



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: Connie Chan, Rafael Mandelman, Myrna Melgar

Clerk: Brent Jalipa

(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, December 4, 2024

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [241139](#) **[Lease Agreement - BAFC Team Operator, LLC - Training Facilities - Monthly Rent \$27,750]**
Sponsors: Mayor; Dorsey
Resolution making CEQA findings and confirming the San Francisco Planning Department's determination that no additional environmental impacts that were not previously identified would occur as a result of the proposed lease; and approving and authorizing the execution of a 25-year lease agreement after approval of this Resolution with four consecutive five---- year extension options between the Treasure Island Development Authority and BAFC Team Operator, LLC for its training facilities on approximately 8.49 acres of land on Treasure Island with a minimum monthly base rent of \$1 from the commencement of the lease until the occupancy date, and \$27,750 per month thereafter; and to authorize the Treasure Island Director to enter into amendments or modifications to the lease and the parking lease terms that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the lease or this Resolution.

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

2. [241085](#) **[Authorizing Taxable and/or Tax-Exempt Certificates of Participation (Treasure Island - Stage 2 Infrastructure Projects) - Not to Exceed \$65,000,000 and Approving Related Documents and Actions]**

Sponsors: Mayor; Dorsey

Ordinance authorizing the execution and delivery from time to time of Certificates of Participation, in one or more series on a tax-exempt and/or taxable basis, evidencing and representing an aggregate principal amount of not to exceed \$65,000,000, as the first tranche of the Stage 2 Alternative Financing to finance public improvements within the boundaries of Stage 2 of the Treasure Island project, approving the form of a Trust Agreement (including the form of a Supplement to Trust Agreement) between the City and County of San Francisco ("City") and U.S. Bank Trust Company, National Association, as trustee (including certain indemnities contained therein); approving respective forms of a Property Lease (including the form of a Supplement to the Property Lease) and a Lease Agreement (including the form of a Supplement to the Lease Agreement), each between the City and such trustee for the lease and leaseback of certain real property and improvements located at 1995 Evans Avenue, or other property as determined by the Director of Public Finance; approving the form of an Official Notice of Sale and a Notice of Intention to Sell the Certificates of Participation; approving the form of an Official Statement in Preliminary and Final form; approving the form of a purchase contract between the City and one or more initial purchasers of the Certificates; approving the form of a Continuing Disclosure Certificate; granting general authority to City officials to take necessary actions in connection with the authorization, sale, execution, and delivery of the Certificates of Participation; approving modifications to documents; declaring the intent to reimburse expenditures from proceeds of tax-exempt obligations; approving amendments to the Special Fund Administration Agreement for the Treasure Island project, and ratifying previous actions taken in connection therewith, as defined herein.

(Fiscal Impact)

11/5/24; ASSIGNED to the Budget and Finance Committee.

3. [241086](#) **[Appropriation - Treasure Island Development Authority - \$65,550,000 - FY2024-2025]**

Sponsors: Mayor; Dorsey

Ordinance appropriating \$65,550,000 to the Treasure Island Development Authority including \$65,000,000 of Certificates of Participation proceeds for Stage 2 Infrastructure Projects, \$383,948 of City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) Tax Increment, and \$166,052 of City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island) Special Taxes and placing these amounts on Controller's Reserve in Fiscal Year (FY) 2024-2025.

(Fiscal Impact)

11/5/24; ASSIGNED to the Budget and Finance Committee.

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4. [241098](#) **[Authorizing Stage 2 Contribution - City and County of San Francisco Community Facilities District No. 2016-1 and Annexation of Property as Improvement Area No. 3]**
Sponsors: Mayor; Dorsey
Resolution authorizing the Stage 2 Contribution as debt of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island) with respect to one or more improvement areas; confirming that property is annexed to the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island) as Improvement Area No. 3 of the City and County of San Francisco Community Facilities District No. 2016-1 (Treasure Island); and determining other pertinent matters in connection therewith.

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
5. [241099](#) **[Authorizing Stage 2 Contribution - City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)]**
Sponsors: Mayor; Dorsey
Resolution authorizing the Stage 2 Contribution as debt of the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island), and determining other pertinent matters in connection therewith.

(Fiscal Impact)

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
6. [241138](#) **[Amended 10-Year Capital Expenditure Plan - FYs 2024-2033]**
Sponsors: Mayor; Dorsey
Resolution amending the City's 10-year capital expenditure plan for Fiscal Years (FYs) 2024-2033 - certificates of participation program.

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
7. [241124](#) **[Accept and Expend In-Kind Gift - California Department of Public Health - COVID-19 Test Kits - FY2023-2024 - \$1,372,318.27]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Public Health to accept and expend an in-kind gift of COVID-19 test kits in the total amount of \$1,372,318.27 from California Department of Public Health in support of the Department of Public Health clinic patients and staff. (Public Health Department)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
8. [241122](#) **[Accept and Expend Grant - Retroactive - San Francisco General Hospital Foundation - MedSurg/ICU and the Family Birth Center - \$180,000]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Public Health to accept and expend a grant in the amount of \$180,000 from the San Francisco General Hospital Foundation for participation in a program, entitled "MedSurg/ICU and the Family Birth Center," for the period of September 1, 2024, through August 31, 2025. (Public Health Department)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9. [241132](#) **[Grant Application - Retroactive - Health Resources Services Administration - Ryan White Act HIV/AIDS Emergency Relief Grant Program - \$15,705,906]**

Sponsor: Mayor

Resolution retroactively authorizing the Department of Public Health to submit an application to continue to receive funding for the Ryan White Act HIV/AIDS Emergency Relief Grant Program grant from the Health Resources Services Administration; and requesting \$15,705,906 in HIV Emergency Relief Program funding for the San Francisco Eligible Metropolitan Area for the period of March 1, 2025, through February 28, 2026. (Public Health Department)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10. [241123](#) **[Accept and Expend Grant - Retroactive - Health Resources and Services Administration - Community Project Funding/Congressionally Directed Spending - Construction - \$1,000,000]**

Sponsor: Mayor

Resolution retroactively authorizing the Department of Public Health to accept and expend a grant in the amount of \$1,000,000 from the Health Resources and Services Administration for participation in a program entitled, "Community Project Funding/Congressionally Directed Spending - Construction," for the period of September 30, 2024, through September 29, 2027. (Public Health Department)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

11. [241136](#) **[Agreement - Potrero Neighborhood Collective, LLC - Potrero Yard Infrastructure Facility Design-Build-Finance-Operate-Maintain Agreement - 2500 Mariposa Street - Not to Exceed \$275,500,000]**

Sponsors: Mayor; Walton

Resolution conditionally approving an Infrastructure Facility Design-Build-Finance-Operate-Maintain Agreement for the San Francisco Municipal Transportation Agency (SFMTA) Potrero Yard Modernization Project, subject to final pricing; delegating authority under Charter, Section 9.118(b) for the SFMTA Board of Directors to approve the final pricing within the following not to exceed pricing limits: 1) an initial milestone payment of up to \$75,000,000 at financial close, 2) a relocation payment of up to \$500,000 within 60 days of completing temporary relocation of Potrero Yard operations, 3) a milestone payment of up to \$200,000,000 by no later than 2033, and 4) an initial maximum annual availability payment of up to \$42,200,000 (in Fiscal Year 2030 dollars) over a maintenance term not to exceed 30 years after the scheduled substantial completion date, anticipated in 2029, subject to interest rate and credit spread fluctuations between commercial close and financial close and annual Consumer Price Index adjustments, with the part of the payment covering capital costs increasing 1% per year and sculpted to align with the SFMTA's existing debt service obligations; authorizing the Director of Transportation to execute the Form Project Agreement, as modified with the final pricing and to substantially include the terms of a Draft Small Business Enterprise/Disadvantaged Business Enterprise Plan, with Potrero Neighborhood Collective, LLC or its affiliate; and to authorize the Director of Transportation to enter into amendments or modifications to the Final Project Agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Agreement or this Resolution; and making environmental findings under the California Environmental Quality Act. (Municipal Transportation Agency)

(Fiscal Impact)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

(The Municipal Transportation Agency (MTA) Board of Directors action referenced in this Resolution (Page 6, Lines 3-12) shall occur on December 3, 2024, and the authorizing MTA Board of Directors resolution shall be received prior to the hearing on this matter; referral of this matter to the full Board of Supervisors shall be contingent upon receipt of the MTA Board of Directions resolution.)

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12. [241096](#) **[Termination of Real Property Lease and New Real Property Lease - Waterfront Plaza - \$1,000,000 Initial Annual Base Rent]**
Sponsors: Mayor; Peskin
Resolution approving and authorizing (i) the execution and delivery of a Mutual Lease Termination Agreement for Port Commission Lease No. L. 8618 (the “Existing Lease”) involving Premises known as Waterfront Plaza located on Seawall Lots 315, 316, 317 between Chestnut and Bay Streets at the Embarcadero (the “Site”), and (ii) the execution, delivery and performance of Port Lease No. 17224 for the Site between the San Francisco Port Commission, as landlord, and JPPF Waterfront Plaza, L.P., as tenant (the “New Lease”) for a term of 57 years, with an initial annual base rent of \$1 million and including additional financial participation structures for the Port; and authorizing the Executive Director of the Port to enter into any additions, amendments or other modifications to the New Lease that do not materially increase the obligations or liabilities of the City or Port and are necessary or advisable to complete the transactions which this Resolution contemplates and effectuate the purpose and intent of this Resolution. (Port)
- (Fiscal Impact)
- 11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
13. [241084](#) **[Business and Tax Regulations Code - Transfer Tax Exemption for Certain Port Leases]**
Sponsors: Mayor; Peskin
Ordinance amending the Business and Tax Regulations Code to exempt from real property transfer taxes certain leases with the Port Commission with effective dates on or after November 1, 2024, and on or before December 31, 2034.
- (Fiscal Impact)
- 11/5/24; ASSIGNED to the Budget and Finance Committee.
14. [241100](#) **[Finding of Fiscal Feasibility and Term Sheet Endorsement - Port and Fisherman’s Wharf Revitalized, LLC - Lease and Development of Pier 45 Sheds A and C and Portions of Seawall Lot 300/301]**
Sponsor: Mayor
Resolution finding the proposed lease and development of Pier 45 Shed A and the former Shed C area, and portions of Seawall Lot 300/301, generally located along the Embarcadero at the terminus of Taylor Street, fiscally feasible under Administrative Code, Chapter 29, and endorsing the term sheet.
- (Fiscal Impact)
- 11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

15. [241056](#) **[Airport Commission Bond-Related Authorizations]**
Resolution approving the Trust Indenture to replace, succeed and supersede Resolution No. 91-0210, as supplemented and amended, with respect to outstanding and future issues of San Francisco International Airport Second Series Revenue Bonds; approving a Form of Series Indenture with respect to San Francisco International Airport Second Series Revenue Bonds; and approving certain other matters related to the implementation of the Trust Indenture and, from time to time, Series Indentures, as defined herein. (Airport Commission)

10/23/24; RECEIVED FROM DEPARTMENT.

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

16. [241142](#) **[Contract - Recology San Francisco - Refuse Collection and Disposal Services - Not to Exceed \$119,000,000]**

Sponsor: Peskin

Resolution approving and authorizing the Office of Contract Administration (“OCA”) to enter into Contract 1000034862 between City and County of San Francisco, and Sunset Scavenger Company d/b/a Recology Sunset Scavenger, Golden Gate Disposal & Recycling Company d/b/a Recology Golden Gate, and Recology San Francisco (collectively “Recology”) for the provision of refuse collection and disposal services at City facilities, for an initial term of seven years, commencing on January 1, 2025, through December 31, 2031, with an option to extend for three additional years through December 31, 2034, for a total contract duration of 10 years, and with a total contract not to exceed amount of \$119,000,000 for the full 10-year duration; and to authorize OCA to make necessary, non-material changes to the Contract prior to its final execution by all parties that do not materially increase the obligations or liabilities to the City and are necessary or advisable to effectuate the purposes of the Contract. (Office of Contract Administration)

(Fiscal Impact)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

17. [241060](#) **[Prevailing Wage Rates - Various Workers Pursuant to Administrative Code, Section 6.22(e), and Labor and Employment Code, Article 102]**
Sponsors: Peskin; Chan
Resolution fixing prevailing wage rates for 1) workers performing work under City contracts for public works and improvements; 2) workers performing work under City contracts for janitorial services; 3) workers performing work in public off-street parking lots, garages, or storage facilities for automobiles on property owned or leased by the City; 4) workers engaged in theatrical or technical services for shows on property owned by the City; 5) workers engaged in the hauling of solid waste generated by the City in the course of City operations, pursuant to a contract with the City; 6) workers performing moving services under City contracts at facilities owned or leased by the City; 7) workers engaged in exhibit, display, or trade show work at special events on property owned by the City; 8) workers engaged in broadcast services on property owned by the City; 9) workers engaged in loading or unloading into or from a commercial vehicle on City property of materials, goods, or products in connection with a show or special event, or engaged in driving a commercial vehicle into which or from which materials, goods, or products are loaded or unloaded on City property in connection with a show or special event; 10) workers engaged in security guard services under City contracts or at facilities or on property owned or leased by the City; and 11) motor bus service contracts. (Civil Service Commission)

(Fiscal Impact)

10/28/24; RECEIVED FROM DEPARTMENT.

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

18. [241130](#) **[Sole Source Agreement - Retroactive - Low Income Investment Fund - Child Care Facilities Fund and Technical Assistance - Not to Exceed \$67,715,789]**
Sponsors: Mayor; Melgar
Resolution retroactively approving a Sole Source Agreement between the City, acting by and through the Department of Early Childhood (DEC), and Low Income Investment Fund to administer the San Francisco Child Care Facilities Fund and Technical Assistance for Early Care and Education facilities, for a term of two years from July 1, 2024, through June 30, 2026, and for a total not to exceed amount of \$67,715,789; and to authorize DEC to enter into amendments or modifications to the Agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Agreement or this Resolution. (Department of Children, Youth & Their Families)

(Fiscal Impact)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

19. [240994](#) [Grant Agreement Amendment - Mid-Market Foundation - Mid-Market/Tenderloin Community-Based Safety Program - Not to Exceed \$68,851,756]

Sponsor: Mayor

Resolution approving Amendment No. 5 to a grant agreement between the Office of Economic and Workforce Development and Mid-Market Foundation, for management of the Mid-Market/Tenderloin Community-Based Safety Program; to increase the grant amount by \$7,761,186 for a total not to exceed amount of \$68,851,756 for the period of July 1, 2022, through June 30, 2025; effective upon approval of this Resolution by the Board of Supervisors; and to authorize the Executive Director of the Office of Economic and Workforce Development to enter into amendments or modifications to the contract prior to its final execution by all parties that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement. (Department of Economic and Workforce Development)

(Fiscal Impact)

10/8/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

20. [240189](#) [Park Code - Marina Fees]

Ordinance amending the Park Code to raise the fees for various goods and services at the Marina Small Craft Harbor; and affirming the Planning Department's determination under the California Environmental Quality Act. (Recreation and Park Department)

2/28/24; RECEIVED FROM DEPARTMENT.

3/12/24; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

4/12/24; RECEIVED FROM DEPARTMENT.

4/23/24; SUBSTITUTED AND ASSIGNED to the Budget and Finance Committee.

4/26/24; REFERRED TO DEPARTMENT.

4/26/24; RESPONSE RECEIVED.

5/15/24; RECEIVED FROM DEPARTMENT.

6/4/24; SUBSTITUTED AND ASSIGNED to the Budget and Finance Committee.

6/10/24; REFERRED TO DEPARTMENT.

7/18/24; RESPONSE RECEIVED.

8/25/24; NOTICED.

9/1/24; NOTICED.

9/4/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

9/4/24; CONTINUED AS AMENDED.

9/4/24; REFERRED TO DEPARTMENT.

11/24/24; NOTICED.

12/1/24; NOTICED.

21. [241095](#) **[Accept and Expend Grant and Grant Agreement - BXP Embarcadero Plaza LP - Embarcadero Plaza and Sue Bierman Park - \$12,500,000]**
Sponsor: Mayor
Resolution authorizing the Recreation and Park Department (RPD) to enter into an agreement with BXP Embarcadero Plaza LP (BXPE), the Downtown San Francisco Partnership, and the Office of Economic and Workforce Development regarding potential improvements and renovations at Embarcadero Plaza and Sue Bierman Park; and to accept cash and in-kind grants from BXPE of approximately \$2,500,000 for design and RPD project management services; and to accept potential additional grants of approximately \$10,000,000 that could include cash grants from Downtown Community Benefit District (known as the Downtown San Francisco Partnership) or in-kind grants of construction services from BXPE, for the period starting on the execution date of the agreement through December 2028; and authorizing the RPD to enter into amendments or modifications to the agreement provided they do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution. (Recreation and Park Department)

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

22. [241133](#) **[Multifamily Housing Revenue Notes - Casa Adelante SVN Housing, L.P. - 1515 South Van Ness Avenue - Not to Exceed \$107,642,319]**
Sponsor: Mayor
Resolution authorizing the execution and delivery of multifamily housing revenue notes in one or more series in an aggregate principal amount not to exceed \$107,642,319 for the purpose of providing financing for the construction of a 168-unit multifamily rental housing project known as "Casa Adelante 1515 South Van Ness," located at 1515 South Van Ness Avenue; approving the form of and authorizing the execution of a funding loan agreement providing the terms and conditions of the funding loan from the funding lender to the City, and the execution and delivery of the notes; approving the form of and authorizing the execution of a project loan agreement providing the terms and conditions of the project loan from the City to the borrower; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants for the project; authorizing the collection of certain fees; approving, for purposes of the Internal Revenue Code of 1986, as amended, the execution and delivery of residential mortgage revenue notes by the City in an aggregate principal amount not to exceed \$107,642,319; approving modifications, changes, and additions to the documents; ratifying and approving any action heretofore taken in connection with the funding loan, the project loan, the notes, and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

23. [241134](#) [Amended and Restated Ground Lease and Amended and Restated Loan Agreement - Casa Adelante SVN Housing, L.P. - 1515 South Van Ness Avenue - 100% Affordable Housing - \$15,000 Annual Base Rent - Loan Not to Exceed \$45,233,623]

Sponsors: Mayor; Ronen

Resolution 1) approving and authorizing the Director of Property and the Director of the Mayor's Office of Housing and Community Development ("MOHCD") to enter into an Amended and Restated Ground Lease for real property owned by the City located at 1515 South Van Ness Avenue ("Property") with Casa Adelante SVN Housing, L.P. for a lease term of 75 years and one 24-year option to extend and an annual base rent of \$15,000 ("Ground Lease") in order to construct a 168-unit (including one manager's unit) multifamily rental housing development affordable to low-income households and including community-serving commercial space (the "Project"); 2) approving and authorizing an Amended and Restated Loan Agreement in an amount not to exceed \$45,233,623 for a minimum loan term of 57 years ("Loan Agreement") with Casa Adelante SVN Housing, L.P. to finance the development and construction of the Project; 3) adopting findings declaring that the Property is "exempt surplus land" pursuant to the California Surplus Lands Act; 4) determining that the less than market rent payable under the Ground Lease will serve a public purpose by providing affordable housing for low-income households in need, in accordance with Section 23.30 of the Administrative Code; 5) adopting findings that the Project and proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and 6) authorizing the Director of Property and/or the Director of MOHCD to execute the Amended and Restated Ground Lease and the Loan Agreement, and make certain modifications to such agreements, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein. (Mayor's Office of Housing and Community Development)

(Fiscal Impact)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

24. [241074](#) [Apply for Grants - Bay Area Urban Areas Security Initiative - FY2024, FY2025, FY2026, FY2027, and FY2028 Emergency Preparedness Grants]

Sponsor: Mayor

Resolution authorizing the Bay Area Urban Areas Security Initiative at the Department of Emergency Management to apply for, on behalf of the City and County of San Francisco, State and Federal financial assistance under various grant programs for Fiscal Years (FY) 2024, 2025, 2026, 2027, and 2028, including: the Urban Areas Security Initiative Grant, the State Homeland Security Grant Program, the Emergency Management Performance Grant, the Local Government Oil Spill Contingency Grant, and the Hazard Mitigation Grant Program. (Department of Emergency Management)

10/29/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

25. [241117](#) **[Accept and Expend Grant - Retroactive - California Department of Insurance - Organized Automobile Fraud Activity Interdiction Program - FY2024-2025 and FY2025-2026 - \$1,192,890]**

Sponsor: Mayor

Ordinance retroactively authorizing the Office of the District Attorney to accept and expend a grant from the California Department of Insurance to fund the Organized Automobile Fraud Activity Interdiction Program in the amount of \$1,192,890 for the grant period of July 1, 2024, through June 30, 2027; and amending Ordinance No. 191-24 (Annual Salary Ordinance File No. 240596 for Fiscal Years (FYs) 2024-2025 and 2025-2026) to provide for the addition of one grant-funded position in Class 8550 District Attorney's Investigator-SFERS (FTE 1.0) for the grant agreement period of July 1, 2024, through June 30, 2027. (District Attorney)

11/19/24; ASSIGNED to the Budget and Finance Committee.

26. [241140](#) **[Real Property Lease - MacLean Properties, LLC and 101 New Montgomery Street LP - 101 New Montgomery Street also known as 617 Mission Street - \$580,020 Initial Annual Base Rent]**

Sponsor: Peskin

Resolution approving and authorizing the Director of Property, on behalf of the Department of Child Support Services, to lease real property comprising of 15,445 rentable square feet and 2,000 square feet of storage space located at 101 New Montgomery Street also known as 617 Mission Street from MacLean Properties, LLC and 101 New Montgomery Street LP, for an initial seven-year term, commencing January 1, 2025, through December 31, 2032, at an initial annual base rent of \$580,020 with annual rent increases of three percent, plus a five-year option to extend; and to authorize the Director of Property to enter into amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution. (Real Estate Department)

(Fiscal Impact)

11/19/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

27. [241075](#) **[Grant Agreement Amendment - Compass Family Services - Urgent Accommodation Vouchers Program for Families and Pregnant People - Not to Exceed \$17,801,570]**

Sponsors: Mayor; Ronen and Melgar

Resolution approving the second amendment to the grant agreement between Compass Family Services and the Department of Homelessness and Supportive Housing ("HSH") for the Urgent Accommodation Vouchers Program for Families and Pregnant People that provides temporary shelter for families experiencing homelessness; extending the grant term by 18 months from December 31, 2024, for a total term of February 1, 2023, through June 30, 2026; increasing the agreement amount by \$9,660,200 for a total amount not to exceed \$17,801,570; and authorizing HSH to enter into any amendments or other modifications to the second amendment that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the agreement. (Department of Homelessness and Supportive Housing)

(Fiscal Impact)

10/29/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

28. [241041](#) **[Grant Agreement Amendment - HomeRise - Transitional Housing - Not to Exceed \$12,942,074]**
Sponsor: Mayor
Resolution approving the fourth amendment to the grant agreement between Community Housing Partnership DBA HomeRise and the Department of Homelessness and Supportive Housing (“HSH”) for the 5th and Harrison Transitional Living Program for Transitional Aged Youth; extending the grant term by six months from June 30, 2025, for a total term of July 1, 2019, through December 31, 2025; increasing the agreement amount by \$2,948,804 for a total amount not to exceed \$12,942,074; and authorizing HSH to enter into any amendments or other modifications to the agreement that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the agreement. (Department of Homelessness and Supportive Housing)
- (Fiscal Impact)
- 10/22/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
29. [241042](#) **[Grant Agreement Amendment - St. Vincent de Paul Society of San Francisco - Multi-Service Center South - Not to Exceed \$66,607,849]**
Sponsor: Mayor
Resolution approving the sixth amendment to the grant agreement between St. Vincent de Paul Society of San Francisco and the Department of Homelessness and Supportive Housing (“HSH”) to provide shelter operations and services at the Multi-Service Center South; extending the grant term by 36 months from June 30, 2025, for a total term of July 1, 2021, through June 30, 2028; increasing the agreement amount by \$40,669,501 for a new total not to exceed amount of \$66,607,849; and authorizing HSH to enter into any amendments or other modifications to the agreement that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the agreement. (Department of Homelessness and Supportive Housing)
- (Fiscal Impact)
- 10/22/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

30. [240847](#) [Ground Lease - Abode Property Management - 1174-1178 Folsom Street and 663 Clementina Street - 100% Permanent Supportive Housing - Rent Not to Exceed \$1]

Sponsor: Mayor

Resolution 1) approving and authorizing the Director of Property and the Executive Director of the Department of Homelessness and Supportive Housing (“HSH”) to enter into a Ground Lease with Abode Property Management for the real property owned by the City, located at 1174-1178 Folsom Street and 663 Clementina Street (collectively, the “Property”), for an initial lease term of five years with ten automatic extensions of the lease term for an additional period of five years each and a total rent not to exceed \$1 in order to operate the Property as permanent supportive housing; 2) determining in accordance with Administrative Code, Section 23.33, that the below market rent payable under the Ground Lease will serve a public purpose by providing permanent supportive housing for formerly homeless and low-income households; 3) adopting findings declaring that the Property is "exempt surplus land" under the California Surplus Land Act; 4) affirming the Planning Department's determination under the California Environmental Quality Act, and adopting the Planning Department's findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and 5) authorizing the Director of Property and/or the HSH Executive Director to execute and make certain modifications to the Ground Lease, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.

(Fiscal Impact)

9/3/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9/27/24; REFERRED TO DEPARTMENT.

10/9/24; CONTINUED TO CALL OF THE CHAIR.

10/28/24; RESPONSE RECEIVED.

31. [240848](#) [Grant Agreement - Abode Property Management - Property Management Services for Permanent Supportive Housing - Not to Exceed \$14,177,264]

Sponsor: Mayor

Resolution approving the grant agreement between Abode Property Management and the Department of Homelessness and Supportive Housing (“HSH”) for property management services for permanent supportive housing at 1174-1178 Folsom Street; approving a term of November 1, 2024, through June 30, 2029, and a total not to exceed amount of \$14,177,264; and authorizing HSH to enter into any amendments or other modifications to the agreement that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the agreement. (Department of Homelessness and Supportive Housing)

(Fiscal Impact)

9/3/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10/9/24; CONTINUED TO CALL OF THE CHAIR.

32. [241102](#) **[Hearing - Board of Supervisors/Clerk of the Board Annual Budget Guidelines - FY 2025-2026 and FY 2026-2027]**
Hearing to consider the review and approval of the Budget Guidelines for the Board of Supervisors/Clerk of the Board Annual Budget for Fiscal Year (FY) 2025-2026 and FY 2026-2027. (Clerk of the Board)

11/5/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

33. [241147](#) **[Contract Amendment - Harvey M. Rose Associates, LLC - Budget and Legislative Analyst Services - Exercise Option to Extend Term]**
Motion authorizing the Clerk of the Board to exercise a final option to extend the term for six years through December 31, 2031, for Budget and Legislative Analyst Services with Harvey M. Rose Associates, LLC; and directing the Clerk of the Board to take all necessary administrative action to amend the contract accordingly. (Clerk of the Board)

11/19/24; RECEIVED AND 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.

241087 [Planning Code - Waiving Certain Development Impact Fees in the Market and Octavia Area Plan]

Sponsors: Mayor; Dorsey

Ordinance amending the Planning Code to waive certain development impact fees in the Market and Octavia Area Plan (the Market and Octavia Area Plan and Upper Market Neighborhood Commercial District Affordable Housing Fee, the Van Ness & Market Affordable Housing and Neighborhood Infrastructure Fee, and the Van Ness & Market Community Facilities Fee), and to create a process for previously approved projects to request modification to conditions of approval related to these fees, subject to delegation by the Planning Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

11/5/24; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/13/24; REFERRED TO DEPARTMENT.

11/14/24; TRANSFERRED to the Budget and Finance Committee.

11/15/24; RESPONSE RECEIVED.

241118 [Appropriation - \$28,386,685 Including \$25,000,000 COP Refunding Series 2025-R1 & Series 2025-R2 Proceeds, \$2,478,500 of Series 2013B & 2013C Prior Debt Reserve Proceeds - De-appropriation of \$908,185 - Series 2013B Project Funds - FY2024-2025]

Sponsor: Mayor

Ordinance appropriating \$28,386,685 consisting of \$5,000,000 of Refunding Certificates of Participation Series 2025-R1 proceeds and \$20,000,000 of Refunding Certificates of Participation (COP) Series 2025-R2 proceeds, \$483,000 of Series 2013B Prior Debt Service Reserve Proceeds, \$1,995,500 of 2013C Prior Debt Service Reserve Proceeds, and De-appropriation of \$908,185 of Series 2013B Project Funds to the Port Commission (PRT) for \$6,391,185 to the Refunding Certificates of Participation Series 2025-R1 and \$21,995,500 to the Refunding Certificates of Participation Series 2025-R2; and placing these funds on Controller's Reserve pending the sale of the Certificates of Participation and receipt of proceeds in Fiscal Year (FY) 2024-2025.

(Fiscal Impact; No Budget and Legislative Analyst Report)

11/19/24; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

241120**[Authorizing Refunding Certificates of Participation - Various Port Projects - Not to Exceed \$25,000,000]****Sponsor: Mayor**

Ordinance authorizing the execution and delivery from time to time of refunding Certificates of Participation evidencing and representing an aggregate principal amount of not to exceed \$25,000,000 to prepay certain certificates of participation that financed the design, acquisition, construction, reconstruction, expansion, improvement, equipping, renewal, restoration, and/or replacement of certain capital improvements to properties of the Port Commission of the City and County of San Francisco; approving the form of Supplement to Trust Agreement between the City and County of San Francisco and U.S. Bank Trust Company, National Association (as successor-in-interest to U.S. Bank National Association), as trustee ("Trustee"); approving the form of Supplement to Project Lease, between the City and County of San Francisco and the Trustee, relating to the lease and lease back of all or a portion of the James R. Herman Cruise Terminal at Pier 27; approving the form of Escrow Agreement, Purchase Contract, Official Notice of Sale, and Notice of Intention to Sell Certificates; directing the publication of the Notice of Intention to Sell Certificates; approving the form of the Preliminary Official Statement and the form and execution of the Official Statement relating to the sale of the Certificates; approving the form of the Continuing Disclosure Certificate; granting general authority to City officials to take necessary actions in connection with the authorization, execution, sale and delivery of the Certificates, approving modifications to documents and agreements; and ratifying previous actions taken in connection therewith. (Port)

(Fiscal Impact; No Budget and Legislative Analyst Report)

11/19/24; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$250 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of \$250 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit www.sfethics.org.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244 or at www.sfbos.org/legislative-research-center-lrc.

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 legislation is 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) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 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 time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items for the official public record. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

COPYRIGHT: All system content that is broadcasted live during public proceedings is secured by High-bandwidth Digital Content Protection (HDCP), which prevents copyrighted or encrypted content from being displayed or transmitted through unauthorized devices. Members of the public who wish to utilize chamber digital, audio and visual technology may not display copyrighted or encrypted content during public proceedings.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

傳譯服務：所有常規及特別市參事會會議和常務委員會會議將提供西班牙文，中文以及菲律賓文的傳譯服務，但必須在會議前最少兩（2）個工作日作出請求，以確保能獲取到傳譯服務。將因應請求提供交替傳譯服務，以便公眾向有關政府機構發表意見。如需更多資訊或請求有關服務，請發電郵至 bos@sfgov.org 或致電（415）554-5184 聯絡我們。

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

Americans with Disabilities Act (ADA) and Reasonable Accommodations

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 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. If you believe your rights under the ADA are violated, contact the ADA Coordinator. Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy.

Meetings are real-time captioned and cablecast open-captioned on SFGovTV (www.sfgovtv.org) or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website www.sfbos.org and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least two (2) business days in advance of the meeting will help to ensure availability. For further assistance, please call (415) 554-5184.

Know Your Rights Under The Sunshine Ordinance

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 sotf@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 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 (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website 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 www.sfethics.org.