

File No. 190494

Committee Item No. 1

Board Item No. 41

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date June 13, 2019

Board of Supervisors Meeting Date June 25, 2019

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>May 8, 2019 General Plan Referral</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>June 4, 2019 Controller Report</u>    |
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Completed by: Victor Young Date June 7, 2019  
Completed by: Linda Wong Date June 18, 2019

1 [General] Obligation Bond Election - Earthquake Safety and Emergency Response - Not to  
2 Exceed \$628,500,000]

3 **Ordinance calling and providing for a special election to be held in the City and County**  
4 **of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to**  
5 **San Francisco voters a proposition to incur the following bonded debt of the City and**  
6 **County: \$628,500,000 to finance the construction, acquisition, improvement,**  
7 **renovation, and seismic retrofitting of the Emergency Firefighting Water System,**  
8 **firefighting facilities and infrastructure, police facilities and infrastructure, facilities for**  
9 **the Department of Emergency Management's 911 Call Center, and other disaster**  
10 **response facilities and infrastructure for earthquake and public safety and related**  
11 **costs necessary or convenient for the foregoing purposes; authorizing landlords to**  
12 **pass-through 50% of the resulting property tax increase to residential tenants in**  
13 **accordance with Administrative Code, Chapter 37; finding that the estimated cost of**  
14 **such proposed project is and will be too great to be paid out of the ordinary annual**  
15 **income and revenue of the City and County and will require expenditures greater than**  
16 **the amount allowed therefor by the annual tax levy; reciting the estimated cost of such**  
17 **proposed project; fixing the date of election and the manner of holding such election**  
18 **and the procedure for voting for or against the proposition; fixing the maximum rate of**  
19 **interest on such bonds and providing for the levy and collection of taxes to pay both**  
20 **principal and interest; prescribing notice to be given of such election; finding that a**  
21 **portion of the proposed bond is not a project under the California Environmental**  
22 **Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the**  
23 **proposed bond; finding that the proposed bond is in conformity with the eight priority**  
24 **policies of Planning Code, Section 101.1(b), and is consistent with the General Plan;**  
25 **consolidating the special election with the general election; establishing the election**

1 precincts, voting places, and officers for the election; waiving the word limitation on  
2 ballot propositions imposed by Municipal Elections Code, Section 510; complying with  
3 the restrictions on the use of bond proceeds specified in California Government Code,  
4 Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36;  
5 and waiving the time requirements specified in Administrative Code, Section 2.34.

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
8 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
9 **Board amendment additions** are in double-underlined Arial font.  
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
11 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
12 subsections or parts of tables.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings.

15 A. This Board of Supervisors (this "Board") recognizes the need to safeguard and  
16 enhance the City's earthquake safety and emergency response and recovery by rehabilitating  
17 critical facilities that support the City's first responders.

18 B. The Earthquake Safety and Emergency Response Bond (the "Bond") will  
19 provide funding to construct, improve and rehabilitate earthquake safety and emergency  
20 responsiveness facilities and infrastructure (as described below in Section 3).

21 C. This Board now wishes to describe the terms of a ballot measure seeking  
22 approval for the issuance of general obligation bonds to finance all or a portion of the City's  
23 earthquake safety and response needs as described below.

24 Section 2. A special election is called and ordered to be held in the City on Tuesday,  
25 the 3rd day of March, 2020, for the purpose of submitting to the electors of the City a  
proposition to incur bonded indebtedness of the City for the project described in the amount

1 and for the purposes stated:

2 "SAN FRANCISCO EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND,  
3 2020. \$628,500,000 of bonded indebtedness to improve fire, earthquake, and emergency  
4 response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, and  
5 tunnels, and related facilities to ensure firefighters a reliable water supply for fires and  
6 disasters; neighborhood fire and police stations and supporting facilities; the City's 911 Call  
7 Center; and other disaster response and public safety facilities; and to pay related costs, with  
8 a duration up to 30 years from the time of issuance, an estimated average tax rate of  
9 \$0.015/\$100 of assessed property value, and projected average annual revenues of  
10 \$40,000,000, subject to independent citizen oversight and regular audits; and authorizing  
11 landlords to pass-through to residential tenants in units subject to Chapter 37 of the  
12 Administrative Code (the "Residential Rent Stabilization and Arbitration Ordinance") 50% of  
13 the increase in the real property taxes attributable to the cost of the repayment of the bonds."

14 The special election called and ordered shall be referred to in this ordinance as the  
15 "Bond Special Election."

16 Section 3. PROPOSED PROGRAM. All contracts that are funded with the proceeds of  
17 bonds authorized hereby shall be subject to the provisions of Chapter 83 of the Administrative  
18 Code (the "First Source Hiring Program"), which fosters construction and permanent  
19 employment opportunities for qualified economically disadvantaged individuals. In addition,  
20 all contracts that are funded with the proceeds of bonds authorized hereby also shall be  
21 subject to the provisions of Chapter 14B of the Administrative Code (the "Local Business  
22 Enterprise and Non-Discrimination in Contracting Ordinance"), which assists small and micro  
23 local businesses to increase their ability to compete effectively for the award of City contracts.

24 The proposed program can be summarized as follows:

25 ///

1           A.     EMERGENCY FIREFIGHTING WATER SYSTEM. A portion of the Bond shall  
2 be allocated to the construction, acquisition, improvement, renovation, retrofitting, completion  
3 and seismic upgrading of the emergency firefighting water system (the "EFWS") and related  
4 facilities, including but not limited to cisterns, pipes and tunnels, and related facilities  
5 (collectively, the "EFWS Project").

6           B.     FIREFIGHTING FACILITIES AND INFRASTRUCTURE. A portion of the Bond  
7 shall be allocated to the construction, acquisition, improvement, renovation, retrofitting and  
8 completion of critical firefighting facilities and infrastructure for earthquake safety and  
9 emergency response, including without limitation, neighborhood fire stations, a Fire  
10 Department training facility and supporting facilities (collectively, the "Firefighting Facilities  
11 and Infrastructure").

12          C.     POLICE FACILITIES AND INFRASTRUCTURE. A portion of the Bond shall be  
13 allocated to the construction, acquisition, improvement, renovation, retrofitting and completion  
14 of police facilities and infrastructure for earthquake safety and emergency response, including  
15 without limitation, neighborhood police stations and supporting facilities (collectively, the  
16 "Police Facilities and Infrastructure").

17          D.     911 CALL CENTER. A portion of the Bond shall be allocated to the construction,  
18 improvement, renovation, retrofitting and completion of capital improvements to the City's 911  
19 Call Center (the "911 Call Center").

20          E.     DISASTER RESPONSE FACILITIES AND INFRASTRUCTURE. A portion of the  
21 Bond shall be allocated to the construction, acquisition, improvement, renovation, retrofitting  
22 and completion of seismically unsafe public facilities and infrastructure needed for effective  
23 disaster response (collectively, the "Disaster Response Facilities and Infrastructure").

24     ///

25     ///

1 F. CITIZEN'S OVERSIGHT COMMITTEE. A portion of the Bond shall be used to  
2 perform audits of the Bond, as further described in Section 15.

3 The proposed uses and amounts described in this Section 3 are estimates only and,  
4 with the exception of Section 3F above, are subject, without limitation, to review and revision  
5 by resolution by the Mayor and the Board.

6 Section 4. BOND ACCOUNTABILITY MEASURES

7 The Bond shall include the following administrative rules and principles:

8 A. OVERSIGHT. The proposed bond funds shall be subjected to approval  
9 processes and rules described in the Charter and Administrative Code. Pursuant to  
10 Administrative Code Section 5.31, the Citizens' General Obligation Bond Oversight  
11 Committee shall conduct an annual review of bond spending and shall provide an annual  
12 report of the bond program to the Mayor and the Board of Supervisors.

13 B. TRANSPARENCY. The City shall create and maintain a Web page outlining and  
14 describing the bond program, progress, and activity updates. The City shall hold an annual  
15 public hearing and review on the bond program and its implementation before the Capital  
16 Planning Committee. The City shall also hold periodic public hearings and reviews on the  
17 bond program and its implementation before the Police and Fire Commissions and the  
18 Citizen's General Obligation Bond Oversight Committee.

19 Section 5. The estimated cost of the bond financed portion of the project described in  
20 Section 2 above was fixed by the Board by the following resolution and in the amount  
21 specified below:

22 Resolution No. \_\_\_\_\_, \$628,500,000.

23 Such resolution was passed by two-thirds or more of the Board and approved by the  
24 Mayor of the City (the "Mayor"). In such resolution it was recited and found by the Board that  
25 the sum of money specified is too great to be paid out of the ordinary annual income and

1 revenue of the City in addition to the other annual expenses or other funds derived from taxes  
2 levied for those purposes and will require expenditures greater than the amount allowed by  
3 the annual tax levy.

4 The method and manner of payment of the estimated costs described in this ordinance  
5 are by the issuance of bonds of the City not exceeding the principal amount specified.

6 Such estimate of costs as set forth in such resolution is adopted and determined to be  
7 the estimated cost of such bond financed improvements and financing, as designed to date.

8 Section 6. The Bond Special Election shall be held and conducted and the votes  
9 received and canvassed, and the returns made and the results ascertained, determined and  
10 declared as provided in this ordinance and in all particulars not recited in this ordinance such  
11 election shall be held according to the laws of the State of California (the "State") and the  
12 Charter of the City (the "Charter") and any regulations adopted under State law or the Charter,  
13 providing for and governing elections in the City, and the polls for such election shall be and  
14 remain open during the time required by such laws and regulations.

15 Section 7. The Bond Special Election is consolidated with the General Election  
16 scheduled to be held in the City on Tuesday, March 3, 2020. The voting precincts, polling  
17 places and officers of election for the March 3, 2020 General Election are hereby adopted,  
18 established, designated and named, respectively, as the voting precincts, polling places and  
19 officers of election for the Bond Special Election called, and reference is made to the notice of  
20 election setting forth the voting precincts, polling places and officers of election for the March  
21 3, 2020 General Election by the Director of Elections to be published in the official newspaper  
22 of the City on the date required under the laws of the State of California.

23 Section 8. The ballots to be used at the Bond Special Election shall be the ballots to  
24 be used at the March 3, 2020 General Election. The word limit for ballot propositions imposed  
25 by Municipal Elections Code Section 510 is waived. On the ballots to be used at the Bond

1 Special Election, in addition to any other matter required by law to be printed thereon, shall  
2 appear the following as a separate proposition:

3 "SAN FRANCISCO EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND,  
4 2020. To improve fire, earthquake, and emergency response by improving, constructing,  
5 and/or replacing; deteriorating cisterns, pipes, and tunnels, and related facilities to ensure  
6 firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations  
7 and supporting facilities; the City's 911 Call Center; and other disaster response and public  
8 safety facilities, and to pay related costs, shall the City and County of San Francisco issue  
9 \$628,500,000 in general obligation bonds, with a duration up to 30 years from the time of  
10 issuance, an estimated average tax rate of \$0.015/\$100 of assessed property value, and  
11 projected average annual revenues of \$40,000,000, subject to citizen oversight and regular  
12 audits?

13 The City's current debt management policy is to keep the property tax rate for City  
14 general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired  
15 and the tax base grows, though this property tax rate may vary based on other factors."

16 Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark  
17 the ballot in the location corresponding to a "YES" vote for the proposition, and to vote against  
18 the proposition shall mark the ballot in the location corresponding to a "NO" vote for the  
19 proposition.

20 Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters  
21 voting on the proposition voted in favor of and authorized the incurring of bonded  
22 indebtedness for the purposes set forth in such proposition, then such proposition shall have  
23 been accepted by the electors, and bonds authorized shall be issued upon the order of the  
24 Board. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

25 ///

1 The votes cast for and against the proposition shall be counted separately and when  
2 two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition  
3 shall be deemed adopted.

4 Section 10. For the purpose of paying the principal and interest on the bonds, the  
5 Board shall, at the time of fixing the general tax levy and in the manner provided by law, levy  
6 and collect annually each year until such bonds are paid, or until there is a sum in the  
7 Treasury of said City, or other account held on behalf of the Treasurer of said City, set apart  
8 for that purpose to meet all sums coming due for the principal and interest on the bonds, a tax  
9 sufficient to pay the annual interest on such bonds as the same becomes due and also such  
10 part of the principal thereof as shall become due before the proceeds of a tax levied at the  
11 time for making the next general tax levy can be made available for the payment of such  
12 principal.

13 Section 11. This ordinance shall be published in accordance with any State law  
14 requirements, and such publication shall constitute notice of the Bond Special Election and no  
15 other notice of the Bond Special Election hereby called need be given.

16 Section 12. The Board, having reviewed the proposed legislation, makes the following  
17 findings in compliance with the California Environmental Quality Act ("CEQA"), California  
18 Public Resources Code Sections 21000 et seq., the CEQA Guidelines, 14 California Code of  
19 Regulations Sections 15000 et seq., ("CEQA Guidelines"), and Administrative Code Chapter  
20 31 ("Chapter 31"):

21 A. Emergency Firefighting Water System (EFWS) Project. For the reasons set  
22 forth in the letter from the Environmental Review Officer of the Planning Department, dated  
23 May 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and  
24 incorporated by reference, the Board finds that the bond proposal as it relates to funds for the  
25 EFWS Project is not subject to CEQA because as the establishment of a government

1 financing mechanism that does not involve any commitment to specific projects to be  
2 constructed with the funds, it is not a project as defined by CEQA and the CEQA Guidelines.  
3 The use of bond proceeds to finance any project or portion of any project with funds for the  
4 EFWS Project portion of the Bond will be subject to approval of the Board upon completion of  
5 planning and any further required environmental review under CEQA for the individual EFWS  
6 projects.

7 B. Firefighting Facilities and Infrastructure. For the reasons set forth in the letter  
8 from the Environmental Review Officer of the Planning Department, dated May 8, 2019, a  
9 copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by  
10 reference, the Board finds that the bond proposal as it relates to funds for Critical Firefighting  
11 Facilities and Infrastructure is not subject to CEQA because as the establishment of a  
12 government financing mechanism that does not involve any commitment to specific projects to  
13 be constructed with the funds and no site has yet been identified for a training facility, it is not  
14 a project as defined by CEQA and the CEQA Guidelines. The use of bond proceeds to  
15 finance any project or portion of any project with funds for the Critical Firefighting Facilities  
16 and Infrastructure portion of the Bond will be subject to approval of the Board upon completion  
17 of planning and any further required environmental review under CEQA for the individual  
18 Firefighting Facilities and Infrastructure projects.

19 C. Police Facilities and Infrastructure. For the reasons set forth in the letter from  
20 the Environmental Review Officer of the Planning Department, dated May 8, 2019, a copy of  
21 which is on file with the Clerk of the Board in File No. 190494 and incorporated by reference,  
22 the Board finds that the bond proposal as it relates to funds for Police Facilities and  
23 Infrastructure is not subject to CEQA because as the establishment of a government financing  
24 mechanism that does not involve any commitment to specific projects to be constructed with  
25 the funds, it is not a project as defined by CEQA and the CEQA Guidelines. The use of bond

1 proceeds to finance any project or portion of any project with funds for the Police Facilities  
2 and Infrastructure portion of the Bond will be subject to approval of the Board upon completion  
3 of planning and any further required environmental review under CEQA for the individual  
4 Police Facilities and Infrastructure projects.

5 D. 911 Call Center. The Environmental Review Officer in the Planning Department  
6 determined that the 911 Call Center project is exempt from environmental review as a Class 1  
7 Categorical Exemption, existing facilities, in a written determination dated May 8, 2019, and  
8 contained in Planning Department File No. 2019-005262EEC and this Board's File No.  
9 190494.

10 E. Disaster Response Facilities and Infrastructure. For the reasons set forth in the  
11 letter from the Environmental Review Officer of the Planning Department, dated May 8, 2019,  
12 a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by  
13 reference, the Board finds that the bond proposal as it relates to funds for Disaster Response  
14 Facilities and Infrastructure is not subject to CEQA because as the establishment of a  
15 government financing mechanism that does not involve any commitment to specific projects to  
16 be constructed with the funds, it is not a project as defined by CEQA and the CEQA  
17 Guidelines. The use of bond proceeds to finance any project or portion of any project with  
18 funds for the Disaster Response Facilities and Infrastructure portion of the Bond will be  
19 subject to approval of the Board upon completion of planning and any further required  
20 environmental review under CEQA for the individual Disaster Response Facilities and  
21 Infrastructure projects.

22 Section 13. The Board finds and declares that the proposed Bond is (i) in conformity  
23 with the priority policies of Section 101.1(b) of the Planning Code, (ii) in accordance with  
24 Section 4.105 of the Charter and Section 2A.53(f) of the Administrative Code, and (iii)  
25 consistent with the City's General Plan, and adopts the findings of the Planning Department,

1 as set forth in the General Plan Referral Report dated May 8, 2019, a copy of which is on file  
2 with the Clerk of the Board in File No. 190494 and incorporates such findings by reference.

3 Section 14. Under Section 53410 of the California Government Code, the bonds shall  
4 be for the specific purpose authorized in this ordinance, and the proceeds of such bonds will  
5 be applied only for such specific purpose. The City will comply with the requirements of  
6 Sections 53410(c) and 53410(d) of the California Government Code.

7 Section 15. The Bonds are subject to, and incorporate by reference, the applicable  
8 provisions of Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation  
9 Bond Oversight Committee"). Under Section 5.31 of the Citizens' General Obligation Bond  
10 Oversight Committee, to the extent permitted by law, one-tenth of one percent (0.1%) of the  
11 gross proceeds of the Bonds shall be deposited in a fund established by the Controller's  
12 Office and appropriated by the Board of Supervisors at the direction of the Citizens' General  
13 Obligation Bond Oversight Committee to cover the costs of such committee.

14 Section 16. The time requirements specified in Section 2.34 of the Administrative  
15 Code are waived.

16 Section 17. The City hereby declares its official intent to reimburse prior expenditures  
17 of the City incurred or expected to be incurred prior to the issuance and sale of any series of  
18 the Bonds in connection with the Project. The Board of Supervisors hereby declares the City's  
19 intent to reimburse the City with the proceeds of the Bonds for expenditures with respect to  
20 the Project (the "Expenditures" and each, an "Expenditure") made on and after that date that  
21 is no more than 60 days prior to the passage of this Ordinance. The City reasonably expects  
22 on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.

23 Each Expenditure was and will be either (a) of a type properly chargeable to a capital  
24 account under general federal income tax principles (determined in each case as of the date  
25 of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item

1 that is not customarily payable from current revenues, or (d) a grant to a party that is not  
2 related to or an agent of the City so long as such grant does not impose any obligation or  
3 condition (directly or indirectly) to repay any amount to or for the benefit of the City. The  
4 maximum aggregate principal amount of the Bonds expected to be issued for the Project is  
5 \$628,500,000. The City shall make a reimbursement allocation, which is a written allocation  
6 by the City that evidences the City's use of proceeds of the applicable series of Bonds to  
7 reimburse an Expenditure, no later than 18 months after the later of the date on which the  
8 Expenditure is paid or the related portion of the Project is placed in service or abandoned, but  
9 in no event more than three years after the date on which the Expenditure is paid. The City  
10 recognizes that exceptions are available for certain "preliminary expenditures," costs of  
11 issuance, certain de minimis amounts, expenditures by "small issuers" (based on the year of  
12 issuance and not the year of expenditure) and Expenditures for construction projects of at  
13 least 5 years.

14 Section 18. The appropriate officers, employees, representatives and agents of the  
15 City are hereby authorized and directed to do everything necessary or desirable to accomplish  
16 the calling and holding of the Bond Special Election, and to otherwise carry out the provisions  
17 of this ordinance.

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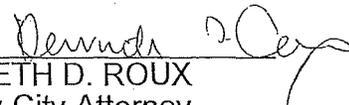
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1 Section 19. Documents referenced in this ordinance are on file with the Clerk of the  
2 Board of Supervisors in File No. 190494, which is hereby declared to be a part of  
3 this ordinance as if set forth fully herein.  
4

5 APPROVED AS TO FORM:  
6 DENNIS J. HERRERA,  
City Attorney

7  
8 By:   
9 KENNETH D. ROUX  
Deputy City Attorney  
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**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 6/6/2019)

[General Obligation Bond Election - Earthquake Safety and Emergency Response - Not to Exceed \$628,500,000]

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.**

Existing Law

General Obligation Bonds of the City and County of San Francisco may be issued only with the assent of two-thirds of the voters voting on the proposition.

Ballot Proposition

This ordinance authorizes the following ballot proposition to be placed on the March 3, 2020 ballot:

"SAN FRANCISCO EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND, 2020. To improve fire, earthquake and emergency response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, and tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations and supporting facilities; the City's 911 Call Center; and other disaster response and public safety facilities, and to pay related costs, shall the City and County of San Francisco issue \$628,500,000 in general obligation bonds, with a duration up to 30 years from the time of issuance, an estimated average tax rate of \$0.015/\$100 of assessed property value, and projected average annual revenues of \$40,000,000, subject to citizen oversight and regular audits?"

The ordinance fixes the maximum rate of interest on the Bonds, and provides for a levy and collection of taxes to repay both the principal and interest on the Bonds. The ordinance also describes the manner in which the Bond Special Election will be held, and the ordinance provides for compliance with applicable state and local laws. The proposed ordinance includes accountability and transparency measures.

#### Background Information

A large magnitude earthquake would damage critical City and County of San Francisco (the "City") facilities and infrastructure, thereby compromising the capacity of first responders, including fire and police personnel, to respond effectively.

With adequate funding the City can (i) construct, acquire, improve, renovate, retrofit and complete and seismically upgrade the emergency firefighting water system (the "EFWS") and related facilities, including but not limited to cisterns, pipes and tunnels, and related facilities (collectively, the "EFWS Project"); (ii) construct, acquire, improve, renovate, retrofit and complete critical firefighting facilities and infrastructure for earthquake safety and emergency response including without limitation, neighborhood fire stations, a Fire Department training facility and related facilities (collectively, the "Firefighting Facilities and Infrastructure"); (iii) construct, acquire, improve, renovate, retrofit and complete police facilities and infrastructure for earthquake safety and emergency response including without limitation, neighborhood police stations and related facilities (collectively, the "Police Facilities and Infrastructure"); (iv) construct improve, renovate, retrofit and complete needed improvements to the City's 911 Call Center (the "911 Call Center"); and, (v) construct, acquire, improve, renovate, retrofit and complete critical disaster response facilities and infrastructure for greater earthquake safety and more effective emergency response (collectively, the "Disaster Response Facilities and Infrastructure").

The bond will provide funding for the EFWS, Firefighting Facilities and Infrastructure, Police Facilities and Infrastructure, the 911 Call Center, and Disaster Response Facilities and Infrastructure (all as further described in the ordinance).

The Board of Supervisors found that the amount of money specified for this project is and will be too great to be paid out of the ordinary annual income and revenue of the City, and will require expenditures greater than the amount allowed therefor by the annual tax levy.

FILE NO. 190494

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<b>Item 1</b> <b>File 19-0494</b> <i>(Continued from the June 6, 2019)</i>	<b>Department:</b> Office of Public Finance (OPF)
<b>EXECUTIVE SUMMARY</b>	
<b>Legislative Objectives</b>	
<p><b>File 19-0494</b> is an ordinance calling and providing for a special election on March 3, 2020, to submit a proposition to San Francisco voters to incur \$628,500,000 of general obligation bonded indebtedness to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 9-1-1 Call Center, and other disaster response infrastructure and facilities.</p>	
<p><b>File 19-0500</b> is a resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response infrastructure and facilities; providing for the levy and collection of taxes to pay the bond principal and interest; adopting findings under the California Environmental Quality Act (CEQA); and waiving time limits in Administrative Code, Section 2.34.</p>	
<b>Key Points</b>	
<ul style="list-style-type: none"> <li>• In June 2010, voters approved Proposition B, which authorized the issuance of \$412,300,000 of Earthquake Safety and Emergency Response (ESER) general obligation bonds to finance the construction, acquisition, improvement, and retrofitting of police and fire facilities and replacement of the Emergency Firefighting Water System.</li> <li>• In June 2014, San Francisco voters approved Proposition A, which authorized the issuance of an additional \$400,000,000 of ESER general obligation bonds to fund the continuation of certain projects funded by the 2010 ESER bonds as well as new ESER projects.</li> <li>• All of the authorized 2010 and 2014 ESER bonds have been sold and appropriated.</li> </ul>	
<b>Fiscal Impact</b>	
<ul style="list-style-type: none"> <li>• The bonds would be sold in four issuances between 2020 and 2028, and are projected to have an annual interest rate of 6.0 percent over approximately 20 years. Total debt service payments are estimated to be \$1,080,000,000, including approximately \$451,500,000 in interest and \$628,500,000 in principal, with estimated average annual debt service payments of \$38,500,000.</li> <li>• A single family residence with an assessed value of \$500,000 would pay average annual additional property taxes to the City of \$73.18 per year to cover the debt service.</li> <li>• The proposed issuances are consistent with the City's policies to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate.</li> </ul>	
<b>Recommendation</b>	
Approval of the proposed legislation is a policy decision for the Board of Supervisors.	

**MANDATE STATEMENT**

According to Article 16, Section 18(a) of the State of California Constitution, no county, city, town, township, board of education, or school district, shall incur any indebtedness or liability for any purpose exceeding in any year the income and revenue provided for such year, without the approval of two-thirds of the voters of the public entity voting at an election to be held for that purpose.

City Administrative Code Section 2.34 requires that a resolution of public interest and necessity for the acquisition, construction or completion of any municipal improvement be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. These time limits may be waived by resolution of the Board of Supervisors.

**BACKGROUND**

In June 2010, the voters of San Francisco approved Proposition B, which authorized the issuance of \$412,300,000 of Earthquake Safety and Emergency Response (ESER) general obligation bonds to finance the construction, acquisition, improvement, and retrofitting of 19 Fire Stations, a new Public Safety Building, repair, replacement and expansion of the City's Emergency Firefighting Water System and other firefighting infrastructure and facilities related to earthquake safety.

In June 2014, San Francisco voters approved Proposition A, which authorized the issuance of an additional \$400,000,000 of ESER general obligation bonds to fund the continuation of certain projects funded by the 2010 ESER bonds as well as new ESER projects. All of the authorized 2010 and 2014 ESER bonds have been sold and appropriated, as shown in Table 1 below.

**Table 1: 2010 and 2014 Earthquake Safety and Emergency Response  
General Obligation Bond Appropriations**

Description	ESER 2010 Appropriations	ESER 2014 Appropriations	Total
Public Safety Building	\$239,000,000		\$239,000,000
Emergency Firefighting Water System <sup>1</sup>	102,400,000	\$54,347,209	156,747,209
Neighborhood Fire Stations	66,906,311	80,353,118	147,259,429
Traffic Company & Forensic Services Division		163,375,148	163,375,148
Office of Chief Medical Examiner		67,533,024	67,533,024
Police Facilities		29,643,932	29,643,932
Oversight and Cost of Bond Issuance	3,993,689	4,747,568	8,741,257
<b>Total</b>	<b>\$412,300,000</b>	<b>\$400,000,000</b>	<b>\$812,300,000</b>

### DETAILS OF PROPOSED LEGISLATION

**File 19-0494:** The proposed ordinance would call and provide for a special election to be held in San Francisco on March 3, 2020, in order to submit to San Francisco voters a proposition to incur \$628,500,000 of general obligation bonded indebtedness to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 9-1-1 Call Center, and other disaster response infrastructure and facilities.

**File 19-0500:** The proposed resolution would determine and declare that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 9-1-1 Call Center, and other disaster response infrastructure and facilities.

Both the proposed ordinance (File 19-0494) and resolution (File 19-0500) would:

- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37;
- Find that the estimated cost of \$628,500,000 for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Recite the estimated cost of such proposed projects;

<sup>1</sup> The Emergency Firefighting Water System is an independent fire protection system, also referred to as the Auxiliary Water Supply System which was designed after the 1906 Earthquake and Fire as a secondary defense against fires in the event the domestic water system fails. It includes a reservoir, two storage tanks, two pump stations, approximately 135 miles of pipes with approximately 1,600 hydrants and 52 connection along the waterfront to allow fire engines to pump water from the Bay. The Emergency Firefighting Water System also includes 153 underground cisterns throughout the City, which store water available for firefighting.

- Fix the maximum rate of interest on the bonds and provide for the levy and collection of taxes to pay both principal and interest on the bonds;
- Find that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopt findings under CEQA for the remaining portion of the proposed bond;
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and
- Waive the time requirements specified in Administrative Code, Section 2.34.

Possible uses of the bond proceeds are shown in Table 2 below.

**Table 2: Possible Uses of the Proposed 2020 ESER Bond**

Program	2020 Bond Budget	Explanation
Emergency Firefighting Water System	\$153,500,000	SFPUC completed planning studies in 2013 and 2018 that will inform the selection and design of specific projects to be funded through ESER 2020. Funding will be focused on improving high-pressure fire suppression capabilities of the City's western neighborhoods. Approximately \$157 million was previously appropriated as part of the ESER 2010 and ESER 2014 bonds.
Neighborhood Fire Stations	275,000,000	Preliminary assessment of the neighborhood fire stations determined that the cost to correct structural and seismic deficiencies would require more than \$350 million (in 2009 dollars). Approximately \$148 million was previously appropriated as part of the ESER 2010 and ESER 2014 bonds. This programmatic area would also fund a new firefighter training facility on Treasure Island to replace the current facility acquired from the U.S. Navy that is planned to close to make way for a development project on the island.
Police Facilities	121,000,000	A March 2013 comprehensive facility report identified up to \$250 million (in 2013 dollars) of various mechanical, electrical and other renovation and seismic upgrades needed to correct deficiencies at police district stations. Approximately \$30 million was previously appropriated as part of the ESER 2014 bond.
Disaster Response Facilities	70,000,000	The public facilities that could be pressed into service after a disaster includes some City-owned buildings known to have seismic vulnerabilities and functional and/or life-safety deficiencies that could hinder their use. ESER 2020 funding would allow the City to make seismic upgrades and functional and life-safety improvements to support deployment of aid, provide shelter and coordinate disaster response at select City-owned buildings after a disaster.
9-1-1 Call Center	9,000,000	Expansion of the 9-1-1 Call Center will increase the number of dispatcher work stations and reconfigure the supervisor bridge for better visual oversight of all dispatchers.
Total	\$628,500,000	

**FISCAL IMPACT****Rationale for Proposed Costs**

According to Ms. Heather Green, Capital Planning Director in the Office of the City Administrator, the proposed funding amounts are based on recent examples of similar seismic station retrofits or replacements and SFPUC estimates for Emergency Firefighting Water System improvements until the next planned bond in 2027.

The proposed 2020 ESER Bond does not specify which fire stations, police stations, disaster response facilities, or Emergency Firefighting Water System projects would be renovated or the scope of work that would be completed for each station or project. Ms. Green notes, with the exception of the 9-1-1 Call Center project, specific projects have not yet been detailed, as specific projects would be subject to CEQA review which is infeasible to accomplish prior to March 2020. If the proposed \$628.5 million ESER Bond is approved by voters, Police and Fire Department staff would work with Public Works and SFPUC staff to prioritize the needs of each specific facility, station, and project and to scope the individual projects. All issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval, at which time CEQA review and approval of the specific projects would be required and the project costs would be identified.

**Proposed Bond Financing Costs**

If the proposed \$628,500,000 of ESER General Obligation Bonds are approved by the San Francisco voters in March 2020, Mr. Vishal Trivedi, Financial Analyst in the Office of Public Finance, anticipates that these bonds would be sold in four issuances between 2020 and 2028. According to Mr. Trivedi, the \$628,500,000 of ESER General Obligation Bonds are projected to have an annual interest rate of 6.0 percent over approximately 20 years, with estimated total debt service payments of \$1,080,000,000, including approximately \$451,500,000 in interest and \$628,500,000 in principal, with estimated average annual debt service payments of \$38,500,000.

Repayment of such annual debt service would be recovered through increases to the annual property tax rate. A single family residence with an assessed value of \$500,000, assuming a homeowners exemption of \$7,000, would pay average annual additional property taxes to the City of \$73.18 per year to cover the debt service on the proposed \$628,500,000 of ESER General Obligation Bonds.

Oversight and bond issuance costs are included in the budget shown in Table 2 above. According to Mr. Trivedi, 0.2 percent of project funds would be allocated to the City Services Auditor audit function and 0.1 percent of the par would be allocated to the General Obligation Bond Oversight Committee. The Office of Public Finance typically assumes issuance costs of approximately \$600,000 per issuance and a 1 percent underwriter's discount, although these costs are subject to change per transaction.

**Debt Limit**

Section 9.106 of the City Charter limits the amount of general obligation bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The FY 2018-19 total assessed value of property in the City is approximately \$259.3 billion, such that the general obligation debt limit is currently approximately \$7.78 billion. According to Mr. Trivedi, as of June 30, 2019, there will be \$2,293,487,973 of general obligation bonds outstanding, or approximately 0.9 percent of the total assessed value of property in the City. If the subject \$628,500,000 of ESER General Obligation Bonds are issued as proposed, the outstanding general obligation bonds would total \$2,921,987,973, or approximately 1.1 percent of the total assessed value of property.

The proposed issuances are consistent with the City's current debt management policy and the intent of the City's approved Ten Year Capital Plan, to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

**POLICY CONSIDERATION**

Approval of the proposed resolution (File 19-0500) requires two-thirds or more of the Board of Supervisors approval and approval by the Mayor. In addition, approval of this \$628,500,000 General Obligation Bond would require approval by at least two-thirds of San Francisco voters.

**RECOMMENDATION**

Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.

<p><b>Items 2 and 3</b> Files 19-0500 and 19-0494</p>	<p><b>Department:</b> Office of Public Finance (OPF)</p>
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**EXECUTIVE SUMMARY**

**Legislative Objectives**

**File 19-0500** is a resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure; police facilities and infrastructure, facilities for the Department of Emergency Management’s 911 Call Center, and other disaster response infrastructure and facilities; providing for the levy and collection of taxes to pay the bond principal and interest; adopting findings under the California Environmental Quality Act (CEQA); and waiving time limits in Administrative Code, Section 2.34.

**File 19-0494** is an ordinance calling and providing for a special election on March 3, 2020; to submit a proposition to San Francisco voters to incur \$628,500,000 of general obligation bonded indebtedness to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management’s 9-1-1 Call Center, and other disaster response infrastructure and facilities.

**Key Points**

- In June 2010, voters approved Proposition B, which authorized the issuance of \$412,300,000 of Earthquake Safety and Emergency Response (ESER) general obligation bonds to finance the construction, acquisition, improvement, and retrofitting of police and fire facilities and replacement of the Emergency Firefighting Water System.
- In June 2014, San Francisco voters approved Proposition A, which authorized the issuance of an additional \$400,000,000 of ESER general obligation bonds to fund the continuation of certain projects funded by the 2010 ESER bonds as well as new ESER projects.
- All of the authorized 2010 and 2014 ESER bonds have been sold and appropriated.

**Fiscal Impact**

- The bonds would be sold in four issuances between 2020 and 2028, and are projected to have an annual interest rate of 6.0 percent over approximately 20 years. Total debt service payments are estimated to be \$1,080,000,000, including approximately \$451,500,000 in interest and \$628,500,000 in principal, with estimated average annual debt service payments of \$38,500,000.
- A single family residence with an assessed value of \$500,000 would pay average annual additional property taxes to the City of \$73.18 per year to cover the debt service.
- The proposed issuances are consistent with the City’s policies to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate.

**Recommendation**

Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.

**MANDATE STATEMENT**

According to Article 16, Section 18(a) of the State of California Constitution, no county, city, town, township, board of education, or school district, shall incur any indebtedness or liability for any purpose exceeding in any year the income and revenue provided for such year, without the approval of two-thirds of the voters of the public entity voting at an election to be held for that purpose.

City Administrative Code Section 2.34 requires that a resolution of public interest and necessity for the acquisition, construction or completion of any municipal improvement be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. These time limits may be waived by resolution of the Board of Supervisors.

**BACKGROUND**

In June 2010, the voters of San Francisco approved Proposition B, which authorized the issuance of \$412,300,000 of Earthquake Safety and Emergency Response (ESER) general obligation bonds to finance the construction, acquisition, improvement, and retrofitting of 19 Fire Stations, a new Public Safety Building, repair, replacement and expansion of the City's Emergency Firefighting Water System and other firefighting infrastructure and facilities related to earthquake safety.

In June 2014, San Francisco voters approved Proposition A, which authorized the issuance of an additional \$400,000,000 of ESER general obligation bonds to fund the continuation of certain projects funded by the 2010 ESER bonds as well as new ESER projects. All of the authorized 2010 and 2014 ESER bonds have been sold and appropriated, as shown in Table 1 below:

**Table 1: 2010 and 2014 Earthquake Safety and Emergency Response  
General Obligation Bond Appropriations**

Description	ESER 2010 Appropriations	ESER 2014 Appropriations	Total
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#### DETAILS OF PROPOSED LEGISLATION

**File 19-0494:** The proposed ordinance would call and provide for a special election to be held in San Francisco on March 3, 2020, in order to submit to San Francisco voters a proposition to incur \$628,500,000 of general obligation bonded indebtedness to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure; police facilities and infrastructure, facilities for the Department of Emergency Management's 9-1-1 Call Center, and other disaster response infrastructure and facilities.

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Both the proposed ordinance (File 19-0494) and resolution (File 19-0500) would:

- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37;
- Find that the estimated cost of \$628,500,000 for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Recite the estimated cost of such proposed projects;

<sup>1</sup> The Emergency Firefighting Water System is an independent fire protection system, also referred to as the Auxiliary Water Supply System which was designed after the 1906 Earthquake and Fire as a secondary defense against fires in the event the domestic water system fails. It includes a reservoir, two storage tanks, two pump stations, approximately 135 miles of pipes with approximately 1,600 hydrants and 52 connection along the waterfront to allow fire engines to pump water from the Bay. The Emergency Firefighting Water System also includes 153 underground cisterns throughout the City, which store water available for firefighting.

- Fix the maximum rate of interest on the bonds and provide for the levy and collection of taxes to pay both principal and interest on the bonds;
- Find that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopt findings under CEQA for the remaining portion of the proposed bond;
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and
- Waive the time requirements specified in Administrative Code, Section 2.34.

Possible uses of the bond proceeds are shown in Table 2 below.

**Table 2: Possible Uses of the Proposed 2020 ESER Bond**

Program	2020 Bond Budget	Explanation
Emergency Firefighting Water System	\$153,500,000	SFPUC completed planning studies in 2013 and 2018 that will inform the selection and design of specific projects to be funded through ESER 2020. Funding will be focused on improving high-pressure fire suppression capabilities of the City's western neighborhoods. Approximately \$157 million was previously appropriated as part of the ESER 2010 and ESER 2014 bonds.
Neighborhood Fire Stations	275,000,000	Preliminary assessment of the neighborhood fire stations determined that the cost to correct structural and seismic deficiencies would require more than \$350 million (in 2009 dollars). Approximately \$148 million was previously appropriated as part of the ESER 2010 and ESER 2014 bonds.  This programmatic area would also fund a new firefighter training facility on Treasure Island to replace the current facility acquired from the U.S. Navy that is planned to close to make way for a development project on the island.
Police Facilities	121,000,000	A March 2013 comprehensive facility report identified up to \$250 million (in 2013 dollars) of various mechanical, electrical and other renovation and seismic upgrades needed to correct deficiencies at police district stations. Approximately \$30 million was previously appropriated as part of the ESER 2014 bond.
Disaster Response Facilities	70,000,000	The public facilities that could be pressed into service after a disaster includes some City-owned buildings known to have seismic vulnerabilities and functional and/or life-safety deficiencies that could hinder their use. ESER 2020 funding would allow the City to make seismic upgrades and functional and life-safety improvements to support deployment of aid, provide shelter and coordinate disaster response at select City-owned buildings after a disaster.
9-1-1 Call Center	9,000,000	Expansion of the 9-1-1 Call Center will increase the number of dispatcher work stations and reconfigure the supervisor bridge for better visual oversight of all dispatchers.
<b>Total</b>	<b>\$628,500,000</b>	

**FISCAL IMPACT****Rationale for Proposed Costs**

According to Ms. Heather Green, Capital Planning Director in the Office of the City Administrator, the proposed funding amounts are based on recent examples of similar seismic station retrofits or replacements and SFPUC estimates for Emergency Firefighting Water System improvements until the next planned bond in 2027.

The proposed 2020 ESER Bond does not specify which fire stations, police stations, disaster response facilities, or Emergency Firefighting Water System projects would be renovated or the scope of work that would be completed for each station or project. Ms. Green notes, with the exception of the 9-1-1 Call Center project, specific projects have not yet been detailed, as specific projects would be subject to CEQA review which is infeasible to accomplish prior to March 2020. If the proposed \$628.5 million ESER Bond is approved by voters, Police and Fire Department staff would work with Public Works and SFPUC staff to prioritize the needs of each specific facility, station, and project and to scope the individual projects. All issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval, at which time CEQA review and approval of the specific projects would be required and the project costs would be identified.

**Proposed Bond Financing Costs**

If the proposed \$628,500,000 of ESER General Obligation Bonds are approved by the San Francisco voters in March 2020, Mr. Vishal Trivedi, Financial Analyst in the Office of Public Finance, anticipates that these bonds would be sold in four issuances between 2020 and 2028. According to Mr. Trivedi, the \$628,500,000 of ESER General Obligation Bonds are projected to have an annual interest rate of 6.0 percent over approximately 20 years, with estimated total debt service payments of \$1,080,000,000, including approximately \$451,500,000 in interest and \$628,500,000 in principal, with estimated average annual debt service payments of \$38,500,000.

Repayment of such annual debt service would be recovered through increases to the annual property tax rate. A single family residence with an assessed value of \$500,000, assuming a homeowners exemption of \$7,000, would pay average annual additional property taxes to the City of \$73.18 per year to cover the debt service on the proposed \$628,500,000 of ESER General Obligation Bonds.

Oversight and bond issuance costs are included in the budget shown in Table 3 above. According to Mr. Trivedi, 0.2 percent of project funds would be allocated to the City Services Auditor audit function and 0.1 percent of the par would be allocated to the General Obligation Bond Oversight Committee. The Office of Public Finance typically assumes issuance costs of approximately \$600,000 per issuance and a 1 percent underwriter's discount, although these costs are subject to change per transaction.

**Debt Limit**

Section 9.106 of the City Charter limits the amount of general obligation bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The FY 2018-19 total assessed value of property in the City is approximately \$259.3 billion, such that the general obligation debt limit is currently approximately \$7.78 billion. According to Mr. Trivedi, as of June 30, 2019, there will be \$2,293,487,973 of general obligation bonds outstanding, or approximately 0.9 percent of the total assessed value of property in the City. If the subject \$628,500,000 of ESER General Obligation Bonds are issued as proposed, the outstanding general obligation bonds would total \$2,921,987,973, or approximately 1.1 percent of the total assessed value of property.

The proposed issuances are consistent with the City's current debt management policy and the intent of the City's approved Ten Year Capital Plan, to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

**POLICY CONSIDERATION**

Approval of the proposed resolution (File 19-0500) requires two-thirds or more of the Board of Supervisors approval and approval by the Mayor. In addition, approval of this \$628,500,000 General Obligation Bond would require approval by at least two-thirds of San Francisco voters.

**RECOMMENDATION**

Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.



OFFICE OF THE CONTROLLER  
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield  
Controller

Todd Rydström  
Deputy Controller

Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place Room 244  
San Francisco, CA 94102-4689

June 4, 2019

RE: File 190494 - Ordinance authorizing \$628.5 Million General Obligation Bond Issuance for Earthquake Safety and Emergency Response

Dear Ms. Calvillo,

Should the proposed \$628.5 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- In fiscal year (FY) 2020-2021, following issuance of the first series of bonds, and the year with the lowest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.00151 per \$100 (\$1.51 per \$100,000) of assessed valuation.
- In FY 2029-2030, following issuance of the last series of bonds, and the year with the highest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.01379 per \$100 (\$13.79 per \$100,000) of assessed valuation.
- The best estimate of the average tax rate for these bonds from FY 2020-2021 through FY 2047-2048 is \$0.00826 per \$100 (\$8.26 per \$100,000) of assessed valuation.
- Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$600,000 would be approximately \$81.79.

These estimates are based on projections only, which are not binding upon the City. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above. The City's current debt management policy is to keep the property tax rate for City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

Sincerely,

  
Ben Rosenfield  
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.

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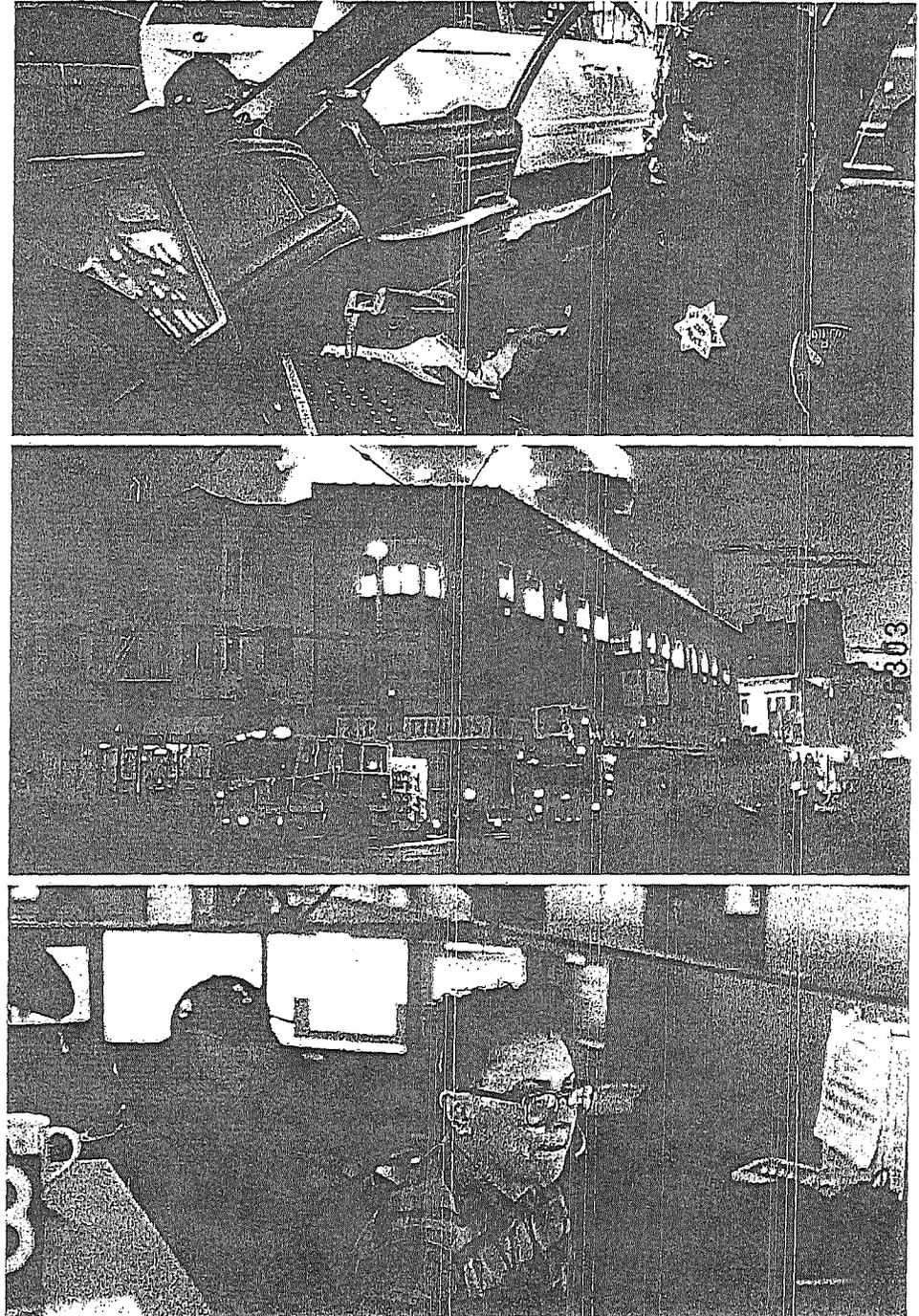
# ESER

# 2020

Earthquake Safety  
and Emergency  
Response Bond

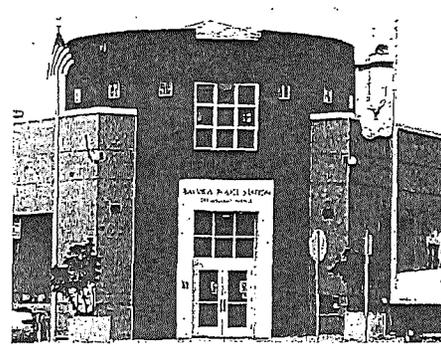
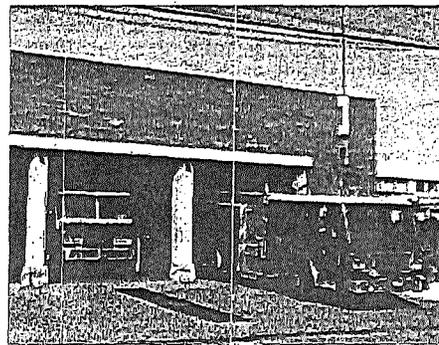
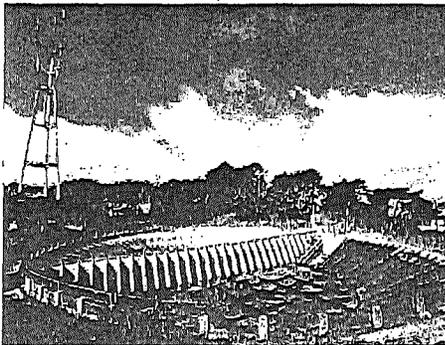


**ONESF**  
Building Our Future



# ESER 2020: Bond Breakdown

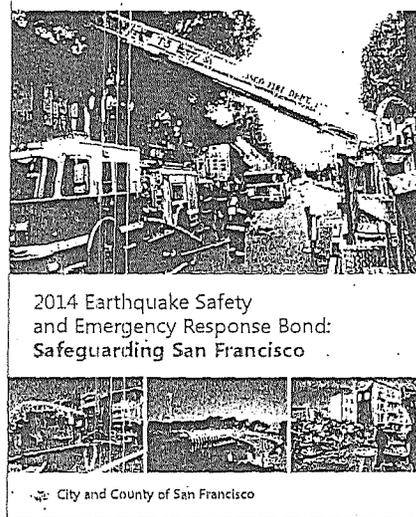
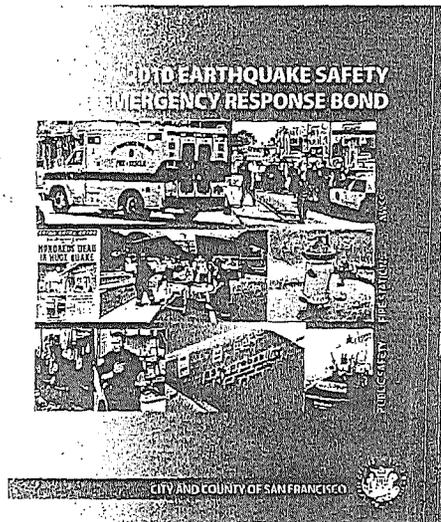
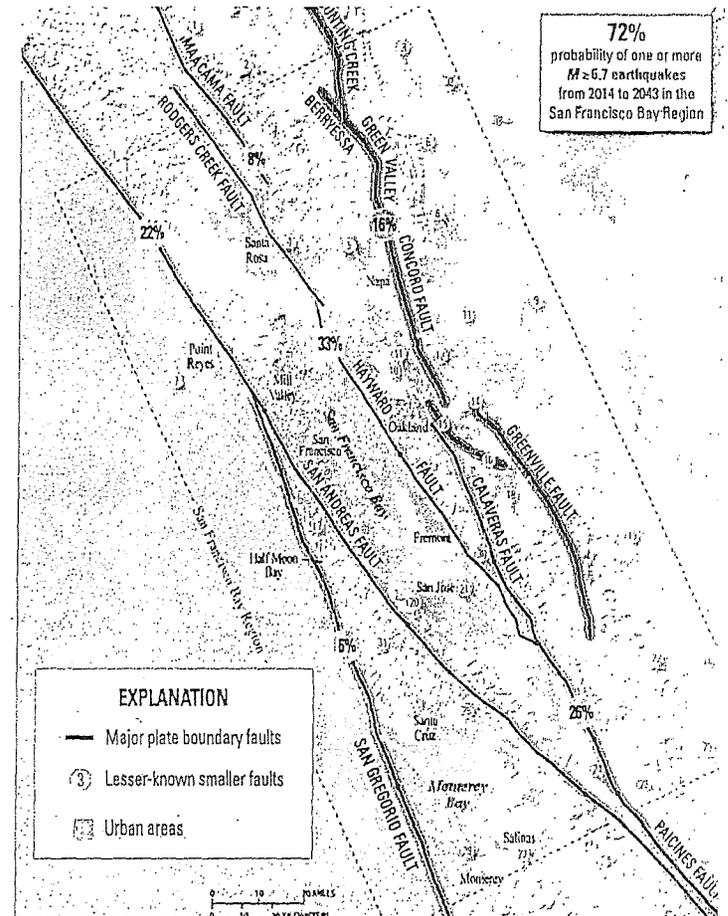
Component	Budget
Emergency Firefighting Water System	\$153.5 million
Neighborhood Fire Stations and Support Facilities	\$275 million
District Police Stations and Support Facilities	\$121 million
Disaster Response Facilities	\$70 million
9-1-1 Call Center	\$9 million
<b>Total</b>	<b>\$628.5 million</b>



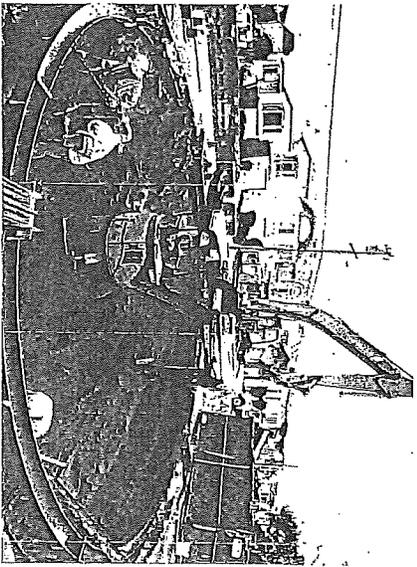
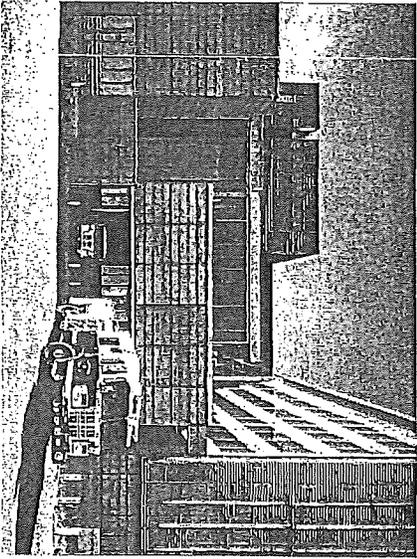
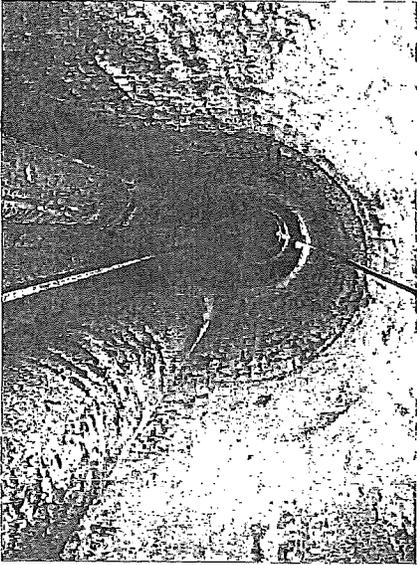
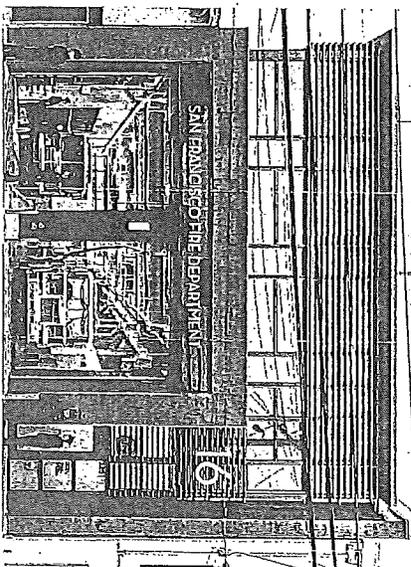
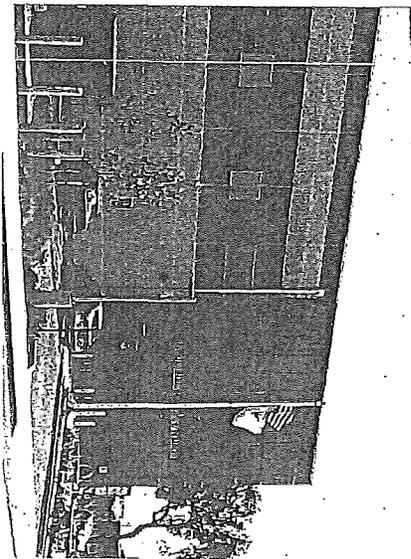
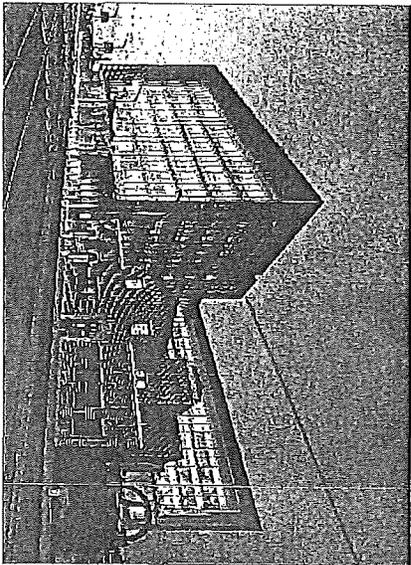
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# Act Now for a Safer Tomorrow

- 72 percent chance of a 6.7 or greater magnitude earthquake striking the Bay Area in the next 20 years
- Previous ESER bonds (2010 and 2014) received overwhelming support from San Francisco voters

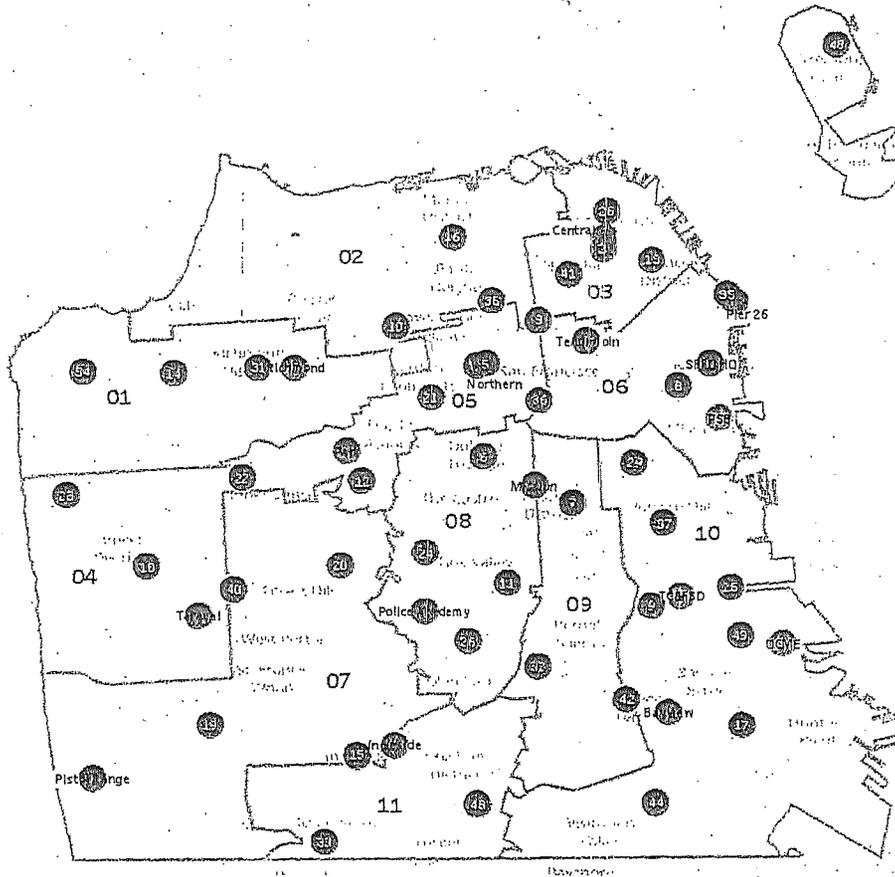


# ESER 2010 and 2014 Accomplishments



# Previous ESER Project Locations

## First-Response Facilities



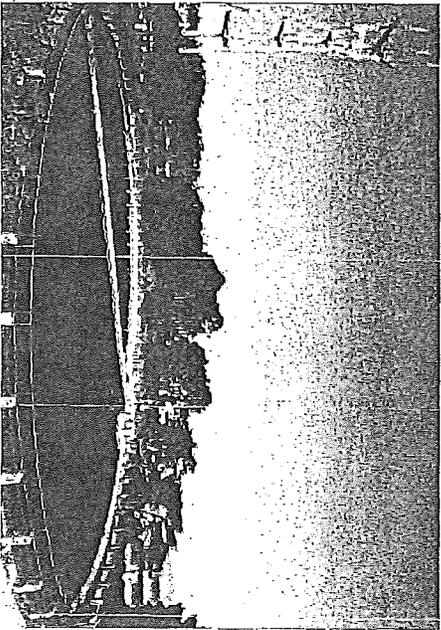
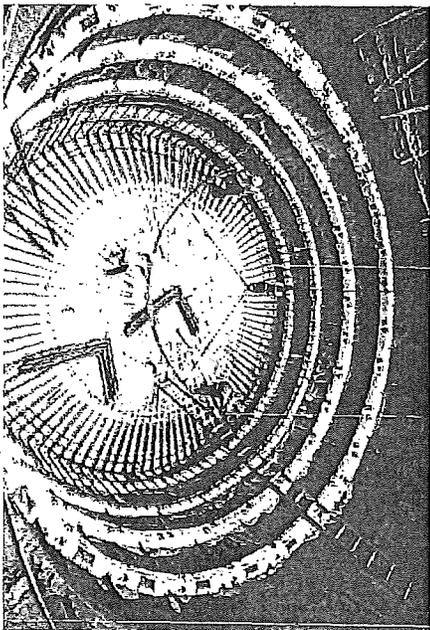
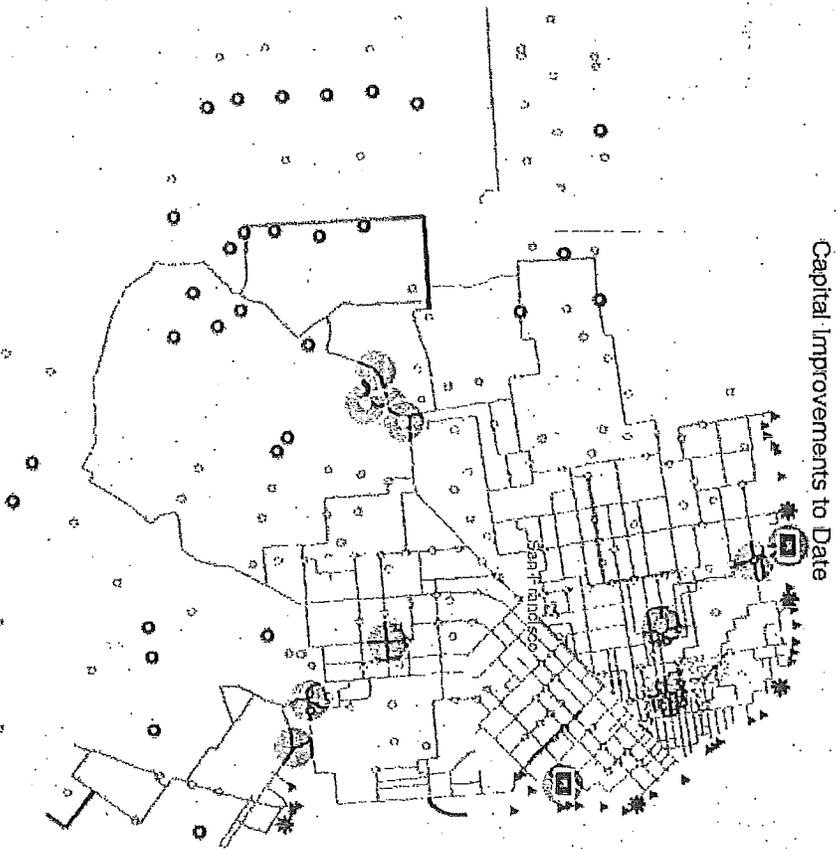
- Neighborhood Fire Stations
- District Police Stations
- Public Safety Building
- Motorcycle Police and Crime Lab
- Office of the Chief Medical Examiner

- Previous ESER work touches every San Francisco neighborhood
- More work is needed to further strengthen these facilities

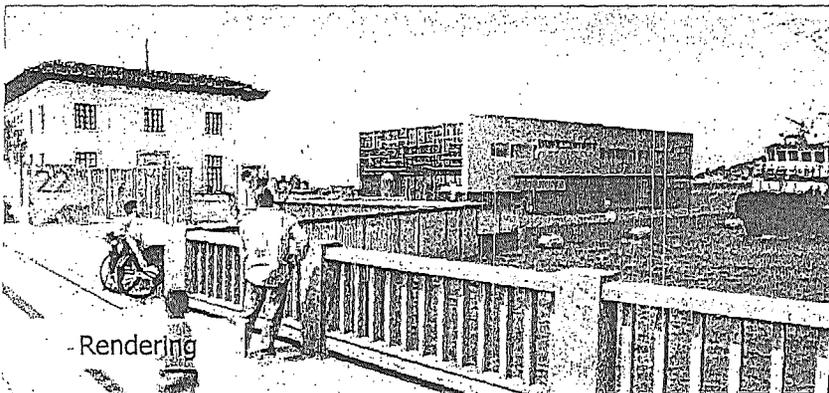
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# Previous ESER Project Locations

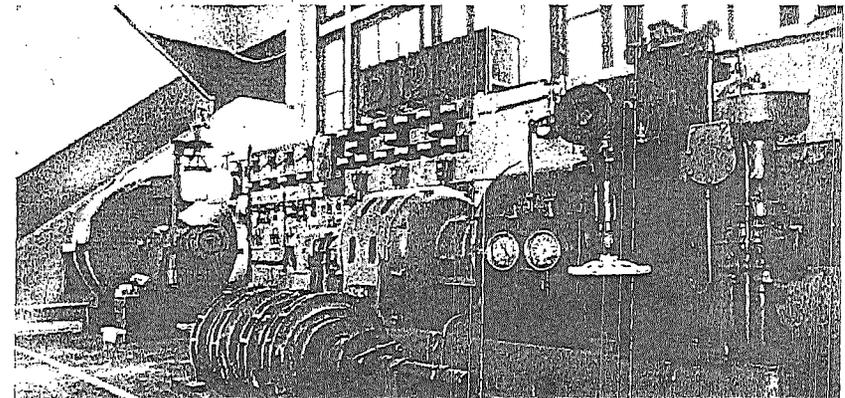
## Emergency Firefighting Water System (EFWS)



# ESER Work Underway



- **Motorcycle Police and Crime Lab:** construction scheduled to begin in summer 2019
- **Fireboat Station at Pier 22 ½:** construction scheduled to run through the end of 2020
- **Pump Station No. 2 (EFWS):** upgrades to be complete in 2020

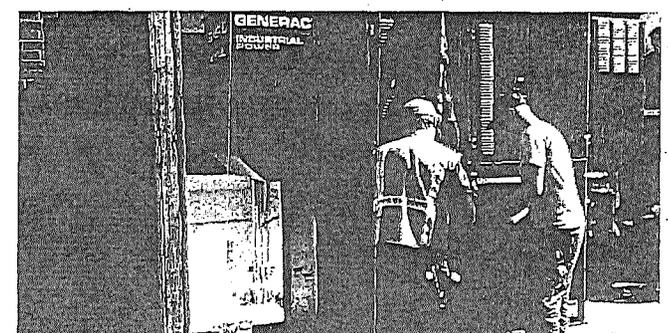
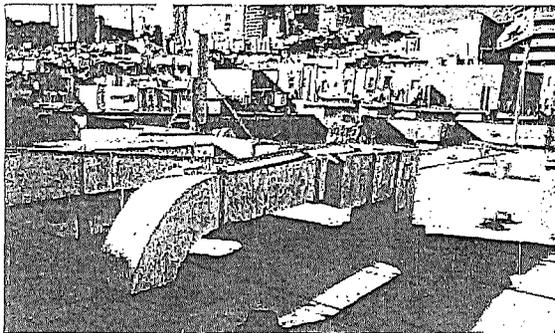


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# Scope of Work Overview

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- **Emergency Firefighting Water System:** focusing on the City's western neighborhoods
- **Neighborhood Fire Stations and Support Facilities:** seismic upgrades, comprehensive renovations and focused scope improvements; building a new, resilient training facility at a site to be determined
- **District Police Stations and Support Facilities:** seismic upgrades, comprehensive renovations and focused scope improvements
- **Disaster Response Facilities:** retrofitting and renovating infrastructure that can be used for shelter and recovery
- **9-1-1 Call Center:** increasing the number of dispatch stations and the amount of training space



6310

# ESER 2020 Prioritization: Facilities

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Criteria spelled out in the bond report:

## **Fire and Police Stations**

Similar to ESER 2010 and 2014, facilities projects at public safety stations will be selected based on the relative seismic risk, renewal need, and operational and tactical importance of the facilities to ensure effective deployment of first responders in the event of a major earthquake or disaster.

## **Disaster Response Facilities**

City-owned buildings with sufficient capacity to serve multiple disaster response functions that pose serious risk of casualties and/or significant financial impact will be prioritized.

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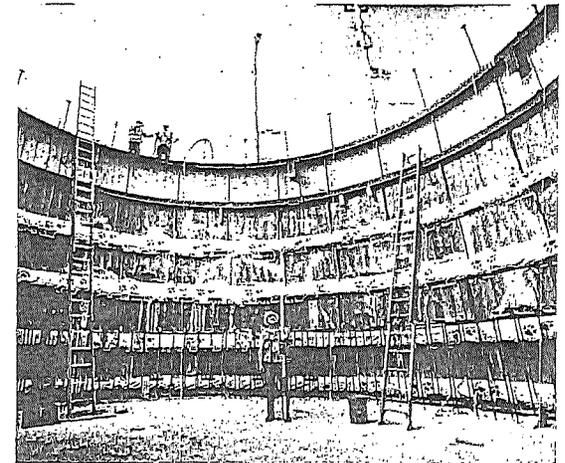
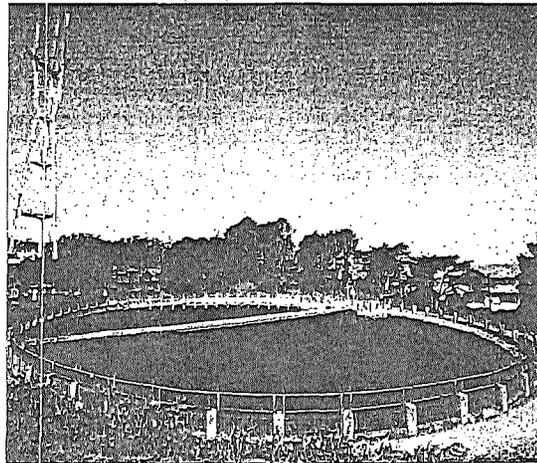
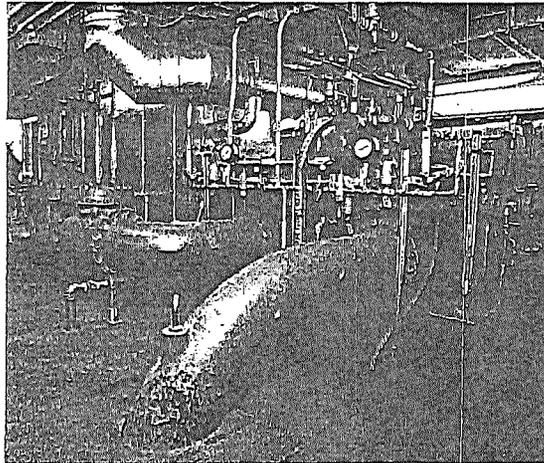
# ESER 2020 Prioritization: EFWS

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Focusing on the City's western neighborhoods

- Phase 1 funded through a combination of ESER 2020 and SFPUC revenue bonds
- Phase 2 to be constructed in the next ESER bond

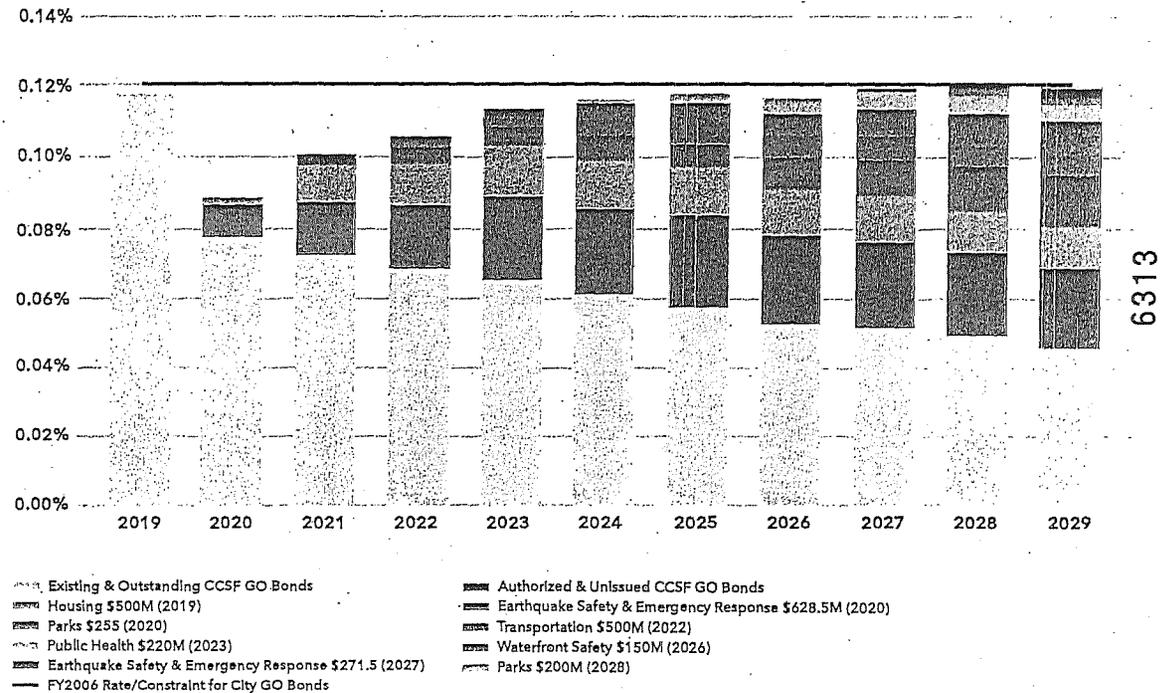
## Manifold Projects



# The Ten-Year Capital Plan

- The City's commitment to strategic, long-term planning to address infrastructure needs
- Prioritizes seismic and safety projects
- Does not raise property tax rate
- Strong accountability and oversight measures
- [onesanfrancisco.org](http://onesanfrancisco.org)

Proposed FY 2020-2029 Capital Plan  
General Obligation (G.O.) Bond Program



# Keeping Up with a Growing City

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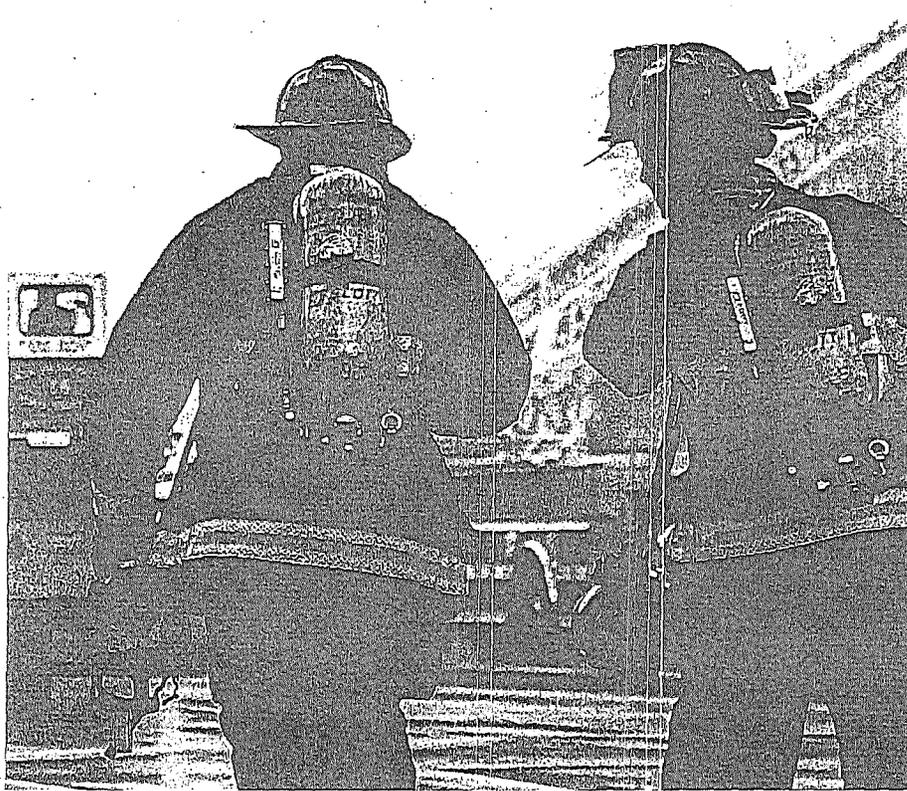
- ESER 2020 will allow us too act now for a safer tomorrow
- With a growing population comes an increase in calls for emergency response
- Responding quickly in an emergency reduces the number of injuries, deaths and damage done to people and property



6314

# ESER: Safeguarding San Francisco

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This bond is vital to ensure our public safety systems are ready for the next major earthquake, fire or other disaster and to build a resilient San Francisco.

[sfearthquakesafety.org](http://sfearthquakesafety.org)

6315



**ONSF**  
Building Our Future

2020 Earthquake Safety and Emergency Response Bond

BOARD of SUPERVISORS



City Hall  
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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

May 21, 2019

File No. 190494 & 190500

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA. 94103

Dear Ms. Gibson:

On May 7, 2019, Mayor Breed introduced legislation for the following proposed General Obligation Bond for the March 3, 2020, Election:

**File No. 190494**

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the

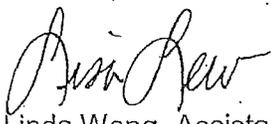
proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

File No. 190500

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of \$628,500,000 for such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; and waiving the time requirements specified in Administrative Code, Section 2.34.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By:   
Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Laura Lynch, Environmental Planner

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. Any physical change would require separate environmental review.

joy  
navarrete

Digitally signed by joy navarrete  
DN: dc=org, dc=sfgov,  
dc=cityplanning, ou=CityPlanning,  
ou=Environmental Planning, cn=joy  
navarrete,  
email=joy.navarrete@sfgov.org  
Date: 2019.05.30 10:32:25 -0700



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

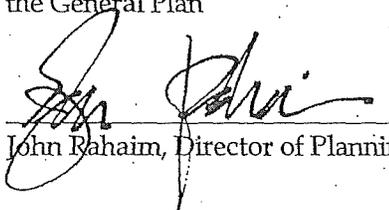
**Date:** May 8, 2019  
**Case No.** Case No. 2019-006218GPR  
ESER 2020 Bond

**Block/Lot No.:** Various  
**Project Sponsor:** San Francisco Department of Real Estate  
25 Van Ness Ave.  
San Francisco, CA 94102

**Applicant:** Naomi Kelly  
Office of the City Administrator  
City Hall, Room 362; 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-4851  
city.administrator@sfgov.org

**Staff Contact:** Seung Yen Hong – (415) 575-9026  
seungyen.hong@sfgov.org

**Recommendation:** Finding the project, on balance, is **in conformity** with the General Plan

**Recommended By:**   
John Rahaim, Director of Planning

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION

The Project is the City's proposed Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot, the purpose of which is to fund repairs and improvements that would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. The City Administrator, on behalf of the City and County of San Francisco is proposing a \$622.5 million Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot. The purpose of the ESER 2020 Bond is to fund repairs and improvements that would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. The ESER 2020 Bond program would build on the 2014 Earthquake Safety and Emergency Response Bond that funded a wide range of projects.

The ESER 2020 bond proposal consists of the following program components. Specific projects under these program components will be identified and evaluated according to established criteria that prioritizes enhancements to public safety. All projects will be subject to environmental review.

1. Replace or relocate the firefighting training facility on Treasure Island and strengthen, improve and rehabilitate neighborhood fire stations throughout the City;
2. Renovate, expand, and seismically upgrade the City's aging Emergency Firefighting Water System;
3. Make seismic, safety and programmatic improvements to outdated district police stations and support facilities;
4. Expand the City's 9-1-1 Call Center within the existing building at 1011 Turk Street to make way for more dispatchers, new technologies and increased efficiencies; and
5. Upgrade or replace critical City-owned disaster response facilities throughout the City to assure the City can deploy aid, provide emergency shelter, and coordinate emergency response and recovery activities.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

## ENVIRONMENTAL REVIEW

Bond proposals for Emergency Firefighting Water System (EFWS); Firefighting Facilities and Infrastructure; Police Facilities and Infrastructure; and Disaster Response Capable Facilities and Infrastructure:

- Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment. The Bond proposal is not subject to CEQA because it establishes a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds, and it is not a project as defined by CEQA and the CEQA Guidelines. Any future projects that receive funding from the 2020 ESER Bond would be subject to environmental review.

Bond proposal for 911 Call Center (1011 Turk Street):

- The planning department determined that the 911 Call Center (1011 Turk Street) project is exempt from environmental review as a Class 1 Categorical Exemption; existing facilities, in a written determination dated MAY 3, 2019 and contained in Planning Department File No. 2019-005262ENV.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot, the purpose of which is to fund repairs and improvements that

would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

**COMMUNITY SAFETY ELEMENT**

**OBJECTIVE 1**

**REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND  
MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS**

**POLICY 1.3**

Assure that new construction meets current structural and life safety standards.

**POLICY 1.12**

Ensure that new development on Treasure Island, Yerba Buena Island and Hunters Point Shipyard are resistant to natural disasters.

**POLICY 1.15**

Abate structural and non-structural hazards in City-owned structures.

**POLICY 1.18**

Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

**POLICY 1.19**

Mitigate against damage to City systems and infrastructure through awareness of threats posed by new forms of hazards such as terrorism and communication failures.

*The proposed bond measure would provide funding for seismic upgrades to the City's aging Emergency Firefighting Water System, improvements to outdated district police stations and support facilities, and upgrades to critical City-owned disaster response facilities.*

**OBJECTIVE 2**

**BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION  
AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE  
DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE  
NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE**

**POLICY 2.7**

Continue to expand the City's fire department prevention and firefighting capability with sufficient personnel and training

**POLICY 2.8**

Ensure potable water is available in an emergency

**POLICY 2.14**

Support the Emergency Operations Center, and continue maintenance of alternative operations centers in the case of an emergency

**POLICY 2.16**

Plan to address security issues that may arise post-disaster, and balance these issues with the other demands that will be placed on public safety personnel as emergency response providers

**POLICY 2.19**

Seek funding for preparedness projects.

**POLICY 2.20**

Enhance communications with nearby jurisdictions.

**POLICY 3.6**

Support the ability to shelter-in-place for residents

*The proposed bond measure would provide funding for seismic upgrades and new infrastructure for public safety and emergency services, including a firefighting training facility on Treasure Island, thereby improving the City's fire prevention and firefighting capability and assuring an adequate water supply to fight fires. The proposed bond measure would also provide funding for City-owned disaster response facilities throughout the City to assure the City can deploy aid, provide emergency shelter, and coordinate emergency response and recovery activities. The project would help enhance communications with nearby jurisdictions by providing funding for the City's 9-1-1 Call Center expansion.*

**ENVIRONMENTAL PROTECTION ELEMENT**

**OBJECTIVE 5**

**ASSURE A PERMANENT AND ADEQUATE SUPPLY OF FRESH WATER TO MEET THE PRESENT AND FUTURE NEEDS OF SAN FRANCISCO.**

**POLICY 5.5**

Improve and extend the Auxiliary Water Supply system of the Fire Department for more effective fire fighting.

*The proposed bond measure would provide funding for seismic upgrades to the City's Auxiliary Water Supply System (AWSS).*

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 1

DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.

POLICY 1.3

Provide the number of district stations that balance service effectiveness with community desires for neighborhood police facilities.

*The proposed bond measure would provide funding for seismic, safety and programmatic improvements to outdated district police stations and support facilities, which would enhance the performance and efficiency of public safety agencies.*

*In summary, the proposed ESER Bond is, on balance, in conformity with the General Plan. However, individual projects of the bond will require project-level General Plan referrals and Environmental Review.*

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

**Eight Priority Policies Findings**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The Project would have no adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

*The Project would not affect the existing economic base in this area.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*This Project would make seismic improvements to existing infrastructure and would create new public safety buildings in accordance with applicable building codes; hence, the project would improve preparedness for earthquakes and other emergencies.*

7. That landmarks and historic buildings be preserved.

*This project does not affect landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project would have no adverse effect on parks and open space or their access to sunlight and vista.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
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TDD/TTY No. 554-5227

May 21, 2019

File No. 190494 & 190500

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Gibson:

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File No. 190500

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These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By:   
Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Laura Lynch, Environmental Planner

BOARD of SUPERVISORS



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May 21, 2019

John Rahaim, Director  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Director Rahaim:

On May 7, 2019, Mayor Breed introduced the following legislations:

**File No. 190494**

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan;

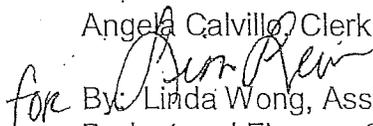
consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

File No. 190500

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of \$628,500,000 for such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; and waiving the time requirements specified in Administrative Code, Section 2.34.

The proposed legislations are being transmitted to the Planning Department for review and determination regarding consistency with the City's General Plan and eight priority policies of Planning Code Section 101.1. These legislations are pending before the Budget and Finance Committee and will be scheduled for hearing following receipt of your response.

Angela Calvillo, Clerk of the Board

for  By: Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Jonas Ionin, Director of Commission Affairs  
Dan Sider, Director of Executive Programs  
Aaron Starr, Manager of Legislative Affairs  
AnMarie Rodgers, Director of Citywide Planning  
Scott Sanchez, Acting Deputy Zoning Administrator  
Corey Teague, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Ben Rosenfield, City Controller, Office of the Controller

FROM:  Linda Wong, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 21, 2019

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED  
March 3, 2020 Election

---

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond for the March 3, 2020, Election, introduced by Mayor Breed on May 7, 2019. These matters are being referred to you in accordance with Rules of Order 2:22.4.

File No. 190494

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date

of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

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Please review and prepare a financial analysis of the proposed measures prior to the first Budget and Finance Committee hearing.

If you have any questions or concerns, please call me at (415) 554-7719 or email: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller  
Peg Stevenson, City Performance Director  
Natasha Mihal, City Services Auditor

BOARD of SUPERVISORS



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## MEMORANDUM

TO: Sophia Kittler, Liaison to the Board of Supervisors, Mayor's Office  
Jon Givner, Deputy City Attorney, Office of the City Attorney  
John Arntz, Director, Department of Elections  
LeeAnn Pelham, Executive Director, Ethics Commission  
Naomi Kelly, City Administrator, Office of the City Administrator  
Mary Ellen Carroll, Executive Director, Department of Emergency Management  
Jeanine Nicholson, Chief, Fire Department  
William Scott, Police Chief, Police Department  
Jose Cisneros, Treasurer, Office of the Treasurer & Tax Collector  
Andrico Penick, Director, Real Estate Division  
Alaric Degrafinreid, Assistant Director, Office of Contract Administration  
Adrienne Pon, Executive Director, Office of Civic Engagement & Immigrant Affairs  
Regina Dick-Endrizzi, Director, Office of Small Business  
Mohammed Nuru, Director, Public Works  
Maura Lane, Committee Staff, Citizens General Obligation Bond Oversight Committee

FROM: *jel*  
*for* Linda Wong, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 21, 2019

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED  
March 3, 2020 Election

---

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond for the March 3, 2020, Election, introduced by Mayor Breed on May 7, 2019. These matters are being referred to you in accordance with Rules of Order 2.22.4.

File No. 190494

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of

submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

File No. 190500

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of \$628,500,000 for such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the maximum rate of

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Please review and submit any reports or comments you wish to be included with the legislative file.

If you have any questions or concerns, please call me at (415) 554-7719 or email: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Andres Power, Mayor's Office  
Rebecca Peacock, Mayor's Office  
Patrick Ford, Ethics Commission  
Lynn Khaw, Office of the City Administrator  
Lihmeei Leu, Office of the City Administrator  
Victor Lim, Department of Emergency Management  
Theresa Ludwig, Fire Department  
Rowena Carr, Police Department  
Asja Steeves, Police Department  
Deirdre Hussey, Police Department  
Amanda Kahn Fried, Office of the Treasurer & Tax Collector  
Florence Kyaun, Office of Contract Administration  
Dominica Donovan, Office of Small Business  
David Steinberg, Public Works  
Jeremy Spitz, Public Works  
Jennifer Blot, Public Works  
John Thomas, Public Works  
Lena Liu, Public Works

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Sophia Kittler  
RE: General Obligation Bond Election - Earthquake Safety and Emergency  
Response - Not to Exceed \$628,500,000  
DATE: May 7, 2019

SK

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, Firefighting Facilities and Infrastructure, Police Facilities and Infrastructure, Facilities for the Department of Emergency Management's 911 Call Center, and other Disaster Response Facilities and Infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under CEQA and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the priority policies of Planning Code Section 101.1(b) and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code Section 510; complying with the restrictions on the use of bond proceeds specified in Section 53410 of the California Government Code; incorporating the provisions of the Administrative Code, Sections 5.30 - 5.36; and waiving the time requirements specified in Section 2.34 of the Administrative Code.

Please note that Supervisors Fewer and Stefani are co-sponsors of this legislation.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

BOARD OF SUPERVISORS  
SAN FRANCISCO  
MAY 7 7 PM 4:33

**Lew, Lisa (BOS)**

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**From:** Lew, Lisa (BOS)  
**Sent:** Tuesday, May 21, 2019 9:08 AM  
**To:** Gibson, Lisa (CPC)  
**Cc:** Navarrete, Joy (CPC); Lynch, Laura (CPC); Wong, Linda (BOS)  
**Subject:** BOS Referral: File Nos. 190494 and 190500 - General Obligation Bond Election - Earthquake Safety and Emergency Response - Not to Exceed \$628,500,000  
**Attachments:** 190494\_190500 CA CEQA.pdf

Hello,

The following proposed legislations are being transmitted to you for environmental review:

**File No. 190494**

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

**File No. 190500**

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code, Chapter 37; finding that the estimated cost of \$628,500,000 for such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will

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Please be advised that there are various programs within the legislation that requires environmental review. Sent on behalf of Linda Wong, Budget and Finance Committee. Please respond directly to Linda Wong.

Regards,

**Lisa Lew**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
P 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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