File N	o	240604	Committee Item No13 Board Item No.	
			Board item No.	
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Date June 7, 2024

Date

Completed by: Brent Jalipa
Completed by: Brent Jalipa

1	[Business and T	ax Regulations	Code - Ear	ly Care and	Education	Commercial	Rents ¹	Tax
	Baseline - FYs 2	2024-2025 throu	igh 2027-20)28]				
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Ordinance modifying the baseline funding requirements for early care and education programs in Fiscal Years (FYs) 2024-2025 through 2027-2028, to enable the City to use the interest earned from the Early Care and Education Commercial Rents Tax for those baseline programs.

NOTE: Unchanged Code text and uncodified text are in plain Arial font.

Additions to Codes are in single-underline italics Times New Roman font.

Deletions to Codes are in strikethrough italics Times New Roman font.

Board amendment additions are in double-underlined Arial font.

Board amendment deletions are in strikethrough Arial font.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

In June 2018, the voters approved Proposition C, which imposed a new tax on the gross receipts from the lease of commercial space in properties in the City (the "Tax"). The ballot measure required the City to spend 85% of the revenues from the Tax to fund quality early care and education for young children. At the time, the City already provided significant funding (the "Base Amount") to early care and education programs ("Baseline Programs").

Proposition C added to that existing funding for Baseline Programs, and provided that in any given fiscal year, the City can spend Tax revenues only if it has also appropriated separate funds for Baseline Programs in an amount equal to at least the Base Amount (subject to some adjustments by the City Controller). The intent of Proposition C was to ensure dedicated revenues to increase funding for quality early care and education for San Francisco children under the age of six, without those revenues supplanting existing funding.

To allow flexibility, the voters authorized the Board of Supervisors to amend or repeal Proposition C by ordinance. Under Business and Tax Regulations Code Section 2113, the Board may do so without a supermajority vote or any specific findings.

The City uses funding from a variety of sources, including State and Federal grants, for early learning scholarships, compensation for early educators, parenting support, childcare facilities, and additional programs. Despite these investments, there is still a gap in meeting the needs of families of young children and expanding quality early care and education. This requires an ongoing strategy to increase wages and benefits for early care educators; recruit and retain the workforce; expand and improve access to childcare slots for families up to 200% of Area Median Income, particularly for infants and toddlers; and develop other programs that support the physical, emotional, and cognitive development of children under six. In approving this Ordinance, the Board recognizes that the voters did not intend revenues from the Tax to be used to fill other budgeting priorities, and acknowledges the goal of the measure was to a establish dedicated funding source to realize the goals of a universal early care and education system.

This Ordinance would allow the City to use interest earned in the Babies and Families
First Fund to fund Baseline Programs previously funded from the General Fund. Doing so will
further the purposes of Proposition C, as it will enable the City to redirect those General Fund
monies that would have funded Baseline Programs toward other essential services for
children and families, such as educational programs for children, family support services, and
food access programs. To that end, this Ordinance temporarily modifies the baseline
requirements in Business and Tax Regulations Code Section 2112(f) and (g) for Fiscal Years
2024-2025 through 2027-2028 to credit against the Base Amount interest earned in the
Babies and Families First Fund.

In July 2023, the City enacted Ordinance No. 176-23, which temporarily modified the baseline requirements for Fiscal Years 2023-2024 and 2024-2025 to credit against the Base Amount interest earned in the Babies and Families First Fund. This Ordinance supersedes Ordinance No. 176-23 as to the requirements for Fiscal Year 2024-2025, and also extends the modification for three additional fiscal years.

Section 2. Modification of Baseline Provisions in Proposition C.

Pursuant to Business and Tax Regulations Code Section 2113, the Board of Supervisors temporarily modifies Article 21 of the Business and Tax Regulations Code to:

- (a) Credit against the Base Amount, as that term is defined in Section 2103, interest earned in the Babies and Families First Fund in Fiscal Years 2024-2025 through 2027-2028 and prior Fiscal Years in the following amounts: for Fiscal Year 2024-2025, up to \$16,600,000 or a higher amount determined in the March 1 financial update prepared by the Mayor, Budget Analyst, and Controller under Administrative Code Section 3.6(b) (the "March 1 Update") in 2025; for Fiscal Year 2025-2026, up to \$16,900,000 or a higher amount determined in the March 1 Update in 2026; and for Fiscal Years 2026-2027 and 2027-2028, up to the amount of interest estimated in the March 1 Update for 2027 and 2028, respectively. These credits shall not be applied against the Base Amount in any Fiscal Year where the cash balance in the Babies and Families First Fund as of July 1 of that Fiscal Year is less than \$100 million; and
- (b) In Fiscal Years 2025-2026 through 2027-2028, not increase the Base Amount, as that term is defined in Section 2103, as required in Section 2112(g) despite any increase in aggregate City discretionary revenues in those fiscal years, unless the City's projected budget deficit for that year at the time of the Joint Report or Update to the Five Year Financial Plan in March of the year is less than the amount referenced in Section 2112(h) after annual adjustments.

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2	Section 3. Effective Date. This ordinance shall become effective 30 days after
3	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
4	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
5	of Supervisors overrides the Mayor's veto of the ordinance.
6	
7 8	APPROVED AS TO FORM: DAVID CHIU, City Attorney
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LEGISLATIVE DIGEST

[Business and Tax Regulations Code - Early Care and Education Commercial Rents Tax Baseline - FYs 2024-2025 through 2027-2028]

Ordinance modifying the baseline funding requirements for early care and education programs in Fiscal Years (FYs) 2024-2025 through 2027-2028, to enable the City to use the interest earned from the Early Care and Education Commercial Rents Tax for those baseline programs.

Existing Law

In June 2018, the voters approved Proposition C, which imposed a new tax on the gross receipts from the lease of commercial space in properties in the City. The ballot measure required the City to spend 85% of the revenues from the tax to fund quality early care and education for young children through the City's Babies and Families First Fund. When the voters adopted Proposition C, the City already provided funding to early care and education programs. Proposition C referred to that funding as the "Base Amount" of money to pay for "Baseline Programs." Proposition C added to that existing funding for Baseline Programs. The ballot measure stated that in any given fiscal year, the City can spend tax revenues only if it has also appropriated separate funds for Baseline Programs in an amount equal to at least the Base Amount (subject to some adjustments by the City Controller).

Since the passage of Proposition C, the City has collected interest on the tax revenues in the Babies and Families First Fund. Like the revenues from the tax, that interest must be used to pay for early care and education programs.

Proposition C authorized the Board of Supervisors to amend the measure by ordinance in the future. In July 2023, the Board of Supervisors adopted Ordinance No. 176-23, which allowed the City to temporarily modify the baseline requirements for Fiscal Years 2023-2024 and 2024-2025 to credit against the Base Amount interest earned in the Fund.

Amendments to Current Law

Similar to Ordinance No. 176-23, the proposed ordinance would temporarily modify the baseline requirements for Fiscal Years 2024-2025 through 2027-2028 to credit against the Base Amount interest earned in the Babies and Families First Fund. This modification would allow the City to appropriate funds from the tax to support Baseline Programs without also appropriating separate funds at the level June 2018 Proposition C would have otherwise required. The proposed ordinance would also suspend the annual increase in the Base Amount in Fiscal Years 2025-2026 through 2027-2028 if the City's projected budget deficit for that year is greater than a specific amount calculated under Proposition C.

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BOARD OF SUPERVISORS Page 1

Item 13	Department:
File 24-0604	Early Childhood (DEC)

EXECUTIVE SUMMARY

Legislative Objectives

 The proposed ordinance would allow the City to use interest earned in the Babies and Families First Fund to reduce early care and education baseline spending requirements in FY 2024-25, FY 2025-26, FY 2026-27, and FY 2027-28. In addition, the proposed ordinance would halt growth in the baseline spending amount through FY 2027-28, unless the City's financial condition improves.

Key Points

- Approved by voters in June 2018, Proposition C created a tax on commercial rents. Of the revenues, 15 percent is transferred to the General Fund and 85 percent is deposited into the Babies and Families First Fund and must be spent on early care and education. Proposition C also requires the City to maintain a baseline level of early care and education spending, based on funding levels in FY 2017-18 and adjusted annually unless the City projects a certain General Fund deficit. Baseline spending is funded by the General Fund as well as the Public Education and Enrichment Fund and work orders from the Department of Children, Youth, and Families.
- In July 2023, the Board of Supervisors approved an ordinance that allowed interest earned within the Babies and Families First Fund to reduce baseline spending requirements and also to suspend growth in baseline spending requirement through FY 2024-25.

Fiscal Impact

- In the March 2024 Joint Report, the City is projecting General Fund deficits that exceed \$209 million per year through FY 2027-28, so growth in the early care and education baseline would likely be suspended even without the proposed ordinance. The primary fiscal impact of the proposed ordinance is to reduce early care and education baseline spending by the amount of interest earned in the Babies and Families First Fund. The proposed ordinance allows interest credits to baseline spending up to \$16.6 million in FY 2024-25, up to \$16.9 million in FY 2024-25, and up to the amount of interest earned in FY 2026-27 and in FY 2027-28.
- According to the Mayor's Budget Office, the savings will be used to fund food access programs at the Human Services Agency (\$10 million per year) and to partially backfill nonprofit service provision funded by the Department of Children Youth and Families (\$11.3 million per year).

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

Charter Section 2.105 requires that legislative acts in San Francisco be by ordinance, subject to approval by a majority of the Board of Supervisors.

Business and Tax Regulations Code Section 2113 states that amendments to or repeal of Article 21 of the Business and Tax Regulations Code are subject to Board of Supervisors approval by ordinance without voter approval.

BACKGROUND

Commercial Rents Tax

The Early Care and Education Commercial Rents Tax was authorized by the voters in June 2018 with the passage of Proposition C and went into effect on January 1, 2019. The validity of the tax was litigated and resolved in the City's favor. The law is codified in Article 21 of the Business and Tax Regulation Code.

The commercial rents tax applies to businesses leasing commercial space that are subject to the City's gross receipts tax and is in addition to gross receipts or payroll taxes paid by non-residential businesses in the City. Of the revenues, 15 percent is transferred to the General Fund and 85 percent is deposited into the Babies and Families First Fund and must be spent on early care and education.

Proposition C (June 2018) also requires the City to maintain a baseline level of early care and education spending, based on funding levels in FY 2017-18 and adjusting annually by the percent change in the City's aggregate discretionary revenues. Baseline spending is funded by the General Fund as well as the Public Education and Enrichment Fund and work orders from the Department of Children, Youth, and Families. The City may suspend growth in the early care and education baseline funding if the City's projected budget deficit at the time of the Joint Report of the Five-Year Financial Plan exceeds \$200 million, adjusted annually by the percent change in the City's aggregate discretionary revenues. According to the December 2023 Joint Report, the deficit trigger early care and education baseline is \$209 million. Because the March 2024 Update to the Joint Report projected the City's General Fund deficit at \$235.9 million for FY 2024-25, growth in early care and education baseline for FY 2024-25 would be paused, regardless of any legislative action.

2023 Ordinance

In July 2023, the Board of Supervisors approved an ordinance that modified the early care and education baseline funding requirement in FY 2023-24 and FY 2024-25 in two ways (File 23-0661). The ordinance allowed up to \$20 million interest earned on fund balance in FY 2023-24 and up to \$10 million in FY 2024-25 as a credit against early care and education baseline spending. The General Fund savings were used to fund nutrition assistance programs provided by the Human Services Agency. The 2023 ordinance also suspended growth in early care and education baseline spending amount in FY 2024-25. Growth in the baseline spending was suspended in FY 2023-24

due to the projected deficit in 2023, so the baseline spending amount remains at the FY 2022-23 level (\$93.8 million).

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would allow the City to use interest earned in the Babies and Families First Fund to reduce early care and education baseline spending requirements in FY 2024-25, FY 2025-26, FY 2026-27, and FY 2027-28, as follows:

- Up to \$16.6 million in FY 2024-25
- Up to \$16.9 million in FY 2025-26
- Up to the amount of interest earned in FY 2026-27 and in FY 2027-28

If the cash balance in the Babies and Families First Fund is below \$100 million.

The proposed FY 2024-25 allowable use of interest to reduce baseline spending (\$16.6 million) supersedes the amount for FY 2024-25 approved in the 2023 ordinance (\$10 million).

In addition, the proposed ordinance would halt growth in the baseline spending amount by three additional years, through FY 2027-28, unless the City's projected deficit is less than the deficit trigger.

FISCAL IMPACT

Exhibit 1 below shows the proposed change in the early care and education baseline spending and. FY 2023-24 is included as a benchmark.

Exhibit 1: Proposed Changes in Early Care & Education Baseline Spending

ECE Baseline	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Base Amount	93,800,000	93,800,000	97,000,000	103,500,000	106,100,000
Proposed Base Amount	93,800,000	93,800,000	93,800,000	93,800,000	93,800,000
Difference in Base Amount	0	0	(3,200,000)	(9,700,000)	(12,300,000)
Credit from Interest	(15,000,000)	(16,581,000)	(16,856,000)	(16,700,000)	(16,600,000)
Adjusted Base Spending	78,800,000	77,219,000	76,944,000	77,100,000	77,200,000

Source: Proposed Ordinance, Controller's Office

Note: Base spending is the Proposed Base Amount minus the Credit from Interest

In the March 2024 Joint Report, the City projected General Fund deficits that exceed \$209 million per year through FY 2027-28, so growth in the early care and education baseline would likely be suspended even without the proposed ordinance. The primary fiscal impact of the proposed ordinance is to reduce early care and education baseline spending by the amount of interest earned on the Babies and Families First fund balance.

Use of General Fund Savings

As noted above, reducing baseline spending requirements results in savings to the General Fund. According to the Mayor's Budget Office, the savings will be used to fund food access programs at the Human Services Agency (\$10 million per year) and partially backfill non-profit service provision funded by the Department of Children, Youth, and Families (\$11.3 million per year).

Interest Revenue

Estimates for interest earned were provided by the Controller's Office and are included in the proposed budget for FY 2024-25 and FY 2025-26. However, they do not account for an increase in spending planned by the Department of Early Childhood, which is planning to spend \$102.8 million of fund balance (in addition to their proposed \$175.8 million annual budget funded by this revenue) in FY 2024-25 and increasing amounts of fund balance through FY 2027-28. A decrease in fund balance will reduce the amount of interest earned. To the extent that the department is able to spend down its fund balance, it will reduce the amount of interest revenue available to reduce early care and education baseline spending, which will require a reallocation of the General Fund to early care and education.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

Office of the Mayor San Francisco



LONDON N. BREED Mayor

To:

Aaron Peskin, President of the Board of Supervisors

From: Anna Duning, Mayor's Budget Director

Date: May 31, 2024

Re: 30-Day Waiver Requests

President Peskin,

The Mayor's Office respectfully requests 30-day hold waivers for the following ordinances and trailing legislation introduced with the budget on Friday, May 31, 2024:

Proposed Interim Annual Appropriation Ordinance (AAO) for Selected Departments

- Proposed Interim Annual Salary Ordinance (ASO) for Selected Departments
- Proposed Annual Appropriation Ordinance (AAO) for Selected Departments
- Proposed Annual Salary Ordinance (ASO) for Selected Departments
- Proposed Interim Budget and the Proposed Budget for the Office of Community Investment and Infrastructure (OCII)
- Police Code License fees
- Administrative Code County Clerk fees
- Health Code DPH Patient Rates
- Public Works Code Permit fees and charges
- Park Code Tennis court reservation fees
- Park Code Recreation program fees
- Homelessness and Supportive Housing Fund FYs 2024-25 and 2025-26 Expenditure Plan
- Funding Reallocation Our City, Our Home Homelessness Gross Receipts Tax
- Early Care and Education Commercial Rents Tax Baseline
- Resolution Adjusting the Access Line Tax with the Consumer Price Index of 2024
- Neighborhood Beautification and Graffiti Clean-up Fund Tax Designation Ceiling
- Administrative Code Maddy Emergency Services Fund
- Administrative Code Competitive solicitation requirements for DPH Grant
- Overtime Supplemental Appropriation for Police Department and Sheriff Department
- Business and Tax Regulations Code DPH cannabis fees

Should you have any questions, please contact Tom Paulino at 415-554-6153.

Sincerely,

Anna Duning

Mayor's Budget Director

OFFICE OF THE MAYOR SAN FRANCISCO



LONDON N. BREED Mayor



To:

Angela Calvillo, Clerk of the Board of Supervisors

From:

m: Anna Duning, Mayor's Budget Director

Date:

May 31, 2024

Re:

Mayor's June 1 FY 2024-25 and FY 2025-26 Budget Submission

Madam Clerk,

In accordance with City and County of San Francisco Administrative Code, Section 3.3, the Mayor's Office hereby submits the Mayor's proposed June 1 budget, corresponding legislation, and related materials for Fiscal Year (FY) 2024-25 and FY 2025-26.

In addition to the Mayor's Proposed FY 2024-25 and FY 2025-26 June 1 Budget Book, the following items are included in the Mayor's submission:

- The June 1 Proposed Interim Annual Appropriation Ordinance (AAO) and Proposed Interim Annual Salary Ordinance (ASO)
- The June 1 Proposed Annual Appropriation Ordinance (AAO) and Proposed Annual Salary Ordinance (ASO), along with Administrative Provisions
- The Proposed Interim Budget and the Proposed Budget for the Office of Community Investment and Infrastructure (OCII)
- 30 separate pieces of trailing legislation (see list attached)
- A Transfer of Function letter detailing the transfer of positions from one City department to another
- An Interim Exception letter to the ASO
- A letter addressing funding levels for nonprofit corporations or public entities for the coming two fiscal years
- A letter and supporting documentation detailing technical adjustments to the Mayor's Proposed May 1 Budget for FY 2024-25 and FY 2025-26, per Charter Section 9.101
- Memo to the Board President requesting for 30-day rule waivers on ordinances

Please note the following:

• Technical adjustments to the June 1 budget are being prepared, but are not submitted with this set of materials.

Sincerely,

Anna Duning

Mayor's Budget Director

cc:

Members of the Board of Supervisors

Budget & Legislative Analyst's Office

Controller

DEPT	Item	Description	Type of Legislation	File #
ADM	New Prop J	Office of the Medical Examiner security services	Resolution	240613
ADM	Continuing Prop J	City Administrator's Office fleet security services, Real Estate Division custodial services and security services, and convention facilities management for FY 2024-25	Resolution	240612
BOS	Continuing Prop J	Board of Supervisors Budget and Legislative Analyst Services for FY 2024-25	Resolution	240612
DPH	Continuing Prop J	Department of Public Health security services for FY 2024-25	Resolution	240612
DPW	Continuing Prop J	Department of Public Works security services for FY 2024-25	Resolution	240612
НОМ	Continuing Prop J	Homelessness and Supportive Housing security services for FY 2024- 25	Resolution	240612
HSA	Continuing Prop J	Human Services Agency Security Services for FY 2024-25	Resolution	240612
MOHCD	Continuing Prop J	Mayor's Office of Housing and Community Development security services for FY 2024-25	Resolution	240612
REG	Continuing Prop J	Department of Elections Assembly of Vote by Mail Services for FY 2024-25	Resolution	240612
SHF	Continuing Prop J	Sheriff's Department County Jails Food Services for FY 2024-25	Resolution	240612
ADM	Code Amendment	Amending the Police Code to adjust to current amounts the license fees for Billiard Parlor, Dance Hall Keeper, Extended Hours Premises, Fixed Place Outdoor Amplified Sound, Limited Live Performance, Mechanical Amusement Device, and Place of Entertainment permits	Ordinance	240598
ADM	Code Amendment	Amending the Administrative Code to adjust the fees imposed by the County Clerk, and authorizing the Controller to make future adjustments to the fees	Ordinance	240597
DPH	Patient Rates	Amending the Health Code to set patient rates and rates for other healthcare services provided by the Department of Public Health, for Fiscal Years 2024-2025 and 2025-2026	Ordinance	240600
OPW	Code Amendment	Amending the Public Works Code to modify certain permit fees and other charges and affirming the Planning	Ordinance	240601

		Department's determination under the California Environmental Quality Act		
REC	Code Amendment	Amending the Park Code to authorize the Recreation and Park Department to charge a fee for reserving tennis and pickleball courts at locations other than the Golden Gate Park Tennis Center	Ordinance	240603
REC	Code Amendment	Amending the Park Code to impose an additional \$5 charge for recreation programs	Ordinance	240602
DAT	Joint Powers Grant	Authorizing the Office of the District Attorney to accept and expend a grant in the amount of \$2,530,992 from the California Victim Compensation Board	Resolution	240617
REC	Habitat Conservation Fund Grants	Retroactively authorizing the Recreation and Park Department to accept and expend grant funding in the amount of \$400,000 from the Habitat Conservation Fund	Resolution	240615
REC	BAAQMD Grant	Authorizing the Recreation and Park Department to accept and expend a grant in the amount of \$619,085 from the Bay Area Air Quality Management District to install level-2 electric vehicle chargers at six park sites	Resolution	240614
REC	USDA Urban Forest Grant	Authorizing the Recreation and Park Department to accept and expend a grant in the amount of \$2,000,000 from the USDA Forest Service to develop a Workforce Development Program and implement Reforestation Projects	Resolution	240616
DPH	Recurring State Grants	Authorizing the acceptance and expenditure of Recurring State grant funds by the San Francisco Department of Public Health for Fiscal Year (FY) 2024-2025	Resolution	240618
HOM/HSH	CAAP Client Housing Legislation	Approving the FYs 2024-2025 and 2025-2026 Expenditure Plan for the Department of Homelessness and Supportive Housing Fund	Resolution	240620
HSH/DPH	Funding Reallocation – Our City, Our Home Homelessness Gross Receipts Tax	Reallocating approximately \$13,676,000 in unappropriated earned interest revenues from the Our City, Our Home Fund to allow the City to use such revenues from the	Ordinance	240607

		Homelessness Gross Receipts Tax for certain types of services to address homelessness		
DEC	Early Care and Education Commercial Rents Tax Baseline	Amending the baseline funding requirements for early care and education programs in Fiscal Years 2024-2025 through 2027-2028, to enable the City to use the interest earned from the Early Care and Education Commercial Rents Tax for those baseline programs	Ordinance	240604
OCII	OCII Interim Budget Resolution	Approving the Fiscal Year 2024-25 Interim Budget of the Office of Community Investment and Infrastructure	Resolution	240610
OCII	OCII Budget Resolution	Approving the Fiscal Year 2024-25 Budget of the Office of Community Investment and Infrastructure	Resolution	240611
CON	Access Line Tax (ALT) Tax Rates	Concurring with the Controller's establishment of the Consumer Price Index for 2024, and adjusting the Access Line Tax by the same rate	Resolution	240619
CON	Neighborhood Beautification Fund	Adopting the Neighborhood Beautification and Graffiti Clean-up Fund Tax designation ceiling for tax year 2024	Ordinance	240608
DPH	Code Amendment	Amending the Administrative Code to repeal the Maddy Emergency Services Fund	Ordinance	240606
DPH	Code Amendment	Authorizing the Department of Public Health to award a one-time grant to Planned Parenthood Northern California by waiving the competitive solicitation requirements of the Administrative Code	Ordinance	240605
POL/SHF	Overtime Supplemental	De-appropriating surplus amounts from and re-appropriating amounts to overtime at the Police Department and Sheriff Department to support projected increases in spending as required per Administrative Code Section 3.17	Ordinance	240609
ADM/DPH	Cannabis Inspection Fees	Amending the Business and Tax Regulations Code to eliminate fees charged to permitted cannabis businesses to cover the cost of inspections of those businesses by the Department of Public Health	Ordinance	240599

Office of the Mayor SAN FRANCISCO



LONDON N. BREED MAYOR

To:

Angela Calvillo, Clerk of the Board of Supervisors

From:

Anna Duning, Mayor's Budget Director

Date:

May 31, 2024

Re:

Business and Tax Regulations Code - Early Care and Education Commercial

Rents Tax Baseline

Ordinance modifying the baseline funding requirements for early care and education programs in Fiscal Years 2024-2025 through 2027-2028, to enable the City to use the interest earned from the Early Care and Education Commercial Rents Tax for those baseline programs.

Should you have any questions, please contact Tom Paulino at 415-554-6153.