



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
(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, September 13, 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, in-person with remote access and public comment via telephone, on Wednesday, September 13, 2023, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:01 a.m.

Remote Access to Information and Participation

The Board of Supervisors (www.sfbos.org) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: www.sfgovtv.org), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>).

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 of the Committee was present.

COMMUNICATIONS

Brent Jalipa, Budget and Finance Committee Clerk, instructed members of the public, that when general public comment is called, to contribute live comments in-person or by dialing the telephone number published on the agenda and scrolling across the screen. Clerk Jalipa further announced that in-person public comment will be taken before remote public comment is called.

*(Those who are providing public comment remotely must dial *3 to be added to the remote queue to speak. Written comments may be submitted through email (brent.jalipa@sfgov.org) 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

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

230879 [Lease Amendment - San Francisco Market Corporation - San Francisco Wholesale Produce Market - Jerrold Avenue and Toland Street]

Sponsor: Walton

Resolution approving and authorizing the Director of Property to enter into a first amendment to the current lease ("Lease") for the San Francisco Wholesale Produce Market, located near 2095 Jerrold Avenue (generally bordering Highway 280 and Innes and Kirkwood Avenues, and Toland and Rankin Streets), with the San Francisco Market Corporation to distribute City funds to support the development of certain elements of the Produce Market Reinvestment Plan; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the contemplated transactions are consistent with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; authorizing the Director of Property to execute a first amendment to the Lease, make certain modifications, and take certain actions in furtherance of this Resolution and the Lease, as defined herein; 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 to effectuate the purposes of the First Amendment or this Resolution.
(Fiscal Impact)

07/25/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Jon Lau (Office of Economic and Workforce Development); Dan Goncher (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:

Ayes: 3 - Chan, Mandelman, Safai

Chair Chan requested File Nos. 230958, 230812, and 230813 be called together.

230958 [Hearing - Release of Reserved Funds - Mayor's Office of Housing and Community Development - Acquisition and Rehabilitation of 566 Natoma Street - \$2,900,000]

Hearing to consider the release of reserved funds to the Mayor's Office of Housing and Community Development, placed on Budget and Finance Committee reserve by Board of Supervisors Resolution No. 207-17 in the amount of \$2,900,000 to provide a Small Sites Program (SSP) loan to Mission Economic Development Agency (MEDA) for the acquisition and rehabilitation of 566 Natoma Street, located in the SoMa neighborhood. (Mayor's Office of Housing and Community Development)

09/07/23; RECEIVED.

09/07/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Sheila Nickolopoulos, Amanda Fukutome-Lopez, and Claudine Del Rosario (Mayor's Office of Housing and Economic Development); Dan Goncher (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Chan moved to release reserved funds to the Mayor's Office of Housing and Community Development in the amount of \$2,900,000 and that the Hearing be HEARD AND FILED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

230812 [Authorizing Expenditures - SoMa Community Stabilization Fund - Up to \$114,800] Sponsors: Mayor; Safai

Resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of up to \$3,014,800 to address various impacts of destabilization on residents and businesses in SoMa for a term to commence effective upon approval this Resolution through June 30, 2024.
(Fiscal Impact)

07/11/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Sheila Nickolopoulos, Amanda Fukutome-Lopez, and Claudine Del Rosario (Mayor's Office of Housing and Economic Development); Dan Goncher (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 3, Lines 1-3, by striking 'WHEREAS, On May 21, 2020, the SoMa CAC recommended approval of the financing of 566 Natoma Street under the Small Sites Program, preventing the displacement of long-term San Francisco residents; now, therefore, be it'; and reducing the expenditure amount from '\$3,014,800' to '\$114,800' throughout the legislation. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Safai

Resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of up to \$114,800 to address various impacts of destabilization on residents and businesses in SoMa for a term to commence effective upon approval this Resolution through June 30, 2024.
(Fiscal Impact)

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

Ayes: 3 - Chan, Mandelman, Safai

230813 [Declaration of City Property - 1939 Market Street and 1515 South Van Ness Avenue - Exempt Surplus Land for 100% Affordable Housing]

Sponsors: Mayor; Ronen, Mandelman and Safai

Resolution 1) declaring the City's real property located at 1939 Market Street (Assessor's Parcel Block No. 3501, Lot No. 006) ("1939 Market Property") and 1515 South Van Ness Avenue ("1515 SVN" Property, and together with the 1939 Market Property, collectively, the "Property") as Exempt Surplus Land under California Government Code, Sections 25539.4 and 54221(f)(1)(A); 2) affirming use of the Property by the Mayor's Office of Housing and Community Development ("MOHCD") for the development as 100% affordable housing with ancillary commercial space; 3) affirming MOHCD's intent to convey the Property under a long term ground lease with an annual base rent of \$100, annual lease monitoring fee of \$15,000 and restricting the Property for affordable housing and ancillary commercial space; and 4) affirming the Planning Department's approval of the projects developed on the Property under Senate Bill (SB) No. 35 or Assembly Bill (AB) No. 2162. (Mayor's Office of Housing and Community Development)

07/11/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Sheila Nickolopoulos, Amanda Fukutome-Lopez, and Claudine Del Rosario (Mayor's Office of Housing and Economic Development); Dan Goncher (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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:

Ayes: 3 - Chan, Mandelman, Safai

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 10:54 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.