



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, September 17, 2025

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [250192](#) **[Administrative, Labor and Employment Codes - City Contract Processes and Requirements]**

Sponsors: Mandelman; Dorsey and Mahmood

Ordinance amending the Administrative Code to 1) create a procurement legislative analysis authority for the City Administrator; 2) revise or create threshold dollar amounts for application of various contract requirements tied to the statutory Minimum Competitive Amount or statutory federal Single Audit Standard; 3) reorganize, standardize, and narrow Chapter 12F (relating to the MacBride Principles concerning Northern Ireland; including sunset of ordinance in 2035); 4) repeal Chapter 12J (relating to City business with Burma); and 5) narrow coverage of, and reduce meeting requirements in, Chapter 12L (relating to certain non-profit organizations receiving funds from the City); and amending the Labor and Employment Code to 6) reorganize, standardize, revise exemptions and waivers narrowing coverage, create threshold dollar amount for application tied to the statutorily based Minimum Competitive Amount, and update Article 131 (relating to nondiscrimination under City contracts; including sunset of ordinance in 2036) and repeal Article 132 (relating to nondiscrimination under City property contracts), while incorporating some of its provisions under Article 131; 7) reorganize, standardize, revise exemptions and waivers narrowing coverage, create a threshold dollar amount for application tied to the statutorily based Minimum Competitive Amount and update Article 151 (relating to City procurement of sweatfree goods; including abolition of the Sweatfree Procurement Advisory Group and sunset of ordinance in 2035); and 8) repeal Article 141 (relating to salary history in the hiring process of City contractors), Article 142 (relating to criminal history in the hiring and employment process of City contractors), and Article 161 (relating to earned income credit forms for employees of City contractors).

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

3/3/25; REFERRED TO DEPARTMENT.

6/4/25; CONTINUED.

7/9/25; RECOMMENDED AS AMENDED.

7/9/25; DUPLICATED AS AMENDED.

7/9/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

7/15/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

7/15/25; RE-REFERRED AS AMENDED to the Budget and Finance Committee.

2. [250944](#) **[Hearing - Release of Reserved Funds - San Francisco Zoo - San Francisco Zoological Society - \$3,000,000]**

Hearing to consider the release of reserved funds to the San Francisco Zoo, placed on Budget and Finance Committee reserve by Board of Supervisors Ordinance No. 119-25 in the amount of \$3,000,000 to fund the general operating needs for the San Francisco Zoological Society. (Recreation and Park Commission)

9/11/25; RECEIVED.

9/11/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3. [250876](#) **[Setting Property Tax Rate and Establishing Pass-Through Rates for Residential Tenants - FY2025-2026]**

Resolution levying property taxes at a combined rate of \$1.18268325 on each \$100 valuation of taxable property for the City and County of San Francisco, San Francisco Unified School District, San Francisco County Office of Education, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District; and establishing pass-through rates per \$100 of assessed value for residential tenants and based on tenancy commencement dates pursuant to Administrative Code, Chapter 37, for the Fiscal Year (FY) ending June 30, 2026. (Controller)

(Fiscal Impact)

8/21/25; RECEIVED FROM DEPARTMENT.

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. [250774](#) **[Airport Professional Services Agreement - WCME JV - Project Management Support Services for the Terminal 3 West Modernization Project - Further Modifications Not to Exceed \$126,000,000]**

Resolution approving Modification No. 15 to Airport Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project, with WCME JV, to increase the Contract amount by \$76,000,000 for a new not to exceed amount of \$126,000,000 and extend the Contract for services for an additional five years from December 31, 2025, for a total term of April 12, 2016 through December 12, 2030, pursuant to Charter, Section 9.118(b). (Airport Commission)

(Fiscal Impact)

7/17/25; RECEIVED FROM DEPARTMENT.

7/29/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

5. [250877](#) **[Cooperative Agreement - Presidio Trust - Animal Control and Welfare Services]**

Resolution authorizing the San Francisco Animal Care and Control (SFACC) to enter into a Cooperative Agreement with the Presidio Trust to provide animal control and welfare services for an initial term of five years, with an option to extend for an additional five years, effective upon approval of this Resolution; and to authorize the SFACC Executive Director to enter into amendments or modifications to the Cooperative Agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Cooperative Agreement or this Resolution. (Animal Care and Control)

8/22/25; RECEIVED FROM DEPARTMENT.

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

6. [250872](#) **[Real Property Lease - Innes Group, LLC - 1908-1950 Innes Avenue - \$631,800 Initial Base Year Rent - Up to \$349,092 in Tenant Improvements]**
Resolution approving and authorizing the Director of Property, on behalf of the Fleet Management Department ("Central Shops"), to execute a Lease Agreement for 1908-1950 Innes Avenue for a term of six years to commence on October 1, 2025, through September 30, 2031, with one five-year option to extend the term with Innes Group, LLC, at a base annual rent of \$631,800 per year (approximately \$21.60 per square foot) with three percent annual rent increases, and the City will contribute up to an additional \$349,092 for tenant improvements; and authorizing the Director of Property to execute any amendments or modifications to the Lease including exercising options to extend the agreement term, 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 to effectuate the purposes of the Lease or this Resolution. (Real Estate Department)

(Fiscal Impact)

7/25/25; RECEIVED FROM DEPARTMENT.

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

7. [250898](#) **[Purchase of Real Property - 290 Division (EAT) LLC, 1660 Mission LLC, Skyline Capital - 1660 and 1670 Mission Street - \$18,500,000 and \$30,000 in Escrow Costs]**

Sponsors: Mayor; Dorsey

Resolution 1) approving and authorizing the Director of Property to acquire certain real property located at 1660 and 1670 Mission Street ("Property"); 2) approving and authorizing an Agreement of Purchase and Sale for Real Estate for the acquisition of the Property for the purchase price of \$18,500,000 plus an estimated \$30,000 for typical closing costs, for a total amount of \$18,530,000 from 290 Division (EAT) LLC, 1660 Mission LLC, a California limited liability company, and Skyline Capital, a Wyoming limited liability company ("Purchase Agreement"); 3) authorizing the Director of Property to execute the Purchase Agreement, make certain modifications, and take certain actions in furtherance of this Resolution and the Purchase Agreement, as defined herein, effective upon approval of this Resolution; 4) affirming the Planning Department's determination under the California Environmental Quality Act; and 5) adopting the Planning Department's findings that the Purchase Agreement, and the transaction contemplated therein, is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Fiscal Impact)

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

8. [250897](#) **[Grant Agreement - California Department of Health Care Services - BHCIP Round 5 - Anticipated Revenue to the City \$10,000,000]**

Sponsors: Mayor; Dorsey

Resolution authorizing the Department of Public Health to enter into a Grant Agreement for a term commencing on execution of the Grant Agreement, through June 30, 2027, between the City and County of San Francisco ("City"), acting by and through its Department of Public Health ("DPH"), and the California Department of Healthcare Services and its third-party administrator Advocates for Human Potential, Inc., having anticipated revenue to the City of \$10,000,000; including a Permitted and Restricted Use; authorizing DPH to accept and expend grant funds; authorizing the Grantor to apply for a Receiver in the event of the City's default; and authorizing DPH to enter into amendments or modifications to the Grant Agreement that do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purpose of the Grant.

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9. [250878](#) **[Contract Amendment - Edgewood Center for Children and Families - Hospital Diversion and Crisis Stabilization Unit - Not to Exceed \$31,603,801]**

Resolution approving Amendment No. 2 to the agreement between City, acting by and through, the Department of Public Health (DPH), and Edgewood Center for Children and Families, to provide hospital diversion and crisis stabilization unit services, to extend the term by four years and nine months from September 30, 2025, for a total term of October 1, 2023, through June 30, 2030, and to increase the amount by \$22,048,994 for a total not to exceed amount of \$31,603,801; and to authorize DPH 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. (Public Health Department)

(Fiscal Impact)

8/22/25; RECEIVED FROM DEPARTMENT.

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10. [250895](#) **[Subgrant Agreement - Accept and Expend Grant - Retroactive - The Urban Institute - Just Home Cohort 1 Continuation Funds - Not to Exceed \$200,000]**

Sponsors: Mayor; Walton

Resolution authorizing the Department of Homelessness and Supportive Housing ("HSH") to execute a Subgrant Agreement with The Urban Institute for a total amount not to exceed \$200,000 of Just Home Cohort 1 Continuation Funds; to retroactively accept and expend those grant funds to support continued project management of the Just Home Program for costs incurred June 15, 2025, through September 30, 2026; and authorizing HSH to enter into any additions, amendments, or other modifications to the Subgrant Agreement that do not materially increase the obligations or liabilities of the City or materially decrease the benefits to the City. (Department of Homelessness and Supportive Housing)

9/2/25; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

11. [250896](#) **[Grant Agreement Amendment - Urban Alchemy - Shelter Services and Operations - 711 Post Street - Not to Exceed \$27,594,252]**

Sponsor: Mayor

Resolution approving the third amendment to the grant agreement between Urban Alchemy and the Department of Homelessness and Supportive Housing ("HSH") for shelter services and operations at 711 Post Street; extending the grant term by six months from September 30, 2025, for a total term of March 21, 2022, through March 31, 2026; increasing the agreement amount by \$4,879,570 for a total amount not to exceed \$27,594,252; 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)

9/2/25; 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.

[250890](#) **[Business and Tax Regulations Code - Transfer Tax Exemption for Affordable Housing]**

Sponsors: Mayor; Mahmood

Ordinance amending the Business and Tax Regulations Code to temporarily exempt transfers of certain rent-restricted affordable housing from the real property transfer tax, retroactive to transfers on or after April 12, 2024; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Fiscal Impact; No Budget and Legislative Analyst Report)

9/2/25; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

9/5/25; REFERRED TO DEPARTMENT.

250891**[Business and Tax Regulations Code - Tax Exclusion for Low-Income Housing Partnerships; Commercial Vacancy Tax Exemption]****Sponsor: Mayor**

Ordinance amending the Business and Tax Regulations Code to exclude from gross receipts tax the gross receipts of low-income housing partnerships received from the lease of residential real estate beginning with the 2026 tax year; suspend the business registration certificate and fee requirements for those partnerships beginning with the registration year commencing April 1, 2026; exempt the City from the commercial vacancy tax retroactive to January 1, 2025; and exempt persons holding property to be used for City-sponsored affordable housing projects from the commercial vacancy tax retroactive to January 1, 2022, and refund commercial vacancy taxes paid by exempt persons.

(Fiscal Impact; No Budget and Legislative Analyst Report)

9/2/25; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

9/5/25; REFERRED TO DEPARTMENT.

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.

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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.