

File No. 151271

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 27, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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Completed by: Linda Wong Date January 22, 2016
Completed by: Linda Wong Date _____

1 [General Obligation Bond Election - Public Health and Safety - \$350,000,000]

2
3 **Ordinance calling and providing for a special election to be held in the City and County**
4 **of San Francisco on Tuesday, June 7, 2016, for the purpose of submitting to**
5 **San Francisco voters a proposition to incur the following bonded debt of the City and**
6 **County: \$350,000,000 to finance the construction, acquisition, improvement, and**
7 **betterment of critical community health, emergency response and safety, and animal**
8 **care facilities for earthquake safety and related costs necessary or convenient for the**
9 **foregoing purposes; authorizing landlords to pass-through 50% of the resulting**
10 **property tax increase to residential tenants in accordance with Administrative Code,**
11 **Chapter 37; finding that the estimated cost of such proposed project is and will be too**
12 **great to be paid out of the ordinary annual income and revenue of the City and County**
13 **and will require expenditures greater than the amount allowed therefor by the annual**
14 **tax levy; reciting the estimated cost of such proposed project; fixing the date of**
15 **election and the manner of holding such election and the procedure for voting for or**
16 **against the proposition; fixing the maximum rate of interest on such bonds and**
17 **providing for the levy and collection of taxes to pay both principal and interest;**
18 **prescribing notice to be given of such election; adopting findings under the California**
19 **Environmental Quality Act ("CEQA"), CEQA Guidelines, and Administrative Code,**
20 **Chapter 31; finding that the proposed bond is in conformity with the eight priority**
21 **policies of Planning Code, Section 101.1(b), and with the General Plan, consistency**
22 **requirement of Charter, Section 4.105, and Administrative Code, Section 2A.53;**
23 **consolidating the special election with the general election; establishing the election**
24 **precincts, voting places and officers for the election; waiving the word limitation on**
25 **ballot propositions imposed by Municipal Elections Code, Section 510; complying with**

1 the restrictions on the use of bond proceeds specified in California Government Code,
2 Section 53410; incorporating the provisions regarding the citizens' bond oversight
3 committee in Administrative Code, Sections 5.30-5.36; and waiving the time
4 requirements specified in Administrative Code, Section 2.34.

5 Note: Additions are single-underline italics Times New Roman;
6 deletions are ~~strikethrough italics Times New Roman~~.
7 Board amendment additions are double underlined.
8 Board amendment deletions are ~~strikethrough normal~~.

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

9 Section 1. Findings.

10 a. This Board of Supervisors (this "Board") recognizes the need to safeguard and
11 enhance the public health and safety in the event of an earthquake by constructing and
12 improving facilities that provide such services to City residents.

13 b. The Public Health and Safety Bond (the "Bond") will provide funding to acquire,
14 construct, and improve critical public health and safety facilities (as described below in
15 Section 3).

16 c. This Board now wishes to describe the terms of a ballot measure seeking
17 approval for the issuance of general obligation bonds to finance all or a portion of the City's
18 public health and safety needs as described below.

19 Section 2. A special election is called and ordered to be held on Tuesday, June 7,
20 2016, for the purpose of submitting to the electors of the City a proposition to incur bonded
21 indebtedness of the City for the project described in the amount and for the purposes stated:

22 "SAN FRANCISCO PUBLIC HEALTH AND SAFETY BOND, 2016. \$350,000,000 of
23 bonded indebtedness to critical public health and safety facilities including essential seismic
24 retrofits and improvements at the Priscilla Chan and Mark Zuckerberg San Francisco General
25 Hospital and Trauma Center campus, the modernization of fire response systems and the

1 renovation and addition to the Southeast Health Center, the renovation and seismic upgrade
2 of the San Francisco Fire Department Ambulance Deployment Facility, and the construction of
3 a new seismically safe Animal Care and Control Shelter; and to pay related costs, subject to
4 independent citizen oversight and regular audits; and authorizing landlords to pass-through to
5 residential tenants in units subject to Chapter 37 of the Administrative Code (the "Residential
6 Rent Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes
7 attributable to the cost of the repayment of the bonds."

8 The special election called and ordered shall be referred to in this ordinance as the
9 "Public Health and Safety Bond Special Election."

10 Section 3. PROPOSED PROGRAM. All contracts that are funded with the proceeds of
11 bonds authorized hereby shall be subject to the provisions of Chapter 83 of the Administrative
12 Code (the "First Source Hiring Program"), which fosters construction and permanent
13 employment opportunities for qualified economically disadvantaged individuals. In addition,
14 all contracts that are funded with the proceeds of bonds authorized hereby shall be subject to
15 the provisions of Chapter 14B of the Administrative Code (the "Local Business Enterprise and
16 Non-Discrimination in Contracting Ordinance"), which assists small and micro local
17 businesses to increase their ability to compete effectively for the award of City contracts. The
18 proposed program can be summarized as follows:

19 a. PUBLIC HEALTH PROJECT. A portion of the Bond shall be allocated to make
20 essential seismic retrofits and improvements at the Priscilla Chan and Mark Zuckerberg San
21 Francisco General campus and neighborhood clinic, including but not limited to the
22 modernization of fire response systems and the renovation and addition to the Southeast
23 Health Center

24 b. SAFETY PROJECT. A portion of the Bond shall be allocated to the construction,
25 acquisition, improvement, retrofitting, and upgrade of the San Francisco Fire Department

1 Ambulance Deployment Facility, which includes the construction of a modern, seismically safe
2 ambulance and paramedic deployment facility.

3 c. ANIMAL RESCUE PROJECT. A portion of the Bond shall be allocated to the
4 construction, acquisition, improvement, retrofitting, and upgrading of the San Francisco
5 Animal Shelter, which includes the construction of a modern, seismically safe building to care
6 for displaced animals and to prevent the spread of communicable diseases in the event of an
7 earthquake.

8 d. CITIZENS' OVERSIGHT COMMITTEE. A portion of the Bond shall be used to
9 perform audits of the Bond, as further described in Section 15.

10 Section 4. BOND ACCOUNTABILITY MEASURES.

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

12 a. OVERSIGHT. The proposed bond funds shall be subjected to approval
13 processes and rules described in the Charter and Administrative Code. Pursuant to
14 Administrative Code 5.31, the Citizens' General Obligation Bond Oversight Committee shall
15 conduct an annual review of bond spending, and shall provide an annual report of the bond
16 program to the Mayor and the Board of Supervisors.

17 b. TRANSPARENCY. The City shall create and maintain a Web page outlining and
18 describing the bond program, progress, and activity updates. The City shall also hold an
19 annual public hearing and reviews on the bond program and its implementation before the
20 Capital Planning Committee, the Police and Fire Commissions, and the Citizens' General
21 Obligation Bond Oversight Committee.

22 Section 5. The estimated cost of the bond financed portion of the project described in
23 Section 2 above was fixed by the Board by Resolution No. _____, in the amount of
24 \$350,000,000. Said resolution was passed by two-thirds or more of the Board and approved
25 by the Mayor. In such resolution it was recited and found by the Board that the sum of money

1 specified is too great to be paid out of the ordinary annual income and revenue of the City in
2 addition to the other annual expenses or other funds derived from taxes levied for those
3 purposes and will require expenditures greater than the amount allowed by the annual tax
4 levy.

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

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

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

16 Section 7. The Bond Special Election is consolidated with the General Election
17 scheduled to be held in the City on Tuesday, June 7, 2016. The voting precincts, polling
18 places, and officers of election for the June 7, 2016 General Election are hereby adopted,
19 established, designated, and named, respectively, as the voting precincts, polling places, and
20 officers of election for the Bond Special Election called, and reference is made to the notice of
21 election setting forth the voting precincts, polling places, and officers of election for the June
22 7, 2016 General Election by the Director of Elections to be published in the official newspaper
23 of the City on the date required under State law.

24 Section 8. The ballots to be used at the Bond Special Election shall be the ballots used
25 at the June 7, 2016 General Election. The word limit for ballot propositions imposed by

1 Municipal Elections Code Section 510 is waived. On the ballots to be used at the Bond
2 Special Election, in addition to any other matter required by law to be printed thereon, shall
3 appear the following as a separate proposition:

4 "SAN FRANCISCO PUBLIC HEALTH AND SAFETY BOND, 2016. "To protect public
5 health and safety, improve community health care services, earthquake safety, and
6 emergency medical response; to seismically improve, expand, and modernize the City's vital
7 public health facilities; to construct a seismically safe and improved San Francisco Fire
8 Department ambulance deployment facility; and to construct a seismically safe, modern
9 animal shelter to care for displaced animals and control the spread of disease; and to pay
10 related costs, shall the City and County of San Francisco issue \$350,000,000 in general
11 obligation bonds, subject to citizen oversight and regular audits?"

12 Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark
13 the ballot in the location corresponding to a "YES" vote for the proposition, and each voter to
14 vote against the proposition shall mark the ballot in the location corresponding to a "NO" vote
15 for the proposition.

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

21 Section 10. For the purpose of paying the principal and interest on the bonds,
22 the Board shall, at the time of fixing the general tax levy and in the manner for such general
23 tax levy provided, levy and collect annually each year until such bonds are paid, or until there
24 is a sum in the Treasury of the City, or other account held on behalf of the Treasurer of the
25 City, set apart for that purpose to meet all sums coming due for the principal and interest on

1 the bonds, a tax sufficient to pay the annual interest on such bonds as the same becomes due
2 and also such part of the principal thereof as shall become due before the proceeds of a tax
3 levied at the time for making the next general tax levy can be made available for the payment
4 of such principal.

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

8 Section 12. The Board, having reviewed the proposed legislation, makes the following
9 findings in compliance with the California Environmental Quality Act ("CEQA"), California
10 Public Resources Code Sections 21000 et seq., the CEQA Guidelines, 15 California
11 Administrative Code Sections 15000 et seq., ("CEQA Guidelines"), and San Francisco
12 Administrative Code Chapter 31 ("Chapter 31"): Each of the facilities proposed to be funded
13 with this Bond have been reviewed as required by CEQA. The Environmental Review Officer
14 has determined that the proposed facilities are either exempt from CEQA or have been
15 analyzed in an environmental document and are consistent with such analysis. The Board
16 affirms the determinations, for the reasons set forth in the analyses contained in Board of
17 Supervisors File No. _____, incorporated herein by this reference thereto.

18 Section 13. The Board finds and declares that the proposed Bond is (a) in conformity
19 with the priority policies of Section 101.1(b) of the Planning Code, (b) in accordance with
20 Section 4.105 of the Charter and Section 2A.53(f) of the Administrative Code, and (c)
21 consistent with the City's General Plan, and adopts the findings of the Planning Department,
22 as set forth in the General Plan Referral Report dated December __, 2016, a copy of which is
23 on file with the Clerk of the Board in File No. _____ and incorporates such
24 findings by reference.

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

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

12 Section 16. The time requirements specified in Section 2.34 of the Administrative
13 Code are waived.

14 Section 17. 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.

18 Section 18. Documents referenced in this ordinance are on file with the Clerk of the
19 Board of Supervisors in File No. _____, which is hereby declared to be a part of
20 this ordinance as if set forth fully herein.

1 APPROVED AS TO FORM:
2 DENNIS J. HERRERA
3 City Attorney

4 By:

5 Mark D. Blake
6 Deputy City Attorney

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LEGISLATIVE DIGEST

[Public Health and Safety General Obligation Bond Election]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, June 7, 2016, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$350,000,000 to finance the construction, acquisition, improvement, and betterment of critical community health, emergency response and safety, and animal care facilities for earthquake 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 San Francisco 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 the California Environmental Quality Act ("CEQA") and adopting findings under CEQA, CEQA Guidelines, and San Francisco Administrative Code Chapter 31 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 with the General Plan consistency requirement of Charter Section 4.105 and Administrative Code Section 2A.53; 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 San Francisco 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 San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

Existing Law

This is new legislation.

Background Information

The proposed Ordinance calls for a general obligation bond election to be held on June 7, 2016. The general obligation bonds are authorized in an amount up to \$350,000,000 for the construction, acquisition, improvement and betterment of critical community health, emergency response and safety, and animal care facilities for earthquake safety.

FILE NO. 151276

A portion of the general obligation bond proceeds will be used to fund essential seismic retrofits and improvements at the Pricilla and Mark Zuckerberg San Francisco General campus and neighborhood clinic, including but not limited to the modernization of fire response systems and the renovation and addition to the Southeast Health Center (referred to in the Ordinance as the "Public Health Project").

A portion of the general obligation bond proceeds will be used for the construction, acquisition, improvement, retrofitting and upgrade the San Francisco Fire Department Ambulance Deployment Facility, which includes the construction of a modern, seismically safe ambulance and paramedic deployment facility (referred to in the Ordinance as the "Safety Project.").

Finally, a portion of the general obligation bond will be used for the construction, acquisition, improvement, retrofitting and upgrading the San Francisco Animal Shelter, which includes the construction of a modern, seismically safe building to care for displaced animals to prevent the spread of communicable diseases in the event of an earthquake (referred to in the proposed Ordinance as the "Animal Rescue Project").

The proposed ballot measure must be approved by two-thirds of all the voters voting on the measure to pass. If passed the proposed bond funds will be subject to oversight of the Citizen's General Obligation Bond Oversight Committee. In addition, the City will create and maintain a web page describing the bond program, progress, and activity updates. The City will also hold an annual public hearing and reviews on the bond program and its implementation before the Capital Planning Committee, the Police and Fire Commissions, and the Citizen's General Obligation Bond Oversight Committee.

| | |
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| <p>Items 1 and 2 Files 15-1276 and 15-1275</p> | <p>Departments: Department of Public Works (DPW), Fire Department Department of Public Health, Animal Care and Control City Administrator’s Office, Capital Planning Program Controller’s Office of Public Finance</p> |
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EXECUTIVE SUMMARY

Legislative Objectives

- File 15-1275: Resolution determining and declaring the public interest and necessity demand the construction, acquisition, improvement and betterment of critical community health, emergency response and safety and animal care facilities for earthquake safety and the payment of costs necessary or convenient for the foregoing purposes; finding that the estimated \$350,000,000 cost for such improvements is too great to be paid out of the ordinary annual income and revenue of the City and will require incurring bonded indebtedness; adopting findings under the California Environmental Quality Act (CEQA), Administrative Code Chapter 31 and the Planning Code; and waiving time limits in Administrative Code, Section 2.34.
- File 15-1276: Ordinance calling and providing for a special election to be held on June 7, 2016 in order to submit to San Francisco voters a proposition to incur \$350,000,000 for construction, acquisition, improvement and betterment of critical community health, emergency response and safety and animal care facilities for earthquake safety and related costs.

Key Points

- The proposed 2016 Public Health and Safety General Obligation Bond would fund four projects: (1) \$222 million for seismic upgrades and renovations for the existing San Francisco General Hospital (SFGH-Building 5); (2) \$30 million for a renovation and expansion of the Southeast Health Center; (3) \$44 million for constructing a new Fire Department ambulance deployment center and (4) \$54 million for a new seismically safe Animal Care and Control shelter.

Fiscal Impact

- The \$350,000,000 GO bond does not include approximately \$12,500,000 additional costs for furniture, fixtures and equipment, which cannot be paid with bond proceeds. These additional costs will likely need to be funded with General Funds, subject to appropriation approval by the Board of Supervisors.
- The \$350,000,000 GO Bonds will have a projected annual interest rate of 6.0 percent with each issuance over 20 years, assuming three issuances, resulting in estimated total debt service payments of \$603,999,767, including \$253,999,757 in interest and \$350,000,000 in principal, with average annual debt service payments of \$27,454,535. Debt service would be paid from increased Property Taxes, such that an owner of a single family residence with an assessed value of \$600,000 would pay average annual additional Property Taxes to the City of \$54.27 per year.
- As of January 1, 2016, there was \$1,972,113,899 of General Obligation Bonds outstanding, or approximately 1.01% of the total assessed value of property in the City. If the \$350,000,000 of General Obligation Bonds is issued, the total outstanding General Obligation Bonds would total \$2,322,113,899, or approximately 1.19% of the total assessed value of property.

Recommendation

- Approval of the proposed ordinance and resolution to submit a \$350 million General Obligation bond to San Francisco voters for the June 2016 ballot is a policy decision for the Board of Supervisors.

MANDATE STATEMENT / BACKGROUND**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. Section 9.105 of the City's Charter provides that the Board of Supervisors is authorized to approve the issuance and sale of General Obligation bonds in accordance with State law or local procedures adopted by ordinance.

City Administrative Code Section 2.34 requires that (1) 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, and (2) an ordinance ordering the submission of the proposal to San Francisco voters be adopted by the Board of Supervisors not less than 99 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.

BackgroundCity's Ten-Year Capital Plan

The City's Ten Year (FY 2016-2025) Capital Plan, approved by the Board of Supervisors on April 21, 2015, provides an assessment of the City's capital needs, the investment required to meet those needs and a detailed plan to finance capital improvements over the next ten years. This Capital Plan recommends \$23 billion in direct City investments plus \$9 billion of external funding, for a total of \$32 billion in capital improvements over the next ten years, including a \$311 million Public Health and Safety General Obligation (GO) Bond to be submitted to San Francisco voters for the June 2016 ballot. This \$311 million GO Bond included:

(a) \$192 million to seismically retrofit and renovate the existing San Francisco General Hospital (SFGH) (Building 5);

(b) \$30 million for renovation and expansion of the Department of Public Health's (DPH) Southeast Health Center;

(c) \$49 million to seismically retrofit and renovate the City's Animal Care and Control facility; and

(d) \$40 million for a new seismically safe expanded Fire Department Ambulance Deployment Center.

San Francisco General Hospital Campus

The new Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center (Zuckerberg San Francisco General), constructed with \$887 million of 2008 San Francisco voter-approved General Obligation bonds and significant private gifts and donations, is scheduled to open in the Spring of 2016. In preparation for the opening of this new facility, the Department

of Public Health (DPH) and the Department of Public Works contracted with SOHA Engineers, a structural engineering firm, at a total cost of \$303,015 to evaluate the structural performance of the adjacent older 1970s-era existing hospital facility (Building 5). This evaluation found that significant corrective structural work was needed to reinforce and improve the seismic safety of this facility, as well as fire and life safety and related regulatory requirements and renovations.

Once the new Zuckerberg San Francisco General acute care and trauma center opens and patients are transferred from Building 5, this older 1970s-era existing main hospital facility is proposed to be seismically and structurally upgraded to house outpatients, urgent care and the City's psychiatric emergency services. It should be noted that the overall San Francisco General Hospital campus includes 15 buildings which provide various health services, eight of which need seismic safety improvements¹. Mr. Brian Strong, Director of the Capital Planning Program advises that a future GO bond in 2022 is anticipated to be requested for seismic improvements for SFGH Buildings 80/90. In addition, DPH is currently studying the feasibility of future uses for the eight buildings that would seek alternate financing mechanisms, to offset the use of General Fund monies. These studies are anticipated to be completed in the summer of 2016.

Southeast Health Center

The Department of Public Health (DPH) owns and operates ten neighborhood-based primary care health centers², including the 17,000 square foot Southeast Health Center, which opened in 1979 at 2401 Keith Street in the Bayview Hunters Point neighborhood. The Southeast Health Center provides acute and chronic illness services, preventive medical care, prenatal, mental health and substance abuse care, as well as dental, optometry and podiatry care. DPH advises that while improvements have been made and planned for the other health centers, the Southeast Health Center facility is both outdated and inadequate to serve the growing needs of the patient community and unique because DPH wants to relocate behavioral health services from leased space into a new adjacent addition to the Southeast Health Center facility in order to develop an integrated model of health care to better meet the needs of vulnerable and at-risk individuals and families.

Fire Department Ambulance Deployment Facility

In 2015, the Fire Department responded to more than 100,000 emergency medical service calls, an average of 274 calls per day, transporting approximately 55,000 patients to local hospitals. A new dynamic deployment model fully implemented by July 2009 strategically deploys ambulances from specified locations throughout the City, depending on demands for emergency medical services. The current 1½ story Ambulance Deployment Facility sits on a 64,000 square foot lot, at 1415 Evans Avenue in the Bayview neighborhood, only has space to restock one ambulance at a time, which can delay the turn-around time to return ambulances to serve, slowing emergency response times.

¹ The eight buildings that require seismic safety improvements are: Buildings 1, 9, 10, 20, 30, 40, 80/90 and 100.

² DPH's ten health centers are: (1) Castro/Mission, (2) Chinatown, (3) Curry Senior Center, (4) Maxine Hall, (5) Ocean Park, (6) Potrero Hill, (7) Silver Avenue, (8) Southeast, (9) Sunset Mental, and (10) Tom Waddell Clinic.

The proposed bond would construct a new seismically safe 30,000 square foot, three-floor facility and 55,000 square foot parking structure on the City-owned site at 2245 Jerrold Avenue in the Bayview neighborhood. The new facility would include four ambulance restocking bays, ambulance supplies warehouse, locker rooms, on-site training rooms and secure, off-street parking. Currently, 2245 Jerrold Avenue contains Fire Station 9 and three buildings for materials and vehicle storage, two of which would be demolished to allow construction of the new facility. The Fire Department proposes to consolidate its Bureau of Equipment functions from a seismically unsafe unreinforced masonry building at 2510 25th Street to the 1415 Evans Avenue site.

Animal Care and Control Shelter

Animal Care and Control, located at 1200 15th Street in the Mission District, provides animal care and veterinary services including adoptions, health screening, vaccinations, and microchipping, licenses dogs, service animals and commercial dog walkers and protects the public from dangerous animals. The building was constructed in 1931 as a purchaser's warehouse before being converted to an animal shelter in 1988. The building does not meet current health standards for animal care. Based on structural evaluations conducted by DPW in 2013³, the existing facility is particularly vulnerable to a major earthquake. The proposed bond would construct a new Animal Care and Control facility at 1401-1419 Bryant Street in the Mission neighborhood, which is currently used by the San Francisco Municipal Transportation Agency (SFMTA) for overhead lines maintenance operations and storage.⁴ If approved, the Animal Care and Control operations would not move until 2020, or approximately four years from now; over the next 2-3 years, the City will assess the needs and develop a plan for the future use of the 1200 15th Street facility.

DETAILS OF PROPOSED LEGISLATION

File 15-1275: The proposed resolution would (a) determine and declare that the public interest and necessity demand the construction, acquisition, improvement and betterment of critical community health, emergency response and safety and animal care facilities for earthquake safety and the payment of \$350,000,000 costs is necessary or convenient for the foregoing purposes; (b) 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 bond; (c) find that the proposed bond is in conformity with the priority policies of Planning Code, Section 101.1(b) and with the General Plan consistency requirement of Charter, Section 4.105 and Administrative Code, Section 2A.53; and (d) waive the time limits set forth in Administrative Code Section 2.34.

³ "Seismic Evaluation of San Francisco Animal Care and Control Building", prepared by the Structural Engineering Section of the Department of Public Works, March 2013.

⁴ SFMTA has determined that it is not financially feasible to seismically upgrade the 1401-1419 Bryant Street facility for vehicle and material storage, and is currently evaluating relocation sites. Final costs are not yet known.

File 15-1276: The proposed ordinance would (a) call and provide for a special election to be held in San Francisco on June 7, 2016 in order to submit to San Francisco voters a proposition to incur \$350,000,000 of General Obligation bonded indebtedness to finance the construction, acquisition, improvement and betterment of critical community health, emergency response and safety and animal care facilities for earthquake safety and related costs; (b) specify the tax levy and interest rates; (c) authorize landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Administrative Code Chapter 37; and (d) establish the election provisions.

Under the proposed resolution (File 15-1275) and ordinance (File 15-1276), the Board of Supervisors would:

- find that the estimated \$350,000,000 cost of the proposed capital improvements are too great to be paid out of the ordinary annual income and revenue of the City and County of San Francisco (City) and will require expenditures greater than the amount allowed in the existing annual tax levy, thus requiring the City to incur bonded indebtedness;
- find that each of the facilities proposed to be funded with this bond have been reviewed as required by the California Environmental Quality Act (CEQA) and the proposed facilities are either exempt from CEQA or have been analyzed in an environmental document and are consistent with such analysis;
- find that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b)⁵ and consistent with the City's General Plan;
- authorize landlords to pass-through 50% of the subject property tax increases to residential tenants in accordance with Chapter 37 of the Administrative Code;
- fix the date of June 7, 2016 and the manner of the election, procedures for voting on the proposition, notice of such election and consolidate the special election with the general election;
- fix the maximum rate of interest on the bonds and provide for the levy and collection of property taxes to pay both the principal and interest on the bonds;
- incorporate (a) Administrative Code Chapter 83, authorizing all contracts funded with the proceeds of these bonds be subject to the City's First Source Hiring Program, and (b) Chapter 14B, requiring the Local Business Enterprise and Non-Discrimination in Contracting Ordinance provisions;
- waive the ballot proposition word limit imposed by Municipal Elections Code Section 510;

⁵ The Eight Priorities of City Planning Code Section 101.1 include: (1) existing neighborhood-serving retail uses be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced; (2) existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; (3) the City's supply of affordable housing be preserved and enhanced; (4) commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; (5) 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 resident employment and ownership in these sectors be enhanced; (6) the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; (7) landmarks and historic buildings be preserved; and (8) parks and open space and their access to sunlight and vistas be protected from development.

- comply with Section 53410 of the California Government Code regarding restrictions on the use of bond proceeds;
- waive Administrative Code Section 2.34 time requirement provisions; and
- incorporate Administrative Code Section 5.30-5.36 provisions regarding the Citizen's General Obligation Bond Oversight Committee (CGOBOC) annual review and report to the Mayor and the Board of Supervisors.

The proposed \$350,000,000 General Obligation Bond (which had been previously estimated in the City's Ten Year Capital Plan at \$311,000,000) would be referred to as the 2016 Public Health and Safety Bond, and would fund the facilities shown in Table 1 below:

Table 1: Summary of Projects and Costs for the Proposed 2016 GO Bond

| Projects | Bond Amount | Description |
|--|----------------------|--|
| Existing San Francisco General Hospital (Building 5) | \$222,000,000 | Seismic improvements, and fire alarm system, fire sprinklers and associated upgrades to electrical and mechanical life and safety systems, including new infection-control and ventilation systems, upgraded restrooms, fixtures, hardware, ADA improvements and modernization of the facility. |
| Southeast Health Center | 30,000,000 | Phase I includes \$5 million renovation of the existing Southeast Health Center at 2401 Keith Street in the Bayview-Hunters Point neighborhood to expand patient capacity and upgrade and modernize the facility. Phase II includes \$25 million construction of a new approximately 20,000 square foot adjacent two-story addition to provide comprehensive behavioral patient health services. |
| Fire Department Ambulance Deployment Facility | 44,000,000 | Construction of a new seismically safe 3-floor facility and parking structure at 2245 Jerrold Avenue to accommodate more efficient restocking of four ambulances at one time, including dispatch, training facilities and Fire Department offices. |
| Animal Care and Control | 54,000,000 | Construction of a new expanded, modern and seismically safe Animal Care and Control facility at 1401-1419 Bryant Street to replace the existing aged facility at 1200 15 th Street. |
| Total | \$350,000,000 | |

Regarding the California Environmental Quality Act (CEQA) findings:

- On February 13, 2015, the Planning Department determined that the proposed SFGH Building 5 project is categorically exempt from CEQA.
- On June 16, 2015, the Planning Department determined that the proposed Southeast Health Center project is categorically exempt from CEQA, as an in-fill development project.
- On December 11, 2015, the Planning Department determined that the proposed Fire Department Ambulance Deployment Facility is categorically exempt from CEQA, as an in-fill development project.

- On January 6, 2016, the Planning Department determined that the Animal Care and Control Facility at 1419 Bryant Street is consistent with the Eastern Neighborhoods Rezoning and Area Plans and is therefore exempt from further environmental review pursuant to CEQA.

FISCAL IMPACT

Rationale for Proposed Costs

According to Mr. Strong, the request for this \$350 million Public Health and Safety General Obligation Bond, which was included in the 2016-2025 City 10-Year Capital Plan at \$311 million⁶, is based on technical studies, seismic analysis, identified locations and projections of the amount of funds needed to renovate and improve these four critical public health, safety and animal control facilities.

Development of these four projects was based on preliminary planning and seismic analysis funded with General Fund appropriations, including (a) \$11,375,000 for SFGH in FY 2012-13 through FY 2015-16, (b) \$2,500,000 for the Southeast Health Center in FY 2012-13 and (c) \$941,289 in FY 2011-12 and FY 2012-13 for Animal Care and Control, which would be reimbursed by the proposed 2016 GO Bond funds, if approved by the voters.

A breakdown of the estimated costs for the four proposed projects is shown in Table 2 below.

Table 2: Estimated Costs for the Four Proposed Projects

| | SFGH Existing Hospital | Southeast Health Center | Ambulance Deployment | Animal Care and Control |
|---|------------------------|-------------------------|----------------------|-------------------------|
| Arch/Engin/Mgmt. | \$61,332,425 | \$9,506,550 | \$8,510,000 | \$10,420,000 |
| Permits | 1,920,075 | 250,000 | 810,000 | 870,000 |
| Other City Agencies | <u>750,000</u> | <u>249,700</u> | <u>680,000</u> | <u>710,000</u> |
| Subtotal Project Control | \$64,002,500 | \$10,006,250 | \$10,000,000 | \$12,000,000 |
| Construction | 134,539,130 | 17,125,000 | 29,470,000 | 34,200,000 |
| Contingency (15%) | <u>20,180,870</u> | <u>2,568,750</u> | <u>2,830,000</u> | <u>4,400,000</u> |
| Subtotal Construction | \$154,720,000 | \$19,693,750 | \$32,300,000 | \$38,600,000 |
| Inflation Reserve ⁷ | | | <u>1,000,000</u> | 1,200,000 |
| Construction Delay Reserve ⁸ | | | | <u>1,300,000</u> |
| Subtotal | | | \$1,000,000 | \$2,500,000 |
| Bond Issuance | 3,277,500 | 300,000 | 700,000 | 900,000 |
| Total Project Cost | \$222,000,000 | \$30,000,000 | \$44,000,000 | \$54,000,000 |

⁶ The Ten Year Capital Plan estimate of \$311 million for the subject GO Bond increased to \$350 million as a result of additional technical seismic analysis, specific identified locations and further defined scope. The SFGH building is now estimated to cost \$222 million (instead of \$192 million), the Animal Care and Control facility budget moved \$5 million of General Fund costs to bond expenses, increasing the estimated bond cost to \$54 million (instead of \$49 million) and the Ambulance Deployment Center is now estimated to cost \$44 million (instead of \$40 million).

⁷ Inflation Reserve included to supplement budgeted expenses in the event inflation exceeds budgeted 5% per year. Because of significantly greater upfront planning for SFGH Existing Hospital and Southeast Health Center, DPH is confident that their cost assumptions do not require additional Inflation Reserve.

⁸ The Construction Delay Reserve provides additional funding assuming a 5% annual escalation for up to a six-month delay in the event SFMTA is unable to relocate by the May 2018 target date.

The above project costs do not include the costs for furniture, fixtures or equipment, which cannot be paid from the proposed GO bond. Such costs are estimated to total \$12,500,000, including \$7,800,000 for the SFGH existing hospital, \$2,000,000 for the Southeast Health Center, \$1,000,000 for the Ambulance Deployment and \$1,700,000 for the Animal Care and Control facility. The additional furniture, fixtures and equipment costs, which are included in the City's 5-Year Financial Plan, will likely need to be funded with General Fund monies, subject to future appropriation approval by the Board of Supervisors.

Proposed Bond Financing Costs

If the proposed \$350,000,000 Public Health and Safety General Obligation Bonds are approved by San Francisco voters in June of 2016, Ms. Nadia Sesay, Director of the Office of Public Finance anticipates that these bonds would be sold in three issuances in approximately October 2016 (\$120 million), January 2018 (\$137 million) and January 2019 (\$93 million), as summarized in Table 3 below.

Table 3: Sources and Uses of \$350,000,000 Public Health and Safety Bonds

| Issuances | 1: October 2016 | 2: January 2018 | 3: January 2019 | Total |
|------------------------|------------------------|------------------------|------------------------|----------------|
| Total Sources | \$120,000,000 | \$137,000,000 | \$93,000,000 | \$350,000,000 |
| Uses | | | | |
| Project Funds | \$118,241,500 | \$135,065,000 | \$91,526,000 | \$344,832,500 |
| CSA Audit Fee | <u>238,500</u> | <u>270,000</u> | <u>183,500</u> | <u>692,500</u> |
| Total Fund Deposit | \$118,480,000 | \$135,335,500 | 91,709,500 | \$345,525,000 |
| Cost of Issuance | \$500,000 | \$500,000 | \$500,000 | \$1,500,000 |
| Underwriter's Discount | 900,000 | 1,027,500 | 697,500 | 2,625,000 |
| CGOBOC Fees | <u>120,000</u> | <u>137,000</u> | <u>93,000</u> | <u>350,000</u> |
| Total Uses | \$120,000,000 | \$137,000,000 | \$93,000,000 | \$350,000,000 |

In accordance with Section 5.31 of the Administrative Code, one-tenth of one percent (0.1%) of the bonds gross proceeds shall be deposited into a Controller's Office fund, to be appropriated by the Board of Supervisors to cover the costs of the Citizens' General Obligation Bond Oversight Committee (CGOBOC). The Controller's City Service Audit (CSA) fee, bond issuance costs, underwriter's discount and the CGOBOC fee are included in the total estimated project costs of \$350,000,000 reflected in Table 1 above. These costs total approximately \$5,167,500, which would be separately charged to each of the projects, based on the actual costs.

According to Ms. Sesay, the \$350,000,000 of General Obligation Bonds are projected to have an annual interest rate not to exceed 6.0 percent, with each issuance for 20 years, such that debt service payments will extend from 2017 through 2038, depending on the issuance date. The bonds will result in estimated total debt service payments of \$603,999,767, including \$253,999,767 in interest and \$350,000,000 in principal, with average annual debt service payments of \$27,454,535.

Repayment of the annual debt service will be recovered through increases to the annual Property Tax rate. A single family residence with an assessed value of \$600,000, assuming a homeowners exemption of \$7,000, would pay average annual additional Property Taxes to the

City of \$54.27 per year to cover the debt service on the proposed \$350,000,000 Public Health and Safety General Obligation Bonds. However, all such property tax increases should be offset through the retirement of existing General Obligation bonds.

The City's Charter imposes a three percent limit on the amount of General Obligation Bonds that can be outstanding at any given time, relative to the total assessed value of property in the City. The FY 2015-16 net assessed value of property in the City is \$194,392,571,976, such that the three percent limit is currently \$5,831,777,159. According to Ms. Sesay, as of January 1, 2016, there was \$1,972,113,899 of General Obligation Bonds outstanding, or approximately 1.01% of the total assessed value of property in the City.

If the subject \$350,000,000 General Obligation Bonds are issued, the outstanding General Obligation Bonds would total \$2,322,113,899, or approximately 1.19% of the total assessed value of property. However, the proposed issuances would be consistent with the City's approved Ten-Year Capital Plan, which states that General Obligation bonds will be issued such that Property Tax rates will not increase above the FY 2006 Property Tax rates. Therefore, new General Obligation bonds would only be issued as outstanding General Obligation bonds are retired.

POLICY CONSIDERATIONS

Since 2008, San Francisco voters have approved seven General Obligation bonds, totaling \$2.8 billion. If the proposed \$350,000,000 General Obligation Bond is approved, it would result in a total of \$3.15 billion of General Obligation bonds. As noted above, the Ten Year Capital Plan includes a total of \$32 billion in capital improvements over the next ten years.

Requires Two-thirds Approval

Approval of the proposed resolution requires two-thirds or more of the Board of Supervisors approval and approval by Mayor. In addition, approval of this \$350,000,000 General Obligation Bond would require approval by at least two-thirds of San Francisco voters. The use of GO Bond proceeds to finance any project or portion of any project would also be subject to future appropriation approval by the Board of Supervisors.

Coordination with Jail Mental Health Facilities Project

The proposed \$350,000,000 GO bond includes \$222,000,000 to renovate and seismically upgrade the existing SFGH hospital (Building 5) for outpatient services, urgent care and the City's only psychiatric emergency services. The Board of Supervisors is also considering the purchase of property adjacent to the Hall of Justice for a jail replacement and/or mental health facility, which may include \$80 million of State grant funding. Based on recommendations by the Board of Supervisors, the City has established a Jail Closure Committee whose purpose is to define programming requirements and costs associated with a prisoner mental health facility. DPH advises that the Jail Closure Committee will coordinate with other planned programs, such as the renovation and seismic upgrade of Building 5 that may overlap in the delivery of psychiatric emergency services or behavioral health services in the City.

RECOMMENDATION

Approval of the proposed ordinance and resolution to submit a \$350 million General Obligation bond to San Francisco voters for the June 2016 ballot is a policy decision for the Board of Supervisors.

Wong, Linda (BOS)

From: Wong, Linda (BOS)
Sent: Thursday, January 07, 2016 10:22 AM
To: Jones, Sarah (CPC)
Cc: Navarrete, Joy (CPC); Poling, Jeanie (CPC)
Subject: BOS File No. 151276 - Environmental Review
Attachments: 151276-1.pdf

Good morning,

Attached is a referral for BOS File No. 151276, which is being referred to the Planning Department for environmental review. Please forward your determination directly to me at linda.wong@sfgov.org as soon as it is available. Thank you.

Linda Wong
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: 415.554.7719 | Fax: (415) 554-5163
Linda.Wong@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS



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

January 7, 2016

File No. 151276

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On December 15, 2015, Mayor Lee introduced the following legislation:

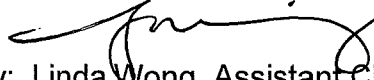
File No. 151276

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, June 7, 2016, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$350,000,000 to finance the construction, acquisition, improvement, and betterment of critical community health, emergency response and safety, and animal care facilities for earthquake 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; adopting findings under the California Environmental Quality Act ("CEQA"), CEQA Guidelines, and Administrative Code, Chapter 31; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and with the General Plan, consistency requirement of Charter, Section 4.105, and Administrative Code, Section 2A.53; 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 regarding the citizens' bond oversight committee in Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Linda Wong, Assistant Clerk

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 6, 2016

Case No. 2014.0500R
SFDPH 2401 Keith Street Project Expansion

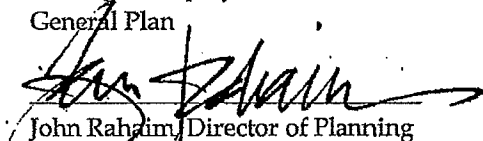
Block/Lot No: 4849/016

Project Sponsors: John Updike, Acting Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Lily Langlois -- (415) 575-9083
lily.langlois@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

RECEIVED

JAN 12 2016

REAL ESTATE DIV.

PROJECT DESCRIPTION

On April 07, 2014, the Planning Department (herein "the Department") received a request from the San Francisco Department of Public Health to build a new two-story 36-foot high clinic adjacent to the existing one-story 16-foot high Southeast Health Center (SEHC) located at 2401 Keith Street in Bayview Hunters Point.

The subject property is located at the northeast corner of Keith Street and Armstrong Avenue. Currently there is a one story health center and parking on the property. The property is located in a P (Public Use) Zoning District and a 40-X Height District.

ENVIRONMENTAL REVIEW

On June 16, 2015, the Environmental Planning Division of the Planning Department determined that the project is Categorical Exempt from Environmental Review as a Categorical Exemption Class 32 (CEQA Guidelines Section 15332: In-Fill Development Projects). Exemption issued under Case No. 2012.1103E.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, *in-conformity* with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Community Facilities Element

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

The project would expand an existing public health facility to better serve the needs of local residents.

OBJECTIVE 7

DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

The project would expand an existing public health facility to better serve the needs of local residents.

Bayview Hunters Point Area Plan

POLICY 16.3

Support improved health services that are more relevant to social-oriented health problems in Bayview Hunters Point, and promote the expansion of the Southeast Health Center.

The project would expand the Southeast Health Center

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:

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 will not affect existing 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 will not affect existing housing.
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.
The project would not affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. That landmarks and historic buildings be preserved.
The project will not affect landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed project would not affect City parks or open spaces, or their access to sunlight and vistas.

| | |
|------------------------|---|
| RECOMMENDATION: | Finding the Project, on balance, in-conformity with the General Plan |
|------------------------|---|

cc: Lisa Zayas-Chien, Department of Public Health

I:\Citywide\General Plan\General Plan Referrals\2014\2014.0500R SFDPH 2401 Keith St Project Expansion.docx

Wong, Linda (BOS)

From: Wong, Linda (BOS)
Sent: Wednesday, December 23, 2015 4:13 PM
To: Strong, Brian (311); Quattrin, Monica (FIR); Suhr, Chief (POL); Monroe, John (POL); Rosenfield, Ben (CON); Rydstrom, Todd (CON); Cisneros, Jose (TTX)
Cc: Fried, Amanda (TTX)
Subject: File No. 151276 - REFERRAL FROM BOARD OF SUPERVISORS (Budget & Finance Committee)
Attachments: 151276.pdf

Good afternoon,

Attached is a referral for BOS File No. 151276, which is being sent to you for informational purposes. If you have any comments or reports to be included with the file, please respond to this email or forward them to me at the address listed below.

Thank you for your attention.

Sincerely,

Linda Wong
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: 415.554.7719 | Fax: (415) 554-5163
Linda.Wong@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS



City Hall
1 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: Brian Strong, Program Director, Capital Planning Program
Monica Quattrin, Commission Secretary, Fire Commission
Greg Suhr, Chief, Police Department
Inspector John Monroe, Secretary, Police Commission
Ben Rosenfield, City Controller, Office of the Controller
Todd Rydstrom, Deputy City Controller, Office of the Controller
Jose Cisneros, Treasurer, Office of the Treasurer & Tax Collector

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

DATE: December 23, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors' Budget and Finance Committee has received the following proposed legislation, introduced by Mayor Lee:

File No. 151276

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, June 7, 2016, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$350,000,000 to finance the construction, acquisition, improvement, and betterment of critical community health, emergency response and safety, and animal care facilities for earthquake 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; adopting findings under the California Environmental Quality Act ("CEQA"),

CEQA Guidelines, and Administrative Code, Chapter 31; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and with the General Plan, consistency requirement of Charter, Section 4.105, and Administrative Code, Section 2A.53; 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 regarding the citizens' bond oversight committee in Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *for* Mayor Edwin M. Lee *NE*
RE: Public Health and Safety General Obligation Bond Election
DATE: December 15, 2015

Attached for introduction to the Board of Supervisors is an ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, June 7, 2016, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$350,000,000 to finance the construction, acquisition, improvement, and betterment of critical community health, emergency response and safety, and animal care facilities for earthquake 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; adopting findings under the California Environmental Quality Act ("CEQA"), CEQA Guidelines, and Administrative Code Chapter 31; finding that the proposed bond is in conformity with the priority policies of Planning Code Section 101.1(b) and with the General Plan consistency requirement of Charter Section 4.105 and Administrative Code Section 2A.53; 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 regarding the citizens' bond oversight committee in Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the Administrative Code.

I respectfully request that this item be calendared in Budget & Finance Committee no later than February 3rd, 2016.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.