



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: Sandra Lee Fewer, Catherine Stefani, Rafael Mandelman

Clerk: Linda Wong (415) 554-7719

Monday, November 18, 2019

12:00 PM

City Hall, Legislative Chamber, Room 250

Special Meeting

Present: 3 - Sandra Lee Fewer, Catherine Stefani, and Rafael Mandelman

The Budget and Finance Committee met in special session on Monday, November 18, 2019, with Chair Sandra Lee Fewer presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Fewer called the meeting to order at 12:01 p.m. On the call of the roll, Chair Fewer, Vice Chair Stefani, and Member Mandelman were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

191005 [Initiative Ordinance - Business and Tax Regulations, Administrative Codes - Excise Tax on Keeping Commercial Property Vacant]**Sponsors: Peskin; Ronen and Walton**

Motion ordering submitted to the voters at an election to be held on March 3, 2020, an Ordinance amending the Business and Tax Regulations Code and Administrative Code to impose an excise tax on persons keeping ground floor commercial space in certain neighborhood commercial districts and certain neighborhood commercial transit districts vacant, to fund assistance to small businesses; increasing the City's appropriations limit by the amount collected under the tax for four years from March 3, 2020; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Economic Impact)

10/01/19; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/31/2019.

10/07/19; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Office of the Controller for financial analysis report; Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, Office of the City Administrator, Office of the Treasurer and Tax Collector, Public Works, and Office of Economic and Workforce Development for reports and/or comments, pursuant to Rules of Order 2.22.4; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); Department of Building Inspection for public hearing and recommendation, pursuant to Charter, Section D3.750-5; and Small Business Commission for comment and recommendation.

10/18/19; RESPONSE RECEIVED. Response received from the Planning Department stating that this matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060 (c) (2).

11/01/19; RESPONSE RECEIVED. 11/1/19 - Response received from the Small Business Commission's recommendation to support upon the condition Supervisor Peskin works in consultation with the Office of Small Business on OSB recommended timelines, amends the 182 days to consecutive days and expresses its support for the intent to address property owners with long term vacancies.

11/13/19; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Ted Egan, Chief Economist (Office of the Controller); Amanda Fried (Office of the Treasury & Tax Collector); William Strawn (Department of Building Inspection); Jon Givner (Office of the City Attorney); provided an overview and responded to questions raised throughout the discussion. Tobias Damm-Luhr (Lawyers' Committee for Civil Rights); Dan Macchiarini (North Beach Business Association); DeeDee Workman (San Francisco Chamber of Commerce); Speaker; Christin Evans, Owner (Booksmith); Speaker; spoke on various concerns relating to the hearing matter.

11/13/19; CONTINUED AS AMENDED.

11/15/19; REFERRED TO DEPARTMENT. Referred (version 2) to Planning Department for environmental review; Office of the Controller for financial analysis report; Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, Office of the City Administrator, Office of the Treasurer and Tax Collector, Public Works, and Office of Economic and Workforce Development for reports and/or comments, pursuant to Rules of Order 2.22.4; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); Department of Building Inspection for public hearing and recommendation, pursuant to Charter, Section D3.750-5; and Small Business Commission for comment and recommendation.

Heard in Committee. Speakers: Supervisor Aaron Peskin; provided an overview and responded to questions raised throughout the discussion. Mark Borsuk; DeeDee Workman (San Francisco Chamber of Commerce); Corey Smith; Ron McGail; Speaker; spoke on various concerns relating to the hearing matter.

Chair Fewer moved that this Motion be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, by adding an exemption for lessees and sublessees in certain circumstances. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

(Economic Impact)

Chair Fewer moved that this Motion be CONTINUED AS AMENDED to a special Budget and Finance Committee meeting of November 21, 2019. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

191112 [Multifamily Housing Revenue Bonds - 711 Eddy Street - Not to Exceed \$84,840,000]

Sponsor: Mayor

Resolution authorizing the issuance and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$84,840,000, in one or more series or subseries, for the purpose of providing financing for the acquisition and rehabilitation of a 202-unit multifamily rental housing project known as "Eastern Park Apartments;" approving the form of and authorizing the execution of an indenture of trust providing the terms and conditions of and the authorization for the issuance of such bonds; approving the form of, and authorizing the execution of, a financing agreement providing the terms and conditions of the loans from the City to the borrower; 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 bond purchase agreement; approving the form of an Official Statement for such bonds and authorizing the distribution thereof; 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 loans, the bonds and the Project; granting general authority to City officials to take actions necessary to implement this Resolution, subject to the terms of this Resolution; and related matters, as defined herein.

10/29/19; 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.

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

Ayes: 3 - Fewer, Stefani, Mandelman

191127 [Multifamily Housing Revenue Bonds - 4840 Mission Street - Not to Exceed \$75,000,000]**Sponsors: Mayor; Safai**

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness in an aggregate principal amount not to exceed \$75,000,000; authorizing the Director of the Mayor's Office of Housing and Community Development ("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 \$75,000,000 for 4840 Mission Street; 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.

11/05/19; RECEIVED AND ASSIGNED to Budget and Finance Committee.

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

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

Ayes: 3 - Fewer, Stefani, Mandelman

191126 [Multifamily Housing Revenue Bonds - 2340 San Jose Avenue (Balboa Park Upper Yard) - Not to Exceed \$80,000,000]**Sponsors: Mayor; Safai**

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness in an aggregate principal amount not to exceed \$80,000,000; authorizing the Director of the Mayor's Office of Housing and Community Development ("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 \$80,000,000 for 2340 San Jose Avenue; 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.

11/05/19; RECEIVED AND ASSIGNED to Budget and Finance Committee.

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

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

Ayes: 3 - Fewer, Stefani, Mandelman

191129 [Multifamily Housing Revenue Bonds - 681 Florida Street - Not to Exceed \$55,972,500]**Sponsors: Mayor; Ronen**

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("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 pursuant to a plan of financing in an aggregate principal amount not to exceed \$55,972,500 for 681 Florida Street; 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; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$55,972,500; 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.

11/05/19; 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.

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

Ayes: 3 - Fewer, Stefani, Mandelman

191128 [Multifamily Housing Revenue Bonds - 190 Coleridge Street (Coleridge Park Homes) - Not to Exceed \$20,655,000]**Sponsors: Mayor; Ronen**

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness in an aggregate principal amount not to exceed \$20,655,000; authorizing the Director of the Mayor's Office of Housing and Community Development ("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 \$20,655,000 for 190 Coleridge Street (Coleridge Park Homes); 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.

11/05/19; RECEIVED AND ASSIGNED to Budget and Finance Committee.

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

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

Ayes: 3 - Fewer, Stefani, Mandelman

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 12:29 p.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.