



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, Matt Dorsey, Joel Engardio

Clerk: Brent Jalipa
(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, April 9, 2025

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

A quorum of the Board of Supervisors may be present at this committee meeting. If a quorum is present, the meeting will also constitute a Special Meeting of the Board of Supervisors. However, the meeting will be conducted in all respects as a committee meeting, and any substantive decision will constitute a recommendation of the committee rather than an action taken by the Board. The Clerk will make a note of the special meeting in the committee minutes, and discussion will be limited to items noticed on this agenda.

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [250270](#) **[Real Property Lease - Chinatown Community Children's Center - \$1 Annual Base Rent]**
Sponsor: Melgar
Resolution approving a Lease with the Chinatown Community Children's Center for approximately 6,372 square feet of real property located in City Hall and its grounds appurtenant, at a base rent of \$1 per year; authorizing the Director of Property, upon receipt of approved permits for the construction of tenant improvements to the leased premises, to execute a lease on behalf of the City and County of San Francisco for an initial 10-year term, with two 10-year options to renew; and authorizing the Director of Property to enter into any additions, amendments, or other modifications to the Lease, that do not materially increase the obligations or liabilities of the City, in order to effectuate the purposes of the lease or this Resolution. (Real Estate Department)

(Fiscal Impact)

3/18/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
2. [250233](#) **[Ten-Year Capital Expenditure Plan - FYs 2026-2035]**
Sponsors: Mayor; Mandelman
Resolution adopting the City and County of San Francisco Ten-Year Capital Expenditure Plan for Fiscal Years (FYs) 2026-2035, pursuant to Administrative Code, Section 3.20.

3/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
3. [250169](#) **[Agreement Amendment - CPM/CM Pros JV- PRO.0140A - Construction Management Services for the East Bay Region - Not to Exceed \$34,000,000]**
Resolution approving and authorizing the General Manager of the San Francisco Public Utilities Commission to execute Amendment No. 1 to Professional Services Agreement PRO.0140A, Construction Management Services for the East Bay Region, with CPM/CM Pros Joint Venture, increasing the not to exceed amount by \$25,000,000 for a total not to exceed amount of \$34,000,000; and increasing the contract duration by two years from June 3, 2028 for a total contract duration of nine years, starting June 4, 2021, through June 3, 2030, pursuant to Charter, Section 9.118. (Public Utilities Commission)

(Fiscal Impact)

2/14/25; RECEIVED FROM DEPARTMENT.

2/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. [250208](#) **[Agreement Amendment - Stantec JHCE JV, MMD JV, AECOM/WRE JV, and Lee Incorporated - Specialized and Technical As-Needed Services for Operations and Maintenance Support - Not to Exceed \$13,000,000 Each]**

Resolution approving and authorizing the General Manager of the Public Utilities Commission to execute Amendment No. 1 to Professional Services Agreement Nos. PRO.0231.A-D, Specialized and Technical As-Needed Services for Operations and Maintenance Support, with Stantec/JHCE JV (PRO.0231.A); MMD JV (PRO.0231.B); AECOM/WRE JV (PRO.0231.C); and Lee Incorporated (PRO.0231.D), increasing each contract by \$5,500,000, each with a new not to exceed amount of \$13,000,000 for a total of \$52,000,000 across all four contracts, effective upon approval of this Resolution, with no change to the terms or duration for the period of August 29, 2023, through August 29, 2028, pursuant to Charter, Section 9.118. (Public Utilities Commission)

(Fiscal Impact)

3/3/25; RECEIVED FROM DEPARTMENT.

3/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

5. [250189](#) **[Port Park Lease and Loan, Management Agreement, and Utilities Licenses and Absolving Services Agreement - Mission Rock]
Sponsors: Mayor; Dorsey**

Ordinance approving and waiving competitive solicitation obligations for a Port Commission Park Lease and Loan for China Basin Park and for a Management Agreement for adjacent public and open spaces between the Port and an affiliate of Seawall Lot 337 Associates, LLC, Developer of the Mission Rock Project bounded by China Basin Channel, Third Street, Mission Rock Street, and the San Francisco Bay ("Project"); approving a Port Commission License with Mission Rock Utilities, Inc., a private utility provider servicing the Project; and approving two Port Commission Licenses and an Absolving Services Agreement with Pacific Gas and Electric Company to facilitate gas service to private property in the Project area and electric power service to the Third Street Bridge Pilot House; and affirming the Planning Department's determination under the California Environmental Quality Act, and its findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Fiscal Impact)

2/25/25; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

6. [250286](#) **[Multifamily Housing Revenue Note - Sunnydale Block 7 Housing Partners, L.P. - Sunnydale HOPE SF Block 7 - 65 Santos Street - Not to Exceed \$53,305,000]**

Sponsors: Mayor; Walton and Mandelman

Resolution approving for purposes of the Internal Revenue Codes of 1986, as amended, authorizing the execution and delivery of a multifamily housing revenue note in one or more series in an aggregate principal amount not to exceed \$53,305,000 for the purpose of providing financing for the construction of a 89-unit (including one manager unit) multifamily rental housing project located at 65 Santos Street, known as "Sunnydale HOPE SF Block 7"; approving the form of and authorizing the execution of a funding loan agreement, providing the terms and conditions of the loan from the funding lender to the City, and the execution and delivery of the note; approving the form of and authorizing the execution of a borrower loan agreement providing the terms and conditions of the loan from the City to Sunnydale Block 7 Housing Partners, L.P. (the "Borrower"); approving the form of and authorizing the execution of an amended and restated funding loan agreement which amends and restates the funding loan agreement on and after conversion; approving the form of and authorizing the execution of an amended and restated borrower loan agreement which amends and restates the borrower loan agreement on and after conversion; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; authorizing the collection of certain fees; approving modifications, changes and additions to the documents; ratifying and approving any action heretofore taken in connection with the back-to-back loans, the note and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

3/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

7. [250288](#) **[Loan Agreement - Sunnydale Block 7 Housing Partners, L.P. - Sunnydale HOPE SF Block 7 - 100% Affordable Housing - Not to Exceed \$18,050,000]**

Sponsors: Mayor; Walton and Mandelman

Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development to execute an Amended and Restated Loan Agreement with Sunnydale Block 7 Housing Partners, L.P., a California limited partnership, for a total loan amount not to exceed \$18,050,000 to finance the construction of a 89-unit multifamily rental housing development for low-income households, which will be known as Sunnydale HOPE SF Block 7; and adopting findings that the loan agreement is consistent with the adopted Mitigation Monitoring and Reporting Program under the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizes and delegates to the Director of MOHCD and/or the Director of Property, and their designees, the authority to undertake any actions necessary to protect the City's financial security in the Property and enforce the affordable housing restrictions.

(Fiscal Impact)

3/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

8. [250287](#) **[Multifamily Housing Revenue Bonds - Sunnydale HOPE SF Block 9 - 1652 Sunnydale Avenue - Not to Exceed \$57,075,000]**

Sponsors: Mayor; Walton and Mandelman

Resolution approving for purposes of the Internal Revenue Code of 1986, as amended, and authorizing the issuance, sale and delivery of multifamily housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$57,075,000 for the purpose of providing financing for the construction of a 95-unit (including one manager unit) multifamily rental housing project located at 1652 Sunnydale Avenue known as "Sunnydale HOPE SF Block 9"; approving the form of and authorizing the execution of an indenture of trust providing the terms and conditions of the bonds; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the form of and authorizing the execution of a financing agreement; approving the form of and authorizing the use and distribution of a preliminary official statement and/or official statement; approving the form of and authorizing the execution of a bond purchase agreement; authorizing the collection of certain fees, approving modifications, changes and additions to the documents; ratifying and approving any action heretofore taken in connection with the bonds and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

3/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9. [250289](#) **[Loan Agreement - Sunnydale Block 9 Housing Partners, L.P. - Sunnydale HOPE SF Block 9 - 100% Affordable Housing - Not to Exceed \$30,200,000]**

Sponsors: Mayor; Walton and Mandelman

Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development to execute an Amended and Restated Loan Agreement with Sunnydale Block 9 Housing Partners, L.P., a California limited partnership, for a total loan amount not to exceed \$30,200,000 to finance the construction of a 95-unit multifamily rental housing development for low-income households, which will be known as Sunnydale HOPE SF Block 9 (the "Project"); and adopting findings that the loan agreement is consistent with the adopted Mitigation Monitoring and Reporting Program under the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Fiscal Impact)

3/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10. [250193](#) **[Real Property Lease - Retroactive - Lombard Hotel Group – Monarch Hotel - 1015 Geary Street - Non-Congregate Temporary Shelter - Annual Base Rent of \$1,597,320 and Final Payment of \$100,000]**

Sponsor: Mayor

Resolution retroactively approving and authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to execute a lease of real property with Lombard Hotel Group, for use of the Monarch Hotel located at 1015 Geary Street for a non-congregate temporary shelter program with 102 units for a term of 1 year, to commence on April 1, 2025, through March 31, 2026, with an annual base rent of \$1,597,320, and a final payment of \$100,000 upon surrender of the property; affirming the Planning Department's determination under the California Environmental Quality Act; and authorizing the Director of Property to execute any amendments, make certain modifications and take certain actions that do not materially increase the obligations or liabilities to the City, do not materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the lease agreement or this Resolution.

(Fiscal Impact)

2/25/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3/26/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

3/26/25; CONTINUED AS AMENDED.

11. [250230](#) **[Grant Agreement Amendment - Abode Services - Adult Rapid Rehousing - Not to Exceed \$19,184,173]**

Sponsor: Mayor

Resolution approving the first amendment to the grant agreement between Abode Services and the Department of Homelessness and Supportive Housing ("HSH"), for adult rapid rehousing, extending the term for 24 months from June 30, 2025, for a total term of January 1, 2023, through June 30, 2027; increasing the agreement amount by \$9,292,568 for a total amount not to exceed \$19,184,173; and authorizing HSH to enter into any amendments or other modifications to the 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)

3/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

12. [250231](#) **[Grant Agreement Amendment - Episcopal Community Services - Property Management and Supportive Services - Henry Hotel - Not to Exceed \$23,630,286]**
Sponsor: Mayor
Resolution approving the fourth amendment to the grant agreement between Episcopal Community Services and the Department of Homelessness and Supportive Housing (“HSH”), for property management and supportive services at the Henry Hotel, a permanent supportive housing site; extending the grant term by 36 months from June, 30, 2025, for a total term of July 1, 2019, through June 30, 2028; increasing the agreement amount by \$9,038,341 for a total amount not to exceed \$23,630,286; and authorizing HSH to enter into any amendments or other modifications to the 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)
- 3/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
13. [250232](#) **[Grant Agreement Amendment - Five Keys Schools and Programs - Permanent Supportive Housing - Artmar Hotel - Not to Exceed \$13,912,633]**
Sponsor: Mayor
Resolution approving the second amendment to the grant agreement between Five Keys Schools and Programs and the Department of Homelessness and Supportive Housing (“HSH”), for the Artmar Hotel, a permanent supportive housing site for 60 transitional aged youth; extending the grant term by 24 months from June 30, 2025, for a total term of June 1, 2021, through June 30, 2027; increasing the agreement amount by \$4,857,296 for a total amount not to exceed \$13,912,633; and authorizing HSH to enter into any amendments or other modifications to the 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)
- 3/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
14. [250263](#) **[Grant Agreement Amendment - Mission Action, Inc. - Emergency Shelter - Not to Exceed \$18,529,877]**
Sponsors: Mayor; Fielder
Resolution approving the second amendment to the grant agreement between Mission Action, Inc. (formerly known as Dolores Street Community Services) and the Department of Homelessness and Supportive Housing (“HSH”), for Emergency Shelter, extending the term for 24 months from June 30, 2025, for a total term of July 1, 2021 through June 30, 2027; increasing the agreement amount by \$8,530,284 for a new total amount not to exceed \$18,529,877; and authorizing HSH to enter into any amendments or other modifications to the 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)
- 3/18/25; 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.

250259

[Business and Tax Regulations Code - Extending Waiver of Permit, License, and Business Registration Fees for Certain Small Businesses]

Sponsors: Mayor; Sherrill, Mandelman, Chen, Sauter, Fielder and Engardio

Ordinance amending the Business and Tax Regulations Code to extend, through June 30, 2026, the waiver of certain first-year permit, license, and business registration fees for specified small businesses that newly form or that open a new location.

(Fiscal Impact; No Budget and Legislative Analyst Report)

3/18/25; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

3/21/25; REFERRED TO DEPARTMENT.

3/28/25; RESPONSE RECEIVED.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$500 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 \$500 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 \$500 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 email Board.of.Supervisors@sfgov.org, or call (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 contact Wilson Ng, ADA Coordinator, at Wilson.L.Ng@sfgov.org.

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.