

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

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

Members: Connie Chan, Rafael Mandelman, Ahsha Safai

Clerk: Brent Jalipa

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Wednesday, November 1, 2023

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Connie Chan, Rafael Mandelman, and Ahsha Safai

The Budget and Finance Committee met in a regular session on Wednesday, November 1, 2023, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:00 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Chan, and Vice Chair Mandelman were noted present. Member Safai was noted not present. A quorum was present.

COMMUNICATIONS

Brent Jalipa, Budget and Finance Committee Clerk, informed the public that on October 17, 2023, the Board of Supervisors approved a Motion discontinuing remote public comment and participation at all Board and Committee meetings; going forward all public comment will be taken in-person, with remote access only being provided for those who require an ADA accommodation.

(Written comments may be submitted through email (<u>brent.jalipa@sfgov.org</u>) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.)

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Chan requested File Nos. 230972 and 230971 be called together.

230972 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]

Sponsors: Peskin; Chan, Safai and Mandelman

Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, and/or rehabilitation of rental affordable housing projects, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000, subject to independent citizen oversight and regular audits; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1. (Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this

(Fiscal Impact)

Resolution.)

09/12/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the General Plan Referral from the Planning Department finding conformity with the General Plan; and determination that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

09/27/23; CONTINUED. Heard in Committee. Speaker: Thierry Fill; spoke on various concerns relating to the hearing matter.

10/18/23; RESPONSE RECEIVED. Received the costing analysis letter from the Office of the Controller, pursuant to Administrative Code, Section 2.33 and Charter, Section 3.105.

10/25/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.

Supervisors Chan and Safai requested to be added as co-sponsors.

10/25/23; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Elena Engle (350 San Francisco); spoke on various concerns

relating to the hearing matter. John Avalos (Council of Community Housing Organizations); spoke in support of the hearing matter.

Supervisor Mandelman requested to be added as a co-sponsor.

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

Ayes: 2 - Chan, Mandelman

Absent: 1 - Safai

Chair Chan moved to RESCIND the previous vote. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

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

230971 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]

Sponsors: Peskin; Chan, Safai and Mandelman

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed \$300,000,000, subject to independent citizen oversight and regular audits, to finance the construction, development, acquisition, and/or rehabilitation of rental affordable housing, including workforce housing and senior housing, for households ranging from extremely low-income to moderate-income households; and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Ordinance.)

(Fiscal Impact)

09/12/23; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/12/2023.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the determination from the Planning Department that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

10/18/23; RESPONSE RECEIVED. Received the costing analysis letter from the Office of the Controller, pursuant to Administrative Code, Section 2.33 and Charter, Section 3.105.

10/25/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.

Supervisors Chan and Safai requested to be added as co-sponsors.

10/25/23; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Elena Engle (350 San Francisco); spoke on various concerns relating to the hearing matter. John Avalos (Council of Community Housing Organizations); spoke in support of the hearing matter.

Supervisor Mandelman requested to be added as a co-sponsor.

Chair Chan moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 2 - Chan, Mandelman

Absent: 1 - Safai

Chair Chan moved to RESCIND the previous vote. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

Chair Chan moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

Member Safai was noted present at 10:12 a.m.

Vice Chair Mandelman was noted not present at 10:14 a.m.

230980 [Administrative Code - Reproduction and Notary Fees - Department of Administrative Services]

Ordinance amending the Administrative Code to increase the fees imposed by the Department of Administrative Services for reproduction and notary services provided to the public, and authorizing the Controller to make future adjustments to ensure that costs of providing the services are recovered without producing revenue which is significantly more than such costs. (City Administrator) 09/18/23: RECEIVED FROM DEPARTMENT.

09/26/23; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/26/2023.

10/22/23; NOTICED. First 10-Day Fee Ad for November 1, 2023, Budget and Finance Committee hearing published in the Examiner; per Government Code Section 6062(a).

10/27/23; NOTICED. Second 10-Day Fee Ad for November 1, 2023, Budget and Finance Committee hearing published in the Examiner; per Government Code Section 6062(a).

Heard in Committee. Speaker: Rebecca Villareal-Mayer, Director (City Administrator's Permit Center); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 2 - Chan, Safai Absent: 1 - Mandelman Vice Chair Mandelman was noted present at 10:18 a.m.

230962

[Waiver of Municipal Code Provisions - City of Phoenix - Phoenix Sky Harbor International Airport - Used Compressed Natural Gas Transit Buses - Not to Exceed \$350,000]

Ordinance waiving competitive bidding requirements in the Administrative Code, and all other requirements in the Administrative Code, Environment Code, or other parts of the Municipal Code as applied to a commodities purchase, to authorize the Airport Commission to procure up to 14 used compressed natural gas transit buses from the City of Phoenix, which owns and operates Phoenix Sky Harbor International Airport, for an amount not to exceed \$350,000; and authorizing the Airport Director to negotiate the terms of the agreement consistent with the not to exceed amount. (Airport Commission)

(Fiscal Impact)

09/08/23; RECEIVED FROM DEPARTMENT.

09/19/23; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/19/2023.

10/05/23; RECEIVED FROM DEPARTMENT.

10/17/23; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee. Airport Commission introduced a substitute Ordinance bearing a new title.

Heard in Committee. Speakers: Cathy Widener (Airport Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Chan moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

231078 [De-Appropriation and Appropriation - District 7 General City Responsibility - Municipal Transportation Agency - District 7 Vision Zero Project - District 7 Projects and Services - Various Departments - \$527,000 - FY2023-2024] Sponsor: Melgar

Ordinance de-appropriating \$377,000 from General City Responsibility and \$150,000 from Municipal Transportation Agency (MTA); and re-appropriating \$100,000 to the Arts Commission (ART) for mural artwork, \$98,000 to Children, Youth and Their Families (CHF) for playground upgrades, youth nutrition education, and food security; \$25,000 to the Department of Emergency Services (DEM) for emergency preparedness training and capacity building; \$49,000 to the Department of Public Works (DPW) for irrigation system, outdoor seating area, and trees and plants in three locations; \$50,000 to the Department of Economic and Community Development (ECN) for small business rainy day funds; \$25,000 to the Recreation and Park Department (REC) for removal of storm damage and hazardous trees from Mount Sutro; \$30,000 to the Police Department (POL) for cameras in the Inner Sunset; and \$150,000 to the Municipal Transportation Agency (MTA) for community space design, traffic calming, and traffic safety at three locations in Fiscal Year (FY) FY2023-24. (Fiscal Impact)

10/17/23; ASSIGNED to Budget and Finance Committee. 10/20/2023 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.

Heard in Committee. Speakers: Emma Heiken (Office of Supervisor Myrna Melgar); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Chan moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

Chair Chan requested File Nos. 231027, 231024, and 231025 be called together.

231027 [Accept and Expend Grant - Friends of Jackson Park - Renovation of Jackson Playground - \$12,440,735]

Sponsors: Mayor; Walton and Safai

Resolution authorizing the Recreation and Park Department (RPD) to accept and expend cash and in-kind grants from the Friends of Jackson Park valued at \$12,440,735 for the renovation of Jackson Playground for the project term of upon approval of Board of Supervisors until Notice of Substantial Completion; and to authorize the General Manager of RPD to enter into modifications to the Grant that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract or this Resolution. (Recreation and Park Department)

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Tamar Barlev, Antonio Guerra, Noah Levy, and Beverly Ng (Recreation and Park Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Speaker; Sacha Xavier Reich; Uzuri Pease-Green; J.R. Eppler; Jude Deckenbach; Woody LaBounty (San Francisco Heritage); spoke on various concerns relating to the hearing matter.

Supervisor Safai requested to be added as a co-sponsor.

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

231024 [Emergency Declaration - Trocadero Clubhouse Repairs - Estimated Cost of Repairs Not to Exceed \$1,850,000]

Sponsors: Mayor; Engardio

Resolution approving the Recreation and Park Department General Manager's declaration of emergency under Administrative Code, Section 6.60, for the repairs to the Trocadero Clubhouse, with an estimated not to exceed amount of \$1,850,000. (Recreation and Park Department) (Fiscal Impact)

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Tamar Barlev, Antonio Guerra, Noah Levy, and Beverly Ng (Recreation and Park Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Speaker; Sacha Xavier Reich; Uzuri Pease-Green; J.R. Eppler; Jude Deckenbach; Woody LaBounty (San Francisco Heritage); spoke on various concerns relating to the hearing matter.

The Committee requested the Recreation and Park Department to establish a written procedure for emergency declarations and contracting within thirty days and provide a copy of the procedure to the Board of Supervisors.

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

Ayes: 3 - Chan, Mandelman, Safai

231025 [Emergency Declaration - Winter Storm Debris Removal - Estimated Cost of Repairs Not to Exceed \$2,100,000]

Sponsors: Mayor; Engardio

Resolution approving the Recreation and Park Department General Manager's declaration of emergency under Administrative Code, Section 6.60, for winter storm clean-up at Sigmund Stern Grove and other Recreation and Park facilities, estimated to cost in excess of \$250,000. (Recreation and Park Department)

(Fiscal Impact)

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Tamar Barlev, Antonio Guerra, Noah Levy, and Beverly Ng (Recreation and Park Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Speaker; Sacha Xavier Reich; Uzuri Pease-Green; J.R. Eppler; Jude Deckenbach; Woody LaBounty (San Francisco Heritage); spoke on various concerns relating to the hearing matter.

The Committee requested the Recreation and Park Department to establish a written procedure for emergency declarations and contracting within thirty days and provide a copy of the procedure to the Board of Supervisors.

Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to clarify that the total estimated cost of the emergency work is not to exceed \$2,100,000. The motion carried by the following vote:

Resolution approving the Recreation and Park Department General Manager's declaration of emergency under Administrative Code, Section 6.60, for winter storm clean-up at Sigmund Stern Grove and other Recreation and Park facilities, with an estimated not to exceed cost of \$2,100,000. (Recreation and Park Department) (Fiscal Impact)

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

Ayes: 3 - Chan, Mandelman, Safai

231036 [Contract Agreement - Radiation Detection Company - Purchase of Ionized Radiation Detection Badge Services - Not to Exceed \$420,000]

Resolution authorizing the Office of Contract Administration (OCA) to execute Contract 1000027338 with Radiation Detection Company (Contractor) for the purchase of ionized radiation detection badge services by City departments for a total not to exceed amount of \$420,000 and a contract term of five years with an option to extend by two additional years, for a total duration of seven years, to commence on December 1, 2023, through November 30, 2028; to allow Contractor to maintain radiation dose exposure reports for a period exceeding ten years; and to authorize OCA 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. (Office of Contract Administration)

09/27/23; RECEIVED FROM DEPARTMENT.

10/17/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Lorna Walker (City Administrator's Office of Contract Administration); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Mandelman, Safai

231037 [Contract Amendment - Retroactive - Western States Oil - Gasoline Fuel - Not to Exceed \$35,450,000]

Resolution retroactively authorizing the Office of Contract Administration to enter into a Fifth Amendment (Modification 5) to Contract 1000012394 between the City and County of San Francisco and Western States Oil (Contractor) for the purchase of gasoline for all City departments, increasing the contract amount by \$2,950,000 for a total not to exceed amount of \$35,450,000 and extending the contract duration by 19 days, for a total duration of five years and 19 days from November 1, 2018, through November 19, 2023. (Office of Contract Administration) (Fiscal Impact)

10/02/23; RECEIVED FROM DEPARTMENT.

10/17/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Mark Farley (City Administrator's Office of Contract Administration); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Chair Chan requested File Nos. 230967 and 230998 be called together.

230967 [Lease of Property - 2789-25th Street - The San Francisco General Hospital Foundation - \$0 Initial Base Rent]

Resolution authorizing and approving the lease of a portion of the real property located at 2789-25th Street to The San Francisco General Hospital Foundation for an initial term of twenty years at an annual base rent of \$0 plus two 10-year extension options to extend, to commence upon execution of the Lease, after approval of this Resolution by the Board of Supervisors and Mayor, in their respective sole and absolute discretion; finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1; adopting California Environmental Quality Act findings; 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 this Resolution. (Real Estate Department) (Fiscal Impact)

09/07/23; RECEIVED FROM DEPARTMENT.

09/19/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Andrico Penick, Director (City Administrator's Real Estate Division); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Kim Meredith, Chief Executive Officer (San Francisco General Hospital Foundation); spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Chan, Mandelman, Safai

230998 [Real Property Lease - Bayview Plaza, LLC - 3801-3rd Street, Suite 400 - \$554,347 Initial Base Year Rent]

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a Lease Agreement for the term of five years with two five-year options to extend the term for continued use of office space with the Bayview Plaza, LLC, located at 3801-3rd Street, Suite 400, at a base rent of \$554,347 per year (approximately \$37.39 per square foot) with 3% annual rent increases effective upon approval of the Resolution and upon execution of the Lease by the Director of Property; and authorizing the Director of Property to execute any amendments, 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 or advisable to effectuate the purposes of the Lease Agreement or this Resolution. (Real Estate Department) (Fiscal Impact)

09/21/23; RECEIVED FROM DEPARTMENT.

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Andrico Penick, Director (City Administrator's Real Estate Division); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Kim Meredith, Chief Executive Officer (San Francisco General Hospital Foundation); spoke on various concerns relating to the hearing matter.

Chain Chan moved that this Resolution be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 11:52 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.