a total annual base rent of \$1,013,913.

(Fiscal Impact)

11/3/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
5. [201267](#) **[Real Property Lease Extension - LE NAIN SF, LLC - 730 Eddy Street - Permanent Supportive Housing - \$896,923 Annual Base Rent]**
Sponsor: Mayor
Resolution authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to exercise a Lease Extension Option for the real property located at 730 Eddy Street, with LE NAIN SF, LLC for continued use of 92 units of permanent supportive housing, for a ten-year term commencing on February 1, 2021, at the monthly base rent of \$74,743.56 for a total annual base rent of \$896,923.

(Fiscal Impact)

11/3/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
6. [201035](#) **[Acquisition of Real Property - 444 Sixth Street - Myung Chun - Justice Facilities Improvement Program - \$4,500,000]**
Resolution authorizing the Director of Property to acquire real property located at 444 Sixth Street from Myung Chun for the purchase price of \$4,500,000; authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the Purchase Agreement and this Resolution, as defined herein; adopting the Planning Department's findings under the California Environmental Quality Act; and affirming the Planning Department's determination that the conveyance is consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1. (Real Estate Department)

(Fiscal Impact)

9/14/20; RECEIVED FROM DEPARTMENT.

9/22/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
7. [201312](#) **[Hearing - Release of Reserved Funds - Human Services Agency - COVID Feeding Response - \$15,382,351]**
Hearing to consider the release of reserved funds to the Human Services Agency, placed on the Budget and Finance Committee reserve by Ordinance No. 165-20 in the amount of \$15,382,351 to fund the COVID Feeding Response. (Human Services Agency)

11/20/20; RECEIVED FROM DEPARTMENT.

11/20/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

8. [201319](#) **[Hearing - Release of Reserved Funds - Department of Emergency Management - City's COVID-19 Response - \$7,762,051]**
Hearing to consider the release of reserved funds to the Department of Emergency Management, placed on the Budget and Finance Committee reserve by Ordinance No. 165-20 in the amount of \$7,762,051 to fund the City's COVID-19 response.

11/23/20; RECEIVED FROM DEPARTMENT.

11/23/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
9. [201278](#) **[Amendments to Airport Concessions Leases - Forgive Tenant Rent During COVID-19 Pandemic]**
Ordinance authorizing the Airport Commission, under the San Francisco International Airport's COVID-19 Emergency Rent Relief Program, to amend certain leases with Airport concession tenants without Board of Supervisors approval under Charter, Section 9.118, and waiving Administrative Code and Environment Code requirements enacted after the most recent modification of each lease for such lease amendments, to allow for expeditious rent forgiveness necessitated by Airport tenants' financial hardships caused by the public health emergency related to the COVID-19 pandemic. (Airport Commission)

11/9/20; RECEIVED FROM DEPARTMENT.

11/17/20; ASSIGNED to the Budget and Finance Committee.
10. [200245](#) **[Variable Rate Multifamily Housing Revenue Bonds - Transbay Block 8 - Not to Exceed \$211,920,000]**
Sponsor: Fewer
Resolution authorizing certain amendments to the Indenture of Trust and the Loan Agreement relating to the City's variable rate multifamily housing revenue bonds, currently outstanding in an aggregate principal amount of \$211,920,000 issued in 2016 for the purpose of providing financing for the acquisition, development, and construction of a 350-unit multifamily rental housing project located at 450 Folsom Street (originally known as the "Transbay Block 8 Tower Apartments" and also now known as "Avery 450"); authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the bonds, the notes, and the projects, as defined herein; granting general authority to City officials to take actions necessary to implement this Resolution, as defined herein, subject to the terms of this Resolution, as defined herein; and related matters, as defined herein.

3/3/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3/18/20; CONTINUED.

3/25/20; TABLED.

12/1/20; REACTIVATED PURSUANT TO RULE 3.42 to the Budget and Finance Committee.

11. [201291](#) **[Grant Agreement - Episcopal Community Services - Permanent Supportive Housing - \$26,329,610]**
Sponsor: Mayor
Resolution approving a new grant agreement between the City and County of San Francisco and Episcopal Community Services for a master lease of Permanent Supportive Housing to formerly homeless adults in 463 units for County Adult Assistance Programs tenants, for a total term of January 1, 2021, through February 29, 2024, for a total not to exceed amount of \$26,329,610.

(Fiscal Impact)

11/17/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
12. [201300](#) **[Accept and Expend Grant - Retroactive - Center for Tech and Civic Life - November 3, 2020 - \$864,801]**
Sponsor: Yee
Resolution retroactively authorizing the Department of Elections to accept and expend a grant in the amount of \$864,801 from the Center for Tech and Civic Life to support the City's administration of the November 3, 2020, Consolidated General Election, for a grant project period of June 15, 2020, through December 31, 2020.

11/10/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
13. [201333](#) **[Issuance of Judgment Obligation Bonds - Not to Exceed \$995,000,000]**
Sponsors: Mayor; Yee
Resolution authorizing the issuance of not to exceed \$995,000,000 aggregate principal amount of City and County of San Francisco Judgment Obligation Bonds to pay the costs of a potential judgment associated with litigation related to Proposition C (2018) (Commercial Rent Tax for Childcare and Early Education), subject to specified conditions, as defined herein.

12/1/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
14. [201318](#) **[Contract Amendment - San Francisco New Deal - Great Plates Delivered - Not to Exceed \$25,740,000]**
Resolution approving a contract amendment between the City and County of San Francisco and San Francisco New Deal, for the administration of the Great Plates Delivered program, to extend the contract term by five months for a total term of June 1, 2020, through May 31, 2021, and to increase the contract amount by \$16,632,000 for a total not to exceed amount of \$25,740,000 to commence on December 15, 2020. (Human Services Agency)

11/23/20; RECEIVED FROM DEPARTMENT.

12/1/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

15. [201317](#) **[Contract Amendment - Aon Risk Insurance Services West, Inc. - Excess Liability Insurance - Central Subway Project - Not to Exceed \$26,778,986]**
Resolution approving Amendment No. 5 to Contract CS-163-1 OCIP Insurance Brokerage Services, to provide excess liability insurance for the Central Subway Project, with Aon Risk Insurance Services West, Inc., to increase the contract amount by \$1,684,550 for additional premium charges due to increased construction time and contract costs, for a total contract amount not to exceed \$26,778,986 and to extend the term for two years for a total term of February 7, 2012, through July 1, 2022. (Municipal Transportation Agency)
- 11/18/20; RECEIVED FROM DEPARTMENT.
- 12/1/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
16. [201305](#) **[Request for Proposal - Budget and Legislative Analyst Services]**
Motion directing the Clerk of the Board to initiate a Request for Proposal process for Budget and Legislative Analyst services; and further directing the Clerk of the Board to explore available office space in City Hall with the City's Real Estate Division for onsite satellite space for the new Budget and Legislative Analyst contractor. (Clerk of the Board)
- 11/17/20; REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING to the Board of Supervisors.
- 11/24/20; TRANSFERRED to the Budget and Finance Committee.
- 12/1/20; SUBSTITUTED AND ASSIGNED to the Budget and Finance Committee.
17. [201307](#) **[Hearing - Review and Approval of the Board of Supervisors/Clerk of the Board Annual Budget Guidelines - FYs 2021-2022 and 2022-2023]**
Hearing to consider the review and approval of the Budget Guidelines for the Board of Supervisors/Clerk of the Board Annual Budget for Fiscal Years (FYs) 2021-2022 and 2022-2023. (Clerk of the Board)
- 11/10/20; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

SPECIAL ORDER 2:30 P.M.

18. [201185](#) **[Administrative Code - Permanent Supportive Housing - Rent Contribution Standard]**
Sponsors: Haney; Walton, Ronen, Preston, Peskin and Mar
Ordinance amending the Administrative Code to establish a standard of 30% of the monthly adjusted household income as the maximum contribution to rent for households participating in Permanent Supportive Housing Programs operated by the City and County of San Francisco.
- (Fiscal Impact)
- 10/20/20; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
- 10/26/20; REFERRED TO DEPARTMENT.
- 11/10/20; TRANSFERRED to the Budget and Finance Committee.
- 11/10/20; REFERRED TO DEPARTMENT.
- 11/18/20; RESPONSE RECEIVED.

19. [201234](#) **[Hearing - Shelter-in-Place Rehousing and Site Demobilization Plan]**
Hearing on the Shelter-in-Place Rehousing and Site Demobilization Plan; scheduled at the Board of Supervisors pursuant to Motion No. M20-164 (File No. 201233), and referred to the Budget and Finance Committee. (Clerk of the Board)
- 10/27/20; SCHEDULED FOR PUBLIC HEARING to the Board of Supervisors.
- 10/30/20; REFERRED TO DEPARTMENT.
- 11/2/20; RESPONSE RECEIVED.
- 11/10/20; CONTINUED.
- 12/1/20; REFERRED..
-
20. [201328](#) **[Emergency Ordinance - Limiting COVID-19 Impacts by Not Moving People Experiencing Homelessness Currently Placed in Shelter-in-Place Hotel Rooms]**
Sponsors: Haney; Walton, Ronen and Preston
Emergency ordinance to prohibit the City from requiring people experiencing homelessness currently housed in approximately 2,300 Shelter-in-Place (SIP) Hotel rooms to move from those rooms until Federal Emergency Management Agency (FEMA) provides written notification that FEMA funding available for SIP Hotel rooms is terminated or modified in a way that no longer reimburses any costs of these rooms, or people experiencing homeless housed in SIP Hotel rooms obtain a stable housing placement; these 2,300 SIP Hotel rooms shall continue to be available as they are vacated to shelter people experiencing homelessness at risk of COVID-19 infection, until the County Health Officer's Stay Safer At Home Order is rescinded or expires; and requiring the Department of Homelessness and Supportive Housing to prepare publicly available reports on the progress of placements from SIP Hotels into stable housing.
- (Pursuant to Charter, Section 2.107, this matter requires the affirmative vote of two-thirds of the Board of Supervisors (8 votes) for passage.)
- 12/1/20; ASSIGNED to the Budget and Finance Committee.

ADJOURNMENT

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

201320

[Contract - Brookfield Properties - Electric Facilities Installation at Pier 70 - Not to Exceed \$1,700,000]

Ordinance authorizing the Public Utilities Commission to contract with Brookfield Properties to install certain electrical facilities in substructures installed by Brookfield Properties on Pier 70, for an amount not to exceed \$1,700,000 and for a term of three years from March 1, 2021, through February 28, 2024; and waiving certain provisions of the Administrative Code. (Public Utilities Commission)

11/30/20; RECEIVED FROM DEPARTMENT.

12/8/20; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation
- 2) Budget and Legislative Analyst report
- 3) Department or Agency cover letter and/or report
- 4) Public correspondence

These items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document displayed should provide in advance of the meeting to the Clerk of the Board (bos.legislation@sfgov.org), clearly state such during testimony, and subsequently request the document be removed when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications expected to be made a part of the official file should be submitted to the Clerk of the Board or Clerk of a Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Board or Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

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AGENDA PACKET: Available on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino at all regular and special Board and Committee meetings if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services: Contact Wilson Ng or Arthur Khoo at (415) 554-5184.

所有常規及特別市參事委員會會議 (Board meetings) 除委員會會議 (Committee meetings) 將予以提供西班牙文, 菲律賓文, 及中文的語言服務, 但須在會議前最少48小時作出請求, 旨在確保服務屆時可予以提供。更多資訊或請求有關服務, 請致電 (415) 554-7719聯絡Linda Wong.

AVISO EN ESPAÑOL: Los servicios de idiomas están disponibles en español, chino, y filipino en todas las reuniones regulares y reuniones especiales de la Junta, de los Comités, si se solicita por lo menos 48 horas antes de la reunión para ayudar a garantizar su disponibilidad. Para más información o solicitar servicios, por favor contactar a (415) 554-5184.

PAUNAWA: Mayroong serbisyong pang-wika sa Espanyol, Tsino at Pilipino para sa lahat ng mga regular at espesyal na pagpulong ng Board, at Komite ng Board. Sa kasalukuyan, mayroong serbisyo sa wikang Pilipino na maaaring hilingin, 48 oras (o mas maaga) bago ng pagpulong upang matiyak na matutugunan ang inyong kahilingan. Para sa karagdagang impormasyon o para humiling ng serbisyo pang-wika, tawagan lamang ang (415) 554-5184.

Americans with Disabilities Act (ADA)

The ADA is a civil rights law that protects people with different types of disabilities from discrimination in all aspects of social life. More specifically, Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco must be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. People with disabilities must have an equal opportunity to participate in the programs and services offered through the City and County of San Francisco. If you believe your rights under the ADA are violated, contact the ADA Coordinator.

Ordinance 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy that requires City departments to: (1) provide notice to the public of the right to request reasonable modification; (2) respond promptly to such requests; (3) provide appropriate auxiliary aids and services to people with disabilities to ensure effective communication; and (4) train staff to respond to requests from the public for reasonable modification, and that requires the Mayor's Office on Disability to provide technical assistance to City departments responding to requests from the public for reasonable modifications.

The Board of Supervisors and Office of the Clerk of the Board support the Mayor's Office on Disability to help make San Francisco a city where all people enjoy equal rights, equal opportunity, and freedom from illegal discrimination under disability rights laws.

Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Board and Committee meeting agendas and minutes are available on the Board's website (www.sfbos.org) and adhere to web development guidelines based upon the Federal Access Board's Section 508 Guidelines. To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability. If further assistance is needed, please contact Wilson Ng at (415) 554-5184 (wilson.l.ng@sfgov.org).

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at soft@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.