



City and County of San Francisco
Meeting Minutes
Budget and Finance Committee

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

Members: Malia Cohen, Norman Yee, Katy Tang

Clerk: Linda Wong (415) 554-7719

Thursday, November 9, 2017

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Malia Cohen, Norman Yee, and Katy Tang

The Budget and Finance Committee met in regular session on Thursday, November 9, 2017, with Chair Malia Cohen presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Cohen called the meeting to order at 10:07 a.m. On the call of the roll, Chair Cohen, Vice Chair Yee, and Member Tang were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

171113 [Multifamily Housing Revenue Bond - 1500 Mission Street Apartments - Not to Exceed \$325,000,000]**Sponsor: Mayor**

Resolution authorizing the issuance and sale of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$325,000,000 for the purpose of providing financing for the acquisition, development and construction of a 550-unit, mixed income, multifamily rental housing project located in the City at 1500-1580 Mission Street; approving the form of and authorizing the execution of an indenture of trust providing the terms and conditions of the bonds and authorizing the issuance thereof; 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 loan agreement; approving the form of and authorizing the execution of a bond purchase agreement; authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the bonds and the Project, as defined herein; granting general authority to City officials to take actions necessary to implement this Resolution, as defined herein; and related matters, as defined herein.

10/17/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

11/02/17; CONTINUED. Heard in Committee. Speaker: Adam Cray (Mayor's Office of Housing and Community Development); provided an overview and responded to questions raised throughout the discussion.

Heard in Committee. Speaker: Amy Chan (Mayor's Office of Housing and Community Development); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen moved that this Resolution be REFERRED WITHOUT RECOMMENDATION to the Board of Supervisors. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

171119 [Multifamily Housing Revenue Notes - 171 Loehr Street and 1250 Sunnydale Avenue ("Britton Courts Apartments") - Not to Exceed \$76,000,000]**Sponsor: Cohen**

Resolution authorizing the execution and delivery of a multifamily housing revenue note in one or more series in an aggregate principal amount not to exceed \$76,000,000 for the purpose of providing financing for the acquisition and rehabilitation of a 92-unit multifamily rental housing project located at 171 Loehr Street and 1250 Sunnydale Avenue, in San Francisco, California, known as "Britton Courts Apartments;" 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 the borrower; 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, as defined herein; and related matters, as defined herein.

10/17/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Amy Chan (Mayor's Office of Housing and Community Development); provided an overview and responded to questions raised throughout the discussion.

Vice Chair Yee moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

171162 [Multifamily Housing Revenue Bonds - 1150-3rd Street Apartments (also known as Mission Bay South Block 3 East) - Not to Exceed \$51,000,000]**Sponsors: Mayor; Kim**

Resolution authorizing the issuance, sale and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$51,000,000 for the purpose of providing financing for the construction of a 119-unit multifamily rental housing project known as 1150-3rd Street Apartments; 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 loan 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; and granting general authority to City officials to take actions necessary to implement this Resolution, and related matters, as defined herein.

10/31/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Kim Obstfeld (Office of Community Investment and Infrastructure); provided an overview and responded to questions raised throughout the discussion.

Member Tang moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

Chair Cohen requested File Nos. 171141 and 171142 be called together.

171141 [Multifamily Housing Revenue Bonds - Candlestick Point North 10a - Not to Exceed \$100,000,000]**Sponsor: Cohen**

Resolution declaring the intent of the City and County of San Francisco (the "City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (the "Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$100,000,000 for Candlestick Point North 10a (San Francisco, California 94124); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein.

10/24/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Gretchen Heckman (Office of Community Investment and Infrastructure); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen moved that this Resolution be AMENDED on Page 2, Line 17, by striking 'Candlestick Point 10a, L.P.' and by adding 'Candlestick 10a Associates, L.P.'; on Line 19, by striking '176' and adding '156'; on Line 20, by striking '35' and adding '26'; and on Line 21, by striking '78' and adding '74'. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Cohen, Yee, Tang

171142 [Multifamily Housing Revenue Bonds - Candlestick Point South 11a - Not to Exceed \$100,000,000]**Sponsor: Cohen**

Resolution declaring the intent of the City and County of San Francisco (the "City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (the "Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$100,000,000 for Candlestick Point South 11a (San Francisco, California 94124); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein.

10/24/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Kim Obstfeld (Office of Community Investment and Infrastructure); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

171121 [Agreement Amendment - Transbay Joint Powers Authority - Municipal Transportation Agency - Transbay Transit Center Program Services - No Additional Cost]**Sponsor: Kim**

Resolution approving the Third Amendment to Contract No. CS-159 between the Municipal Transportation Agency and the Transbay Joint Powers Authority for Transbay Transit Center Program Services pursuant to Charter, Section 9.118, for the period of July 21, 2009, through June 30, 2018, at no additional cost. (Municipal Transportation Agency)

10/17/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Kannu Balan (Municipal Transportation Agency); provided an overview and responded to questions raised throughout the discussion.

Member Tang moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

Chair Cohen requested File Nos. 170878, 170879, 170880, 170881, and 170882 be called together.

170878 [Resolution of Intention to Form Sub-Project Area G-2, Sub-Project Area G-3, and Sub-Project Area G-4 - Infrastructure Financing District No. 2 (Port of San Francisco)]

Sponsors: Mayor; Cohen

Resolution of Intention to establish Sub-Project Area G-2, Sub-Project Area G-3, and Sub-Project Area G-4 of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco).

(Fiscal Impact)

07/25/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Brad Benson (Port of San Francisco); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen, seconded by Vice Chair Yee, moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

170879 [Resolution of Intention to Issue Bonds - Not To Exceed \$273,900,000 for Sub-Project Area G-2, \$196,100,000 for Sub-Project Area G-3, and \$323,300,000 for Sub-Project Area G-4 - Infrastructure Financing District No. 2 (Port of San Francisco)]

Sponsors: Mayor; Cohen

Resolution of Intention to issue bonds in an amount not to exceed \$273,900,000 for Sub-Project Area G-2, \$196,100,000 for Sub-Project Area G-3, and \$323,300,000 for Sub-Project Area G-4, for the City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco).

(Fiscal Impact)

07/25/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Brad Benson (Port of San Francisco); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen, seconded by Vice Chair Yee, moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

170880 [Resolution of Intention to Establish Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard)]**Sponsors: Mayor; Cohen**

Resolution of Intention to establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard) on land within the City and County of San Francisco commonly known as the Hoedown Yard to finance the construction of affordable housing within Pier 70 and Parcel K South; to call a public hearing on October 24, 2017, on the formation of the district and to provide public notice thereof; and determining other matters in connection therewith.
(Fiscal Impact)

07/25/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Brad Benson (Port of San Francisco); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen, seconded by Vice Chair Yee, moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to accept the recommendation made by the Office of Budget and Legislative Analyst. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

Resolution of Intention to establish City and County of San Francisco Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard) on land within the City and County of San Francisco commonly known as the Hoedown Yard to finance the construction of affordable housing within Pier 70 and Parcel K South; to provide for future annexation; to call a public hearing on January 9, 2018, on the formation of the district and to provide public notice thereof; and determining other matters in connection therewith.
(Fiscal Impact)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Cohen, Yee, Tang

170881 [Resolution Authorizing Executive Director of the Port of San Francisco to Prepare an Infrastructure Financing Plan - Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard)]**Sponsors: Mayor; Cohen**

Resolution authorizing and directing the Executive Director of the Port of San Francisco, or designee thereof, to prepare an infrastructure financing plan for City and County of San Francisco Infrastructure Financing District No. 2 (Hoedown Yard); and determining other matters in connection therewith.
(Fiscal Impact)

07/25/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Brad Benson (Port of San Francisco); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen, seconded by Vice Chair Yee, moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

170882 [Resolution of Intention to Issue Bonds Related to Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard)]**Sponsors: Mayor; Cohen**

Resolution of Intention to issue bonds for City and County of San Francisco Infrastructure and Revitalization Financing District No. 2 (Hoedown Yard); and determining other matters in connection therewith.

(Fiscal Impact)

07/25/17; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Brad Benson (Port of San Francisco); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Cohen, seconded by Vice Chair Yee, moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to accept the recommendations made by the Office of Budget and Legislative Analyst. The motion carried by the following vote:

Ayes: 3 - Cohen, Yee, Tang

(Fiscal Impact)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Cohen, Yee, Tang

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 10:37 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Budget and Finance Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.