

File No. 240498

Committee Item No. 6

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget and Finance Committee Date June 26, 2024

Board of Supervisors Meeting Date \_\_\_\_\_

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Completed by: Brent Jalipa Date June 21, 2024

Completed by: Brent Jalipa Date \_\_\_\_\_

1 [General Obligation Bonds - Healthy, Safe and Vibrant San Francisco - Not to Exceed  
2 \$390,000,000]

3 **Resolution determining and declaring that the public interest and necessity demand**  
4 **the acquisition or improvement of real property, including: facilities to deliver primary**  
5 **healthcare services, emergency medical services, skilled nursing services, services for**  
6 **persons experiencing mental health challenges, and persons experiencing substance**  
7 **use disorders; acquire, improve, and seismically upgrade critical medical care and**  
8 **mental health facilities; emergency shelter facilities; and improvements for certain**  
9 **transportation, pedestrian, and street safety related capital improvements, streetscape**  
10 **enhancements, and other public space improvements, and related costs necessary or**  
11 **convenient for the respective foregoing purposes; authorizing landlords to pass-**  
12 **through 50% of the resulting property tax increase, if any, to residential tenants under**  
13 **Administrative Code, Chapter 37; adopting findings under the California Environmental**  
14 **Quality Act; and finding that the proposed Bonds are in conformity with the General**  
15 **Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

16  
17 WHEREAS, According to the City and County of San Francisco (“City”) Point-in-Time  
18 Count conducted in January 2022, there were 7,754 people estimated as experiencing  
19 homelessness in the City, 4,397 of which were unsheltered, and over the course of an entire  
20 year, many more people experience homelessness; and

21 WHEREAS, The City, through the Department of Homelessness and Supportive  
22 Housing (“HSH”), currently offers temporary shelter to serving over 3,500 people per night  
23 through a variety of shelter programs including emergency shelter, navigation centers, cabins,  
24 safe parking and transitional housing, but additional shelter beds are needed to meet the  
25 needs of unsheltered adults, young adults, and families; and

1           WHEREAS, The City administers locally and federally funded supportive housing to  
2 provide long-term affordable housing with on-site social services to people exiting chronic  
3 homelessness through a portfolio that includes renovated Single Room Occupancy hotels,  
4 newly constructed units, and scattered-site units and apartment buildings (“Permanent  
5 Supportive Housing”), but the City does not have a sufficient supply of Permanent Supportive  
6 Housing units to meet the demand; and

7           WHEREAS, The Department of Public Health provides behavioral health services in a  
8 number of settings and through a number of different mechanisms, including at existing  
9 facilities such as Zuckerberg San Francisco General Hospital and Trauma Center, the  
10 Behavioral Health Access Center, Residential Care Facilities, community clinics, and through  
11 contracts with nonprofit service providers; and

12           WHEREAS, When there is not enough capacity at any one level of care or facility,  
13 longer wait times for services have a detrimental effect on the ability of people to heal and  
14 become healthier, and the City has an inadequate number of beds to help those recovering  
15 from substance use, mental health, or a dual diagnosis, with some residential care facilities  
16 having wait lists of up to seven months as of 2019; and

17           WHEREAS, Limited state and federal resources and the high cost of construction put a  
18 greater burden on local governments to contribute their own limited resources to produce  
19 more facilities to serve those struggling with behavioral health and substance use disorders,  
20 temporary shelters, and Permanent Supportive Housing, and consequently the City’s supply  
21 of these resources has not kept pace with demand; and

22           WHEREAS, The City is responsible for the state of good repair of more than 1,200  
23 miles of streets, approximately 50,000 curb ramp locations, 371 street structures, and 9  
24 plazas, which are heavily used and have longstanding deferred maintenance needs; and  
25

1           WHEREAS, Redesigning and constructing streets to improve safety, accessibility, and  
2 visibility for pedestrians and cyclists, and implementing traffic calming and speed reduction  
3 tools, support the City's Vision Zero policy of eliminating all traffic deaths in San Francisco;  
4 and

5           WHEREAS, Substantial investment in the City's Street and Transportation System will  
6 result in improved street safety for all users of City streets, a more reliable and faster Muni,  
7 and better pedestrian, bike, and disabled access; and

8           WHEREAS, Streets, curb ramps, street structures, and plazas connect people to jobs,  
9 hospitals, shopping centers, and transit - places that are vital to daily life - and providing  
10 smooth and pothole-free streets and pedestrian right-of-way is essential to reducing the costs  
11 of road-induced damage, preventing crashes for bicyclists and drivers, and creating safe  
12 passage for pedestrians; and

13           WHEREAS, City staff have identified projects to address public safety hazards and  
14 improve disabled access, and have identified street repaving, curb ramp, street structures,  
15 and plaza improvement programs to address public safety hazards, reduce the backlog of  
16 deferred maintenance, improve disabled access, and equitably improve the public right-of-  
17 way; and

18           WHEREAS, City staff have identified an aggregate of \$390,000,000 in needed capital  
19 improvements and programs relating to acquiring or improving real property, including  
20 projects necessary to improve and make permanent investments in temporary shelter,  
21 particularly for families; facilities that provide preventive healthcare, emergency medical care,  
22 and behavioral health services, such as the Chinatown Health Center; invest in critical repairs,  
23 renovations, and seismic upgrades at Zuckerberg San Francisco General Hospital and  
24 Trauma Center and Laguna Honda Hospital; and improve transportation, pedestrian, and  
25 street safety improvements, streetscape enhancements, and other public space

1 improvements, all as otherwise specified in the ordinance submitting this proposal to the  
2 voters (collectively, “Project”); and

3 WHEREAS, The proposed Healthy, Safe, and Vibrant San Francisco Bond (“Bond”) will  
4 provide a portion of the critical funding necessary to acquire or improve real property to  
5 finance the costs of the Project in the most cost-effective manner possible; and

6 WHEREAS, The Bond is recommended by the City’s 10-year capital plan, approved  
7 each odd-numbered year by the Mayor of the City and the Board of Supervisors of the City  
8 (“Board”); now, therefore, be it

9 RESOLVED, That the Board determines and declares that the public interest and  
10 necessity demand the acquisition or improvement of real property, including facilities to  
11 improve and make permanent investments in temporary shelter; facilities that deliver  
12 preventive healthcare, emergency medical care, and behavioral health services; invest in  
13 critical repairs, renovations, and seismic upgrades at Zuckerberg San Francisco General  
14 Hospital and Trauma Center and Laguna Honda Hospital; and make pedestrian and street  
15 safety improvements, streetscape enhancements, and other public space improvements, and  
16 related costs necessary or convenient for the foregoing purposes; and, be it

17 FURTHER RESOLVED, That the estimated cost of \$390,000,000 for the Bond is and  
18 will be too great to be paid out of the ordinary annual income and revenue of the City, will  
19 require an expenditure greater than the amount allowed by the annual tax levy, and will  
20 require the incurrence of bonded indebtedness in an amount not to exceed \$390,000,000;  
21 and, be it

22 FURTHER RESOLVED, That the Board, having reviewed the proposed legislation,  
23 makes the following findings in compliance with the California Environmental Quality Act  
24 (“CEQA”), California Public Resources Code, Sections 21000 et seq., the CEQA Guidelines,  
25

1 14 California Code of Regulations, Sections 15000 et seq. (“CEQA Guidelines”), and San  
2 Francisco Administrative Code, Chapter 31. The Board, finds, affirms and declares:

3 A. EXPANDING AND IMPROVING COMMUNITY HEALTH CENTERS TO  
4 DELIVER PREVENTIVE PRIMARY CARE SERVICES, BEHAVIORAL HEALTH SERVICES,  
5 SEXUAL HEALTH SERVICES, AND OTHER ANCILLARY HEALTHCARE SERVICES:

6 (i) The proposed funding for the Chinatown Public Health Center project was  
7 determined by the Planning Department to be exempt from CEQA as a Class 1 exemption for  
8 existing facilities pursuant to CEQA Guidelines Section 15301, as set forth in the Planning  
9 Department’s memorandum dated May 6, 2024, which determination is on file with the Clerk  
10 of the Board of Supervisors in File No. 240498 (“Planning Department Memorandum”) and is  
11 hereby affirmed and adopted by this Board for the reasons set forth in the Planning  
12 Department Memorandum.

13 (ii) The remaining portion of the proposed funding described is not an activity  
14 subject to CEQA because it would not result in a direct or indirect physical change in the  
15 environment pursuant to CEQA Section 21065 and CEQA Guidelines Section 15378 and is  
16 not a “project” as defined under CEQA Guidelines Sections 15378(b)(4), as set forth in the  
17 Planning Department Memorandum, which determination is hereby affirmed and adopted by  
18 this Board for the reasons set forth in the Planning Department Memorandum.

19 B. CRITICAL REPAIRS AND RENOVATIONS AT ZUCKERBERG SAN  
20 FRANCISCO GENERAL HOSPITAL AND TRAUMA CENTER AND LAGUNA HONDA  
21 HOSPITAL: The proposed funding for critical repairs and renovations at Zuckerberg General  
22 Hospital and Trauma and Laguna Honda Hospital is excluded from CEQA because such  
23 funding is not a “project” as defined under CEQA Guidelines Sections 15378(b)(4), as set  
24 forth in the Planning Department Memorandum, which determination is hereby affirmed and  
25 adopted by this Board for the reasons set forth in the Planning Department Memorandum.

1 C. SEISMIC UPGRADES AT ZUCKERBERG SAN FRANCISCO GENERAL  
2 HOSPITAL AND TRAUMA CENTER TO ENSURE STAFF SAFETY: The proposed funding  
3 for critical repairs and renovations at Zuckerberg General Hospital and Laguna Honda  
4 Hospital is not an activity subject to CEQA because it would not result in a direct or indirect  
5 physical change in the environment pursuant to CEQA Section 21065 and CEQA Guidelines  
6 Section 15378 and is not a “project” as defined under CEQA Guidelines Sections 15378(b)(4),  
7 as set forth in the Planning Department Memorandum, which determination is hereby affirmed  
8 and adopted by this Board for the reasons set forth in the Planning Department Memorandum.

9 D. STREET SAFETY IMPROVEMENTS: The proposed investments for street  
10 safety improvements are not an activity subject to CEQA because they would not result in a  
11 direct or indirect physical change in the environment pursuant to CEQA Section 21065 and  
12 CEQA Guidelines Section 15378 and are not a “project” as defined under CEQA Guidelines  
13 Section 15378(b)(4), as set forth in the Planning Department Memorandum, which  
14 determination is hereby affirmed and adopted by this Board for the reasons set forth in the  
15 Planning Department Memorandum.

16 E. MODERN AND ACCESSIBLE PUBLIC REALM PROJECTS:

17 (i) HARVEY MILK PLAZA: The proposed funding for Harvey Milk Plaza has  
18 been determined to be exempt from CEQA as a Class 2 Exemption for replacement or  
19 reconstruction of existing structures and facilities pursuant to CEQA Guidelines Section 15302  
20 as determined by the Planning Department on November 23, 2022, on file with the Planning  
21 Department under Planning Case No. 2019-013425ENV.

22 (ii) The remaining portion of the proposed funding is not an activity subject to  
23 CEQA because it would not result in a direct or indirect physical change in the environment  
24 pursuant to CEQA Section 21065 and CEQA Guidelines Section 15378 and such funding is  
25 not a “project” as defined under CEQA Guidelines Sections 15378(b)(4), as set forth in the

1 Planning Department Memorandum, which determination is hereby affirmed and adopted by  
2 this Board for the reasons set forth in the Planning Department Memorandum.

3 F. NEW SHELTER SITES: The proposed funding for New Shelter Sites is not an  
4 activity subject to CEQA because it would not result in a direct or indirect physical change in  
5 the environment pursuant to CEQA Section 21065 and CEQA Guidelines Section 15378 and  
6 is not a “project” as defined under CEQA Guidelines sections 15378(b)(4), as set forth in the  
7 Planning Department Memorandum, which determination is hereby affirmed and adopted by  
8 this Board for the reasons set forth in the Planning Department Memorandum.

9 G. CITIZENS OVERSIGHT COMMITTEE: The proposed role of the Citizens  
10 Oversight Committee is excluded from CEQA because such funding is not a “project” as  
11 defined under CEQA Guidelines Section 15378(b)(4), as set forth in the Planning Department  
12 Memorandum, which determination is hereby affirmed and adopted by this Board for the  
13 reasons set forth in the Planning Department Memorandum.

14 H. Based on the whole record before the Board, there are no substantial project  
15 changes, no substantial changes in project circumstances, and no new information of  
16 substantial importance that would change the conclusions set forth in the exemption  
17 determinations by the Planning Department that, as described above, the proposed projects  
18 are exempt from environmental review.

19 I. For the portion of the proposed funding that does not constitute a project  
20 pursuant to CEQA, the use of bond proceeds to finance any specific project or portion of any  
21 specific project will be subject to approval of the applicable decision-making body at that time,  
22 upon completion of planning and any further required environmental review under CEQA; and,  
23 be it

24 FURTHER RESOLVED, That the Board finds and declares that the proposed Bonds  
25 (a) were referred to the Planning Department in accordance with Section 4.105 of the San



1 Francisco Charter and Section 2A.53(f) of the Administrative Code, (b) are in conformity with  
2 the priority policies of Section 101.1(b) of the Planning Code, and (c) are consistent with the  
3 City’s General Plan, and adopts the findings of the Planning Department, as set forth in the  
4 General Plan Referral Report dated May 6, 2024, a copy of which is on file with the Clerk of  
5 the Board in File No. 240497 and incorporates such findings by this reference; and, be it

6 FURTHER RESOLVED, That the time limit for approval of this resolution specified in  
7 Administrative Code, Section 2.34 is waived; and, be it

8 FURTHER RESOLVED, That under Administrative Code, Section 2.40, the ordinance  
9 submitting this proposal to the voters shall contain a provision authorizing landlords to pass-  
10 through 50% of the resulting property tax increases, if any, to residential tenants in  
11 accordance with Administrative Code, Chapter 37; and, be it

12 FURTHER RESOLVED, That the City hereby declares its official intent to reimburse  
13 prior expenditures of the City incurred or expected to be incurred prior to the issuance and  
14 sale of any series of the Bonds in connection with the Bond. The Board hereby declares the  
15 City’s intent to reimburse the City with the proceeds of the Bond for the expenditures with  
16 respect to the Project (the “Expenditures” and each, an “Expenditure”) made on and after that  
17 date that is no more than 60 days prior to the adoption of this Resolution; and, be it

18 FURTHER RESOLVED, That the City reasonably expects on the date hereof that it will  
19 reimburse the Expenditures with the proceeds of the Bond; and, be it

20 FURTHER RESOLVED, That each Expenditure was and will be either (a) of a type  
21 properly chargeable to a capital account under general federal income tax principles  
22 (determined in each case as of the date of the Expenditure), (b) a cost of issuance with  
23 respect to the Bond, (c) a nonrecurring item that is not customarily payable from current  
24 revenues, or (d) a grant to a party that is not related to or an agent of the City so long as such  
25 grant does not impose any obligation or condition (directly or indirectly) to repay any amount

1 to or for the benefit of the City. The maximum aggregate principal amount of the Bond  
2 expected to be issued for the Project is \$390,000,000. The City shall make a reimbursement  
3 allocation, which is a written allocation by the City that evidences the City’s use of proceeds of  
4 the applicable series of the Bond to reimburse an Expenditure, no later than 18 months after  
5 the later of the date on which the Expenditure is paid or the related portion of the Project is  
6 placed in service or abandoned, but in no event more than three years after the date on which  
7 the Expenditure is paid. The City recognizes that exceptions are available for certain  
8 “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by  
9 “small issuers” (based on the year of issuance and not the year of expenditure) and  
10 Expenditures for construction projects of at least five years; and, be it

11 FURTHER RESOLVED, That documents referenced in this resolution are on file with  
12 the Clerk of the Board of Supervisors in File No. 240498, which is hereby declared to be a  
13 part of this resolution as if set forth fully herein.

14  
15 APPROVED AS TO FORM:  
16 DAVID CHIU, City Attorney

17 By: /s/MARK D. BLAKE  
18 MARK D. BLAKE  
19 Deputy City Attorney  
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21  
22  
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<p><b>Item 5 &amp; 6</b> <b>Files 24-0497, 24-0498</b></p>	<p><b>Department:</b> Public Works, Public Health, Municipal Transportation Agency, Homelessness &amp; Supportive Housing, Recreation and Parks, City Administrator, Controller</p>
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**EXECUTIVE SUMMARY**

**Legislative Objectives**

- **File 24-0497:** is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond
- **File 24-0498:** is a resolution that would determine and declare that incurring the proposed debt is necessary and in the public interest.

**Key Points**

- The proposed bond would fund: \$99.1 million for community health centers, \$40 million for seismic upgrades at General Hospital, \$56 million for repairs and General Hospital and Laguna Honda, \$50 million for homeless shelters, \$68.9 million for street safety and repaving, and \$76 million for public space improvements.
- The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the amount in the ten-year capital plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and \$30 million in bond capacity identified by the Controller’s Office.

**Fiscal Impact**

- According to the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million.

**Policy Consideration**

- The proposed bonds are different in amount and scope from the ten-year capital plan the Board of Supervisors approved in May 2023. That capital plan does not include operating costs resulting from capital spending. The list of projects is not fully known at this time but includes work to address life safety and less urgent work to beautify public space.

**Recommendations**

(1) Approve File 24-0498. (2) Amend File 24-0497 to correctly state the amount of bond funding for public realm improvement projects: replace \$46 million with \$76 million on page 7, 8. (3) Approve File 24-0497, as amended. (4) Work with Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan. (5) Request City Departments to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization. (6) Request City Departments report to the Board of Supervisors the criteria on how projects will be prioritized for bond funding, either at the June 26, 2024 Budget & Finance meeting or in a letter to be included in the legislative files for these items.

**MANDATE STATEMENT**

City Administrative Code Section 2.34 requires that a resolution determining the public interest and necessity for the acquisition, construction or completion of any municipal improvement funded by property taxes be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. Approval of such resolutions requires a 2/3 vote by the Board of Supervisors.

City Charter Section 9.106 states that the Board of Supervisors is authorized to provide for the issuance of general obligation bonds in accordance with the Constitution of the State of California. There shall be a limit on outstanding general obligation bond indebtedness of three percent of the assessed value of all taxable real and personal property, located within the City and County.

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.

**BACKGROUND**

The FY 2024-2033 Capital Plan includes a schedule of planned debt and other capital financing and was approved by the Board of Supervisors in May 2023 (File 23-0265). The schedule shows a \$340 million general obligation bond for Affordable Housing & Shelters in March 2024, a \$320 million Public Health & Shelters general obligation bond in November 2024, and a \$300 million Transportation general obligation bond in November 2026.

In November 2023, the Board of Supervisors approved legislation to add a \$300 million Affordable Housing general obligation bond to the March 2024 ballot (Files 23-0971, 23-0972), which was approved by voters. The \$300 million Affordable Housing bond spending plan did not include a shelter component, as originally intended in the ten-year capital plan.

In May 2024, the Controller’s Office revised its general obligation bond model to incorporate more recent assessed valuations, recent bond sales, and the \$300 million bond approved by voters in March 2024. The analysis determined that the City had an additional \$30 million in general obligation bond debt capacity relative to the City’s debt management policies.

The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the \$320 million amount in the FY 2024 – 2033 Ten Year Capital Plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and the additional \$30 million in bond capacity identified by the Controller’s Office. It includes funding for public health facilities, homeless shelters, and street improvement projects – elements that were originally planned for the March 2024, November 2024, and November 2026 general obligation bonds.

## DETAILS OF PROPOSED LEGISLATION

**File 24-0497:** is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond to fund six programs listed below.

- (1) \$99.1 million for community health centers,
- (2) \$56 million for General Hospital and Laguna Honda repair projects,
- (3) \$40 million for seismic upgrades at General Hospital,
- (4) \$68.9 million for street safety improvements,
- (5) \$76 million for public space improvements
- (6) \$50 million for homeless shelters.

The program amounts listed above are taken from bond report included in the legislative file. However, the proposed ordinance appears to have an error on page 7, which states that \$46 million will be allocated to public space improvements, rather than the \$76 million stated in the bond report. We recommend this language, which will be submitted to voters, be amended to reflect the \$76 million bond spending plan.

**File 24-0498:** is a resolution that would determine and declare that the public interest and necessity demand acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety-related capital improvements, streetscape enhancements, and other public space improvements

The proposed legislation would also:

- Find that the estimated cost of \$390 million for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Find that the bond proposal is not subject to review under the California Environmental Quality Act (CEQA);
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b);
- Waive the time requirements for approving the resolution specified in Administrative Code Section 2.34;
- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; and,

- Declare the City’s intention to use bond proceeds to reimburse capital expenses incurred prior to the issuance of the proposed bonds.

Proposed uses of the bond proceeds are shown in Exhibit 1 below, including projects that have been identified in the bond report associated with this request and projects that could be funded within each program.

**Exhibit 1: Uses of Bond Funds**

Project	Amount	Potential Projects
Community Health Centers (DPH)	\$99,100,000	Chinatown Public Health Center renovation, new site for City Clinic (both confirmed)
General Hospital Seismic Upgrades (DPH)	\$40,000,000	Building 3 retrofit (confirmed)
Critical Repairs at General Hospital and Laguna Honda (DPH)	\$56,000,000	Replacing windows, HVAC systems, plumbing and waste systems, power systems
Homeless Shelters (HSH)	\$50,000,000	Renovate seismically unsafe existing homeless shelters and/or acquire new shelter sites
Street Safety & Repaving (MTA, DPW)	\$68,900,000	Sloat Boulevard improvements, other street projects to improve traffic flow, pedestrian and bicycle safety and accessibility, traffic signal upgrades, and street repaving.
Public Space Improvements (DPW, REC, MTA)	\$76,000,000	Harvey Milk Plaza (confirmed), Powell Street enhancements, Hallidie Plaza improvements, and potentially others.

Sources: File 24-0497, 24-0498, 2024 Healthy, Safe and Vibrant San Francisco Bond Report

Approval of the proposed \$390 general obligation bond would require approval by at least two-thirds of San Francisco voters. All issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval. At that time, CEQA review and approval of the specific projects may be required, and the project costs would be identified.

**FISCAL IMPACT**

**Debt Service**

According to Vishal Trivedi, Financial Analyst in the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million.

**Property Taxes**

Property tax revenue would be used to secure and pay for the proposed debt service. According to the Office of Public Finance, the average property tax rate for the proposed bonds would be \$6.90 per \$100,000 of assessed valuation, half of which could be passed through to tenants.

**Debt Limit**

According to the Controller’s Office of Public Finance, the proposed bonds are consistent with the City’s current debt management policy to maintain the property tax rate for City general obligation bonds below the FY 2005-06 rate of \$0.12 per \$100 of assessed value and is also consistent with the City Charter limit for outstanding general obligation bond indebtedness to stay below three percent of assessed property values.

**POLICY CONSIDERATION**

**Capital Planning Process is Not Functioning as Legislatively Intended**

*Amending the Capital Plan*

Administrative Code Section 3.20 states that the Mayor and Board of Supervisors should approve a ten-year capital by May 1 of each odd-numbered year and that the Mayor and Board may update the plan as appropriate. The Board approved the current ten-year capital plan in May 2023 (File 23-0265). However, as noted above in the Background Section of this report, the general obligation bond schedule for March 2024 and November 2024 is different than what is in the plan. The Board tacitly approved a change to the plan by placing a \$300 million rather than a \$340 million bond on the March 2024 ballot. However, it has not taken formal action to amend the capital plan to reflect that change or the increase in the proposed November 2024 bond from \$320 million to \$390 million.

In the past, consistent with Administrative Code 3.20, the Board has passed resolutions to memorialize changes to the ten-year capital plan. For example, in 2020, the Board of Supervisors approved a resolution amending the FY 2020-2029 Capital Plan to reflect changes to three bonds, including changing the \$183.5 million 2020 Parks and Open Space bond to a \$438.5 million Health and Recovery bond (File 20-0487). The Board of Supervisors should consider a similar action to reflect changes to the FY 2024-2033 capital plan. Such a resolution could be introduced by the City Administrator or by the Board of Supervisors.

*Operating Costs Associated with Capital Projects*

Administrative Code 3.20 also requires that the capital plan include a summary of operating costs resulting from capital investments. However, such estimates are typically not available until projects are fully designed and therefore not included in the ten-year capital plan. City Departments should prepare estimates of operating cost impacts when they request Board of Supervisors’ approval of bond sales, which occur closer to the construction phase of capital projects.

The proposed bond may fund an expansion of the City’s capital assets that adds operations costs. For example, this proposed bond includes \$50 million for shelter, which could be used to renovate existing sites or to acquire new sites for shelter. Operating costs for shelter are \$70,000 - \$90,000 per bed, so an expansion of the City’s shelter capacity will create new ongoing costs. Similarly, changes to streets and public space may require additional permanent staff and maintenance spending. Operating costs may decrease as well, such as replacing old building systems with more efficient ones.

**List of Projects to Be Funded Not Yet Final**

Because most projects that will be funded by the proposed bonds are still in the design phase and do not have environmental approval, we do not know the full set of projects that will be funded by the proposed bonds.<sup>1</sup> We also note the potential list of projects includes work to address life safety and less urgent work to beautify public space.

When departments return to the Board for approval of bond sales, the projects to be funded should be known. In the meantime, we recommend that the departments requesting approval of bond funding provide the Board of Supervisors with the criteria on how projects will be prioritized for bond funding, either at the June 26, 2024, Budget & Finance meeting or in a letter to be included in the legislative files for these items.

**RECOMMENDATIONS**

1. Approve the proposed resolution (File 24-0498).
2. Amend the proposed ordinance (File 24-0497) to correctly state the amount of bond funding for publicrealm improvement projects: replace \$46 million with \$76 million on page 7, 8.
3. Approve File 24-0497, as amended.
4. Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan.
5. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization.
6. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report to the Board of Supervisors the criteria for how projects will be prioritized for bond funding, either at the

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<sup>1</sup> Per the bond report in the legislative file for these items, the following projects are confirmed for bond funding, up to the following amounts: \$71.1 million for Chinatown Public Health Center, \$28 million for a new building for City Clinic, \$25 million for Harvey Milk plaza, and \$40 million for General Hospital, Building 3.



June 26, 2024 Budget & Finance meeting or in a letter to be included in the legislative files for these items.



**OFFICE OF THE CONTROLLER**  
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner  
Controller  
Todd Rydstrom  
Deputy Controller

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

June 20, 2024

RE: File 240497 – Ordinance Authorizing \$390 Million General Obligation Bond Issuance for Healthy, Safe, and Vibrant San Francisco

Dear Ms. Calvillo,

Should the proposed \$390 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- a) In Fiscal Year (FY) 2025-2026, following issuance of the first series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0040 per \$100 (\$4.00 per \$100,000) of assessed valuation.
- b) In FY 2029-2030, the year with the highest estimated tax rate following the issuance of the last series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0101 per \$100 (\$10.10 per \$100,000) of assessed valuation.
- c) The best estimate of the average tax rate for these bonds over the entire projected duration of the bond debt service from FY 2025-2026 through FY 2046-2047 is \$0.0069 per \$100 (\$6.90 per \$100,000) of assessed valuation.
- d) Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$700,000 would be approximately \$70.00.

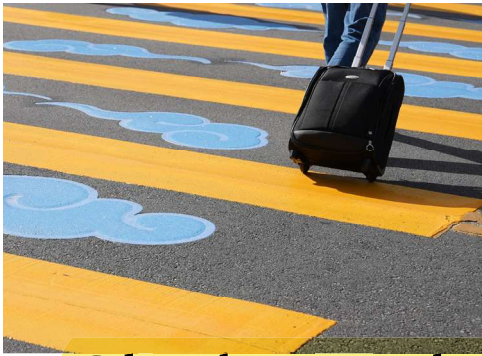
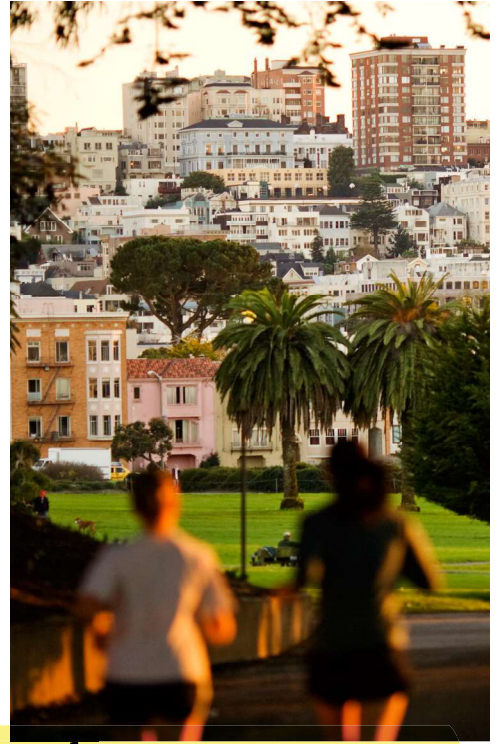
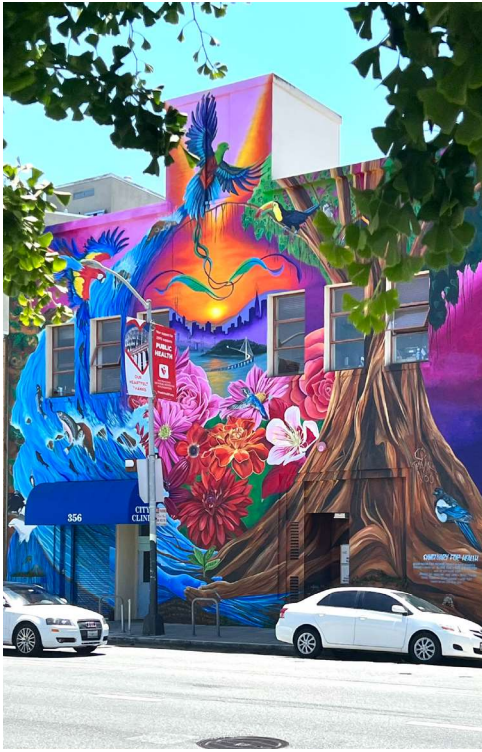
The best estimate of total debt service, including principal and interest, that would be required to be repaid if all proposed \$390 million in bonds are issued and sold, would be approximately \$737 million. These estimates are based on projections only, which are not binding upon the City. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above. The City's current non-binding debt management policy is to keep the property tax rate for City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

Sincerely,

*Natasha Mihal*

For  
Greg Wagner  
Controller

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



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# 2024 Healthy, Safe and Vibrant San Francisco


## GENERAL OBLIGATION BOND





## MEMORANDUM

May 6, 2024

**To:** Members of the Board of Supervisors  
**From:** Carmen Chu, City Administrator & Capital Planning Committee Chair   
**Copy:** Angela Calvillo, Clerk of the Board  
Capital Planning Committee  
**Regarding:** (1) 2016 Public Health & Safety Bond Interest (2) FY25 & FY26 General Fund Department Capital Budget (3) 2024 Healthy, Safe, and Vibrant San Francisco General Obligation (G.O.) Bond

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In accordance with Section 3.21 of the Administrative Code, on May 6, 2024, the Capital Planning Committee (CPC) approved the following action items to be considered by the Board of Supervisors. The CPC's recommendations are set forth below.

**1. Board File Number: TBD**

**Approval of the appropriation of interest funds from the 2016 Public Health & Safety Bond interest in an aggregate amount not to exceed \$14,040,442**

CPC Recommendation:

The CPC recommends approval this appropriation.

Comments:

The CPC approves this item by a vote of 11-0. These items will be incorporated into the proposed FY25 budget.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Aaron Peskin, Board President; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

**2. Board File Number: TBD**

**Approval of the FY25 & FY26 General Fund Department budget (including Certificates of**

**Participation) in an aggregate amount not to exceed \$310 million**

CPC Recommendation:

The CPC recommends approval of this capital budget as amended by the Mayor's Budget Office to reduce the Department of Technology's Fiber to Housing allocation to \$500,000 in FY25 and \$300,000 in FY26. If the Mayor's Budget Office determines that revenues cannot support this \$310 million budget, CPC also recommends an alternative scenario in an aggregate amount of \$280 million.

Comments:

The CPC approves this item by a vote of 10-0.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

Abstained:

Aaron Peskin, Board President

**3. Board File Number: TBD**

**Approval of the 2024 Healthy, Safe, and Vibrant San Francisco General Obligation Bond not to exceed \$390 million**

CPC Recommendation:

The CPC recommends approval of this G.O. Bond.

Comments:

The CPC approves this item by a vote of 10-0. This item will come back to CPC for further review and approval of additional projects proposed for funding through the bond as they are identified.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

Abstained:

Aaron Peskin, Board President

# FY 2024-25 & FY 2025-26 Capital Budget



Office of Resilience and Capital Planning | May 6, 2024

# CPC AGENDA

## General Fund Dept Capital Budget

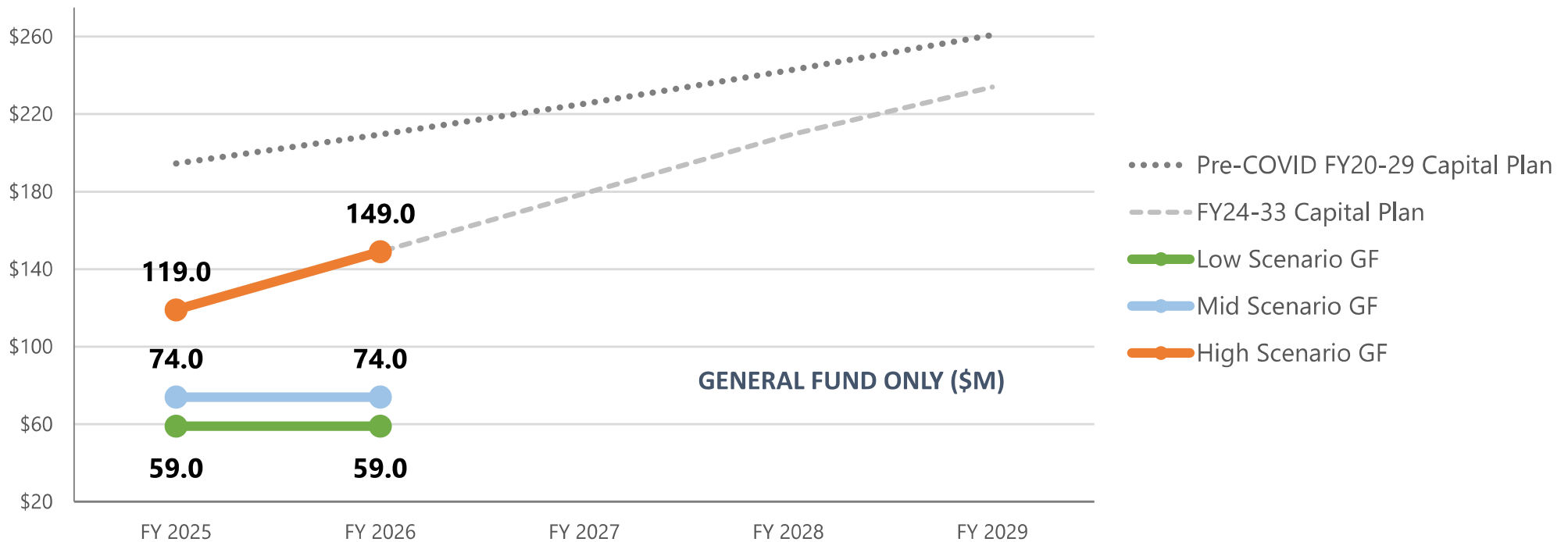
### Action Item

- Approve the FY25 & FY26 Proposed General Fund Dept Capital Budget for recommendation to Board of Supervisors;
- Approve the recommended FY25 Certificates of Participation for Streets & Critical Repairs
  - Admin Code Section 3.21: CPC reviews the Capital Budget to ensure it aligns with recommendations in Capital Plan

# CAPITAL BUDGET

## Scenario Recap

	CAPITAL PLAN RECOMMENDATION					
	High Scenario (\$M)		Medium Scenario (\$M)		Low Scenario (\$M)	
	FY25	FY26	FY25	FY26	FY25	FY26
<b>General Fund</b>	119.0	149.0	74.0	74.0	59.0	59.0
<b>Certificates of Participation</b>	30.0	-	45.0	-	45.0	-
<b>TOTAL</b>	<b>149.0</b>	<b>149.0</b>	<b>119.0</b>	<b>74.0</b>	<b>104.0</b>	<b>59.0</b>





# CAPITAL BUDGET

## Changes to Mid Scenario since April 22

- Mayor's Office presented a proposal for the November 2024 G.O. Bond on April 29
  - DPH allocations in the proposed bond are lower than previously anticipated
- To meet regulatory and cash flow needs for DPH, projects worth \$7.3M are being brought forward from FY26 to FY25

	<b>ORIGINAL</b>		
	<b>Medium Scenario (\$M)</b>		
	FY25	FY26	Total
<b>General Fund</b>	74.0	74.0	148.0



	<b>NEW</b>		
	<b>Medium Scenario (\$M)</b>		
	FY25	FY26	Total
	81.3	66.7	148.0

- Two-year total investment for DPH is unchanged

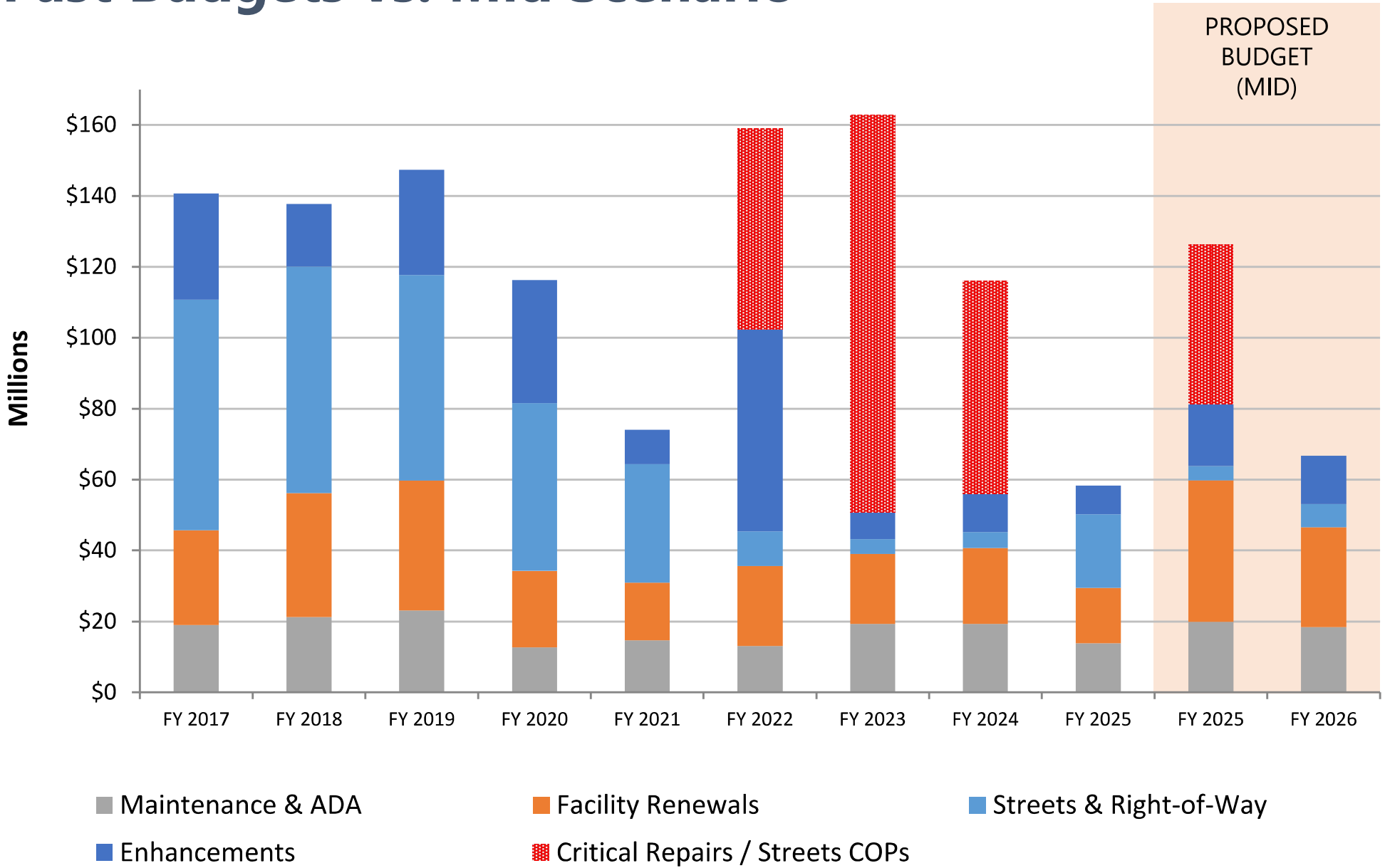
# CAPITAL BUDGET Recommendation

- Capital Planning Committee (CPC) recommends **Mid Scenario** to Board of Supervisors
- If Mayor's Office determines that revenue is not available to fund the Mid Scenario, CPC recommends the Low Scenario

	Medium Scenario (\$M)		Low Scenario (\$M)	
	FY25	FY26	FY25	FY26
<b>General Fund</b>	81.3	66.7	59.0	59.0
<b>Certificates of Participation</b>	45.0	-	45.0	-
<b>TOTAL</b>	<b>126.3</b>	<b>66.7</b>	<b>104.0</b>	<b>59.0</b>

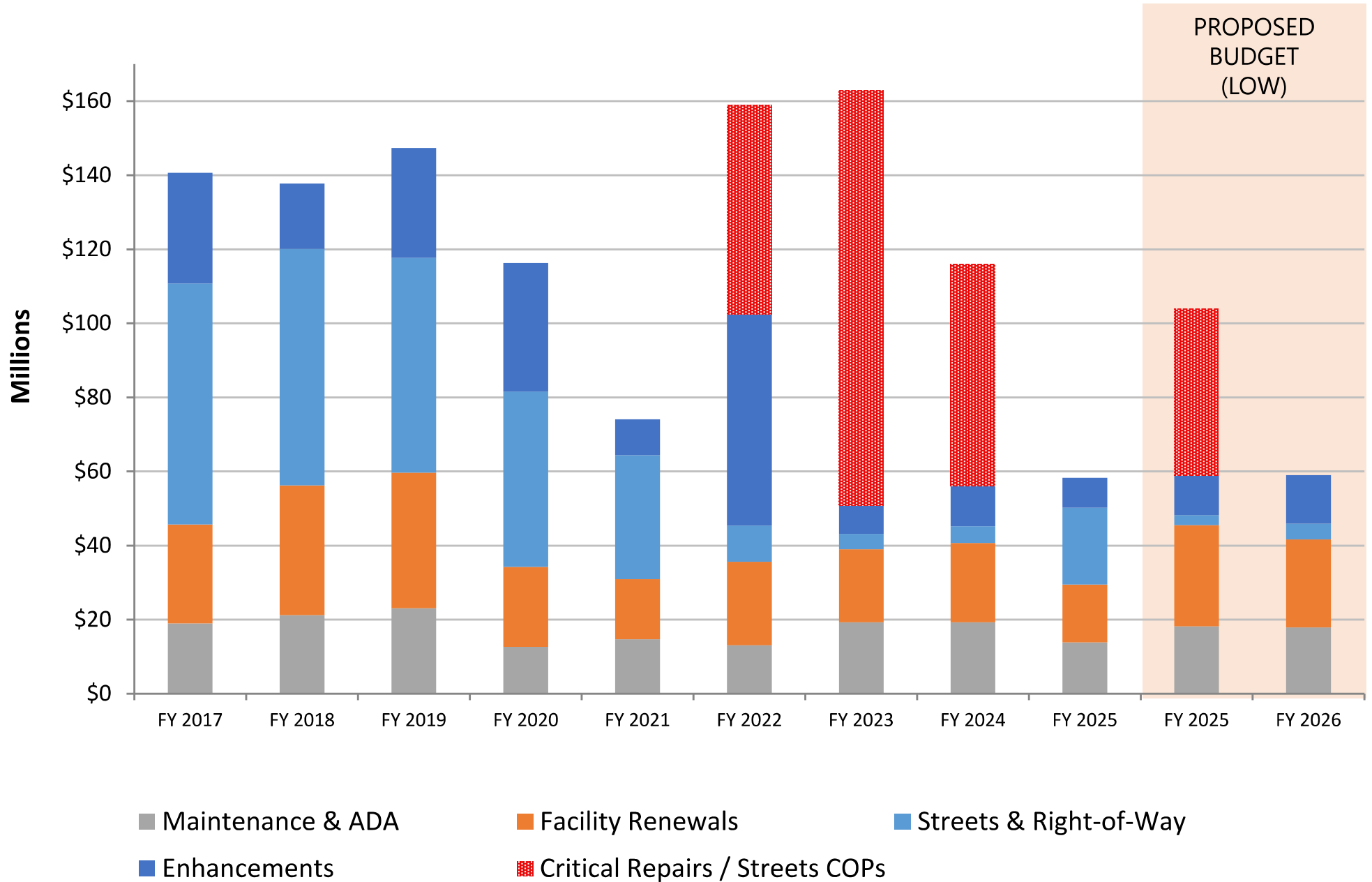
# CAPITAL BUDGET

## Past Budgets vs. Mid Scenario



# CAPITAL BUDGET

## Past Budgets vs. Low Scenario



# CAPITAL BUDGET

## General Fund Allocations (Mid Scenario)

Set-asides & Policies	FY25	FY26
REC Set-Aside ( <i>Prop B, 2016</i> )	15.0	15.0
Street Trees Set-Aside ( <i>supports Prop E, 2016</i> )	6.4	6.8
Routine maintenance allocations for all depts.	11.5	12.3
<b>SUB-TOTAL</b>	<b>32.9</b>	<b>34.1</b>

Remaining Expenditure Categories	FY25	FY26
ADA ( <i>Curb Ramps, City Hall Wheelchair Lift, Opera House Elevator etc.</i> )	6.8	4.4
Critical Enhancements ( <i>legal mandates, security improvements etc.</i> )	10.8	6.7
Facility Renewals ( <i>life-safety, HVAC, roof leaks, boilers etc.</i> )	26.8	15.0
ROW Renewals ( <i>potholes, plazas, medians, bridges etc.</i> )	4.0	6.6
<b>SUB-TOTAL</b>	<b>48.4</b>	<b>32.7</b>
<b>TOTAL</b>	<b>81.3</b>	<b>66.7</b>

# CAPITAL BUDGET

## Projects reduced / eliminated in Low Scenario

DPH Projects		Mid Scenario (\$M)		Low Scenario (\$M)	
		FY25	FY26	FY25	FY26
ZSFG	Clinical Lab Replacement	5.4	-	-	-
ZSFG	NPC4 Compliance	0.5	-	0.3	-
LHH	X-Ray Replacement	1.0	-	-	-
LHH	Kitchen Coil Replacement	0.6	-	-	-
LHH	Roof Replacements	0.2	-	-	-

- These projects are prioritized for funding in the mid scenario based on regulatory need and cash flow requirements

# CAPITAL BUDGET

## Projects reduced / eliminated in Low Scenario (\$20M reduction)

### Other departments

#### ← HIGHEST PRIORITY

Dept	Project
ADM	1099 Sunnydale Electrification
ADM	Satellite Building Safety Repairs
DPW	Great Highway Sand Clearing
DPW	Pothole Repair
JUV	Admin Building Windows
POL	Security Enhancement & Cameras
SHF	County Jail 3 Heaters & Boilers

Dept	Project
AAM	HVAC & Roof
ART	Civic Art Collection
DPW	Plazas, Street Structures, Bridges, Medians
FAM	Fire and Building Systems
FIR	HVAC, Paint, Roofs
POL	Fire Panels, Paint
SHF	County Jail 3 Roof & Exteriors

Dept	Project
AAM	Floor Resurfacing
ART	Doors at Cultural Centers
DPW	Street Tree Planting
DPW	Emergency Capital Repairs
DPW	Community Beautification Projects
DT	Fiber Programs
POL	Stable Repairs

- If available funding is in between the mid and low scenarios, we recommend reducing / eliminating lower priority projects first

# CAPITAL BUDGET

## Recommended FY25 Certificates of Participation

*\$ in millions*

Dept	Project	Mid Scenario	Low Scenario
PW	Street Resurfacing	23.9	17.9
PW	Sunset Blvd. Recycled Water	2.9	2.9
PW	Bridge Inspection and Repair (4 <sup>th</sup> Street Bridge)	2.5	2.5
ADM	Underground Fuel Tank Replacement (Legal mandate)	11.1	11.1
ADM	25 Van Ness Heat Pump and Cooling Tower	2.3	2.3
ADM	50 Raymond Repairs	1.3	1.3
DPH	Laguna Honda Emergency Power	GF-funded	4.5
SHF	San Bruno County Water Line Replacement	1.0	1.0
WAR	Opera House Elevator Modernization	GF-funded	1.5
<b>TOTAL</b>		<b>45.0</b>	<b>45.0</b>





## GENERAL PLAN REFERRAL

May 6, 2024

**Case No.:** 2024-001896GPR  
**Block/Lot Nos.:** Various, Citywide  
**Project Sponsor:**  
**Applicant:**  
**Staff Contact:** Amnon Ben-Pazi – (628) 652-7428  
[amnon.ben-pazi@sfgov.org](mailto:amnon.ben-pazi@sfgov.org)

**Recommended By:**

Joshua Switzky, Deputy Director of Citywide Policy for  
Rich Hillis, Director of Planning

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

### Project Description

The City and County of San Francisco is proposing the Healthy, Safe and Vibrant San Francisco Bond, a \$390 million General Obligation Bond for the November 2024 ballot to fund investments in public emergency shelters, including shelters and interim housing sites; new health facilities and institutions; and pedestrian and roadway safety improvements; streetscape enhancements; and other public space improvements. Investments may include:

1. Expanding and improving community health centers to deliver preventative and primary care services, behavioral health services, sexual health services, and other ancillary healthcare services including the seismic retrofit and renovation of the Chinatown Public Health Center and the acquisition and improvement of a new building for the relocation of the City Clinic.
2. Critical repairs and renovations at Zuckerberg San Francisco General Hospital and Laguna Honda Hospital, including the repair of mechanical systems, fire control systems, and other deferred maintenance needs as well as improvements to hospital infrastructure required to meet new regulatory requirements to ensure the hospital remains operational and in

regulatory compliance.

3. Seismic upgrades at Zuckerberg San Francisco General Hospital to ensure staff safety, including improvements at building 3 and other safety measures at the hospital.
4. New shelter site, including the acquisition, construction, and improvement of a shelter or interim housing site to reduce unsheltered homelessness for families.
5. Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving and certain multimodal transit projects.
6. Modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround, at Harvey Milk Plaza, and other park locations, such as at the Jerry Garcia Amphitheater in McLaren Park.
7. A portion of Bond proceeds shall be used to perform audits of Bond expenditures implied by or necessary incident to the acquisition or improvement of real property, including establishment and operation of a Citizens' Oversight Committee.

## Environmental Review

Except for the projects noted below, the Healthy, Safe and Vibrant San Francisco Bond is not an activity subject to CEQA because it would not result in a direct or indirect physical change in the environment pursuant to Guidelines Section 15378(b)(4). Further, CEQA Guidelines Section 15378(b)(4) provides that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As to the exception noted above, the Healthy, Safe and Vibrant San Francisco Bond includes funding for two specific projects, which are categorically exempt under CEQA.

The Planning Department determined that the Chinatown Health Center project is categorically exempt under CEQA Guidelines Section 15301 on September 14, 2023 (Planning Case No. 2021-012063ENV).

The Planning Department found the Harvey Milk Plaza project to be categorically exempt under CEQA Guidelines Section 15302 on November 3, 2022 (Planning Case No. 2019-013425ENV).

Note that the proposed seismic improvements of Building 3 at Zuckerberg San Francisco General Hospital were determined to be “not a project” under CEQA on May 2, 2024, as the scope of the project is consistent with San Francisco Planning’s “Processing Guidance: Not a Project Under CEQA” memorandum dated September 18, 2013.

If the Bond is approved, Bond-funded projects that are not yet identified or proposed would be referred to the Planning Department for a separate environmental review.

## General Plan Compliance and Basis for Recommendation

As described below, the proposed Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 2

**MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.**

#### **POLICY 2.1**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

*The proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new commercial activity in the City’s retail core.*

#### OBJECTIVE 7

**ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.**

#### **POLICY 7.2**

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

*The proposed Bond, if approved, would provide resources to improve and expand health services to multiple populations in San Francisco without disrupting adjacent residential uses.*

#### **POLICY 7.3**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*The proposed Bond, if approved, would provide resources to improve accessibility of community clinics and shelters, provide seismic upgrades to maintain services in perpetuity and provide critical repairs to the City's large hospitals. These improvements would take place across geographies, promoting health services for all.*

## HOUSING ELEMENT

### OBJECTIVE 1.C

#### ELIMINATE HOMELESSNESS.

##### **POLICY 8**

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

*The proposed Bond, if approved, would provide resources to improve and expand shelters that serve individuals and families experiencing homelessness to allow for an increased volume of services and improved service delivery.*

## SAFETY AND RESILIENCE ELEMENT

### OBJECTIVE 3.1

**EXISTING BUILDINGS. ENSURE RETROFITS AND RENOVATIONS TO EXISTING STRUCTURES INCREASE BUILDING LONGEVITY AND MEET CURRENT BEST PRACTICES TO PROTECT OCCUPANTS AND STRUCTURES.**

##### **POLICY 3.1.1**

Reduce the risks presented by City-owned structures and privately-owned buildings and provide assistance to vulnerable communities with limited adaptive capacity to reduce those risks.

##### **POLICY 3.1.3**

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

### OBJECTIVE 3.3

**INFRASTRUCTURE AND PUBLIC REALM. ENSURE THE CITY'S LIFELINE SYSTEMS, TRANSPORTATION AND EMERGENCY RESPONSE FACILITIES, UTILITIES, STREETS, PUBLIC SPACES, AND COASTS CAN WITHSTAND AND ADAPT TO ALL HAZARDS.**

##### **POLICY 3.3.1**

Reduce the risk of all hazards to community facilities and lifeline infrastructure, starting with Environmental Justice Communities.

*The proposed Bond, if approved, would provide resources for preventative and deferred maintenance and seismic upgrades for City-owned properties, reducing the risks to these City-owned structures and critical lifeline services.*

## TRANSPORTATION ELEMENT

**OBJECTIVE 18**

**ACHIEVE STREET SAFETY FOR ALL.**

**POLICY 18.3**

Focus the City's limited resources toward those areas most in need of safety improvements, based on appropriate data, recognizing that those most disproportionately impacted by traffic injuries and deaths are children, seniors, people of color and those in low-income communities.

**OBJECTIVE 24**

**DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING.**

**POLICY 24.1**

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

*The proposed Bond, if approved, would provide funding for Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving projects in accordance with the Better Streets Plan.*

**DOWNTOWN AREA PLAN**

**OBJECTIVE 9**

**PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.**

**POLICY 9.2**

Provide different kinds of open space downtown.

*The proposed Bond, if approved, would provide funding for modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround.*

**Planning Code Section 101 Findings**

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

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 proposed Bond, if approved, would have no effect on existing neighborhood-serving retail uses.*

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

*The proposed Bond, if approved, would have no effect on existing housing. It would provide improved services to neighborhoods, especially in the case of community clinics with expanded capacity and increased care standards, thus enhancing neighborhood character.*

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

*The proposed Bond, if approved, would have no 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 proposed Bond, if approved, would have no effect on commuter traffic, MUNI, or 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 resident employment and ownership in these sectors be enhanced;

*The proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new retail and other service sector activity in the City's retail core. The proposed Bond would have no effect on the City's industrial sector.*

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

*The proposed Bond, if approved, would fund seismic improvements that will improve the City's earthquake preparedness.*

7. That landmarks and historic buildings be preserved;

*The proposed Bond, if approved, may fund seismic improvements of buildings at Zuckerberg San Francisco General and Laguna Honda Hospitals, helping to preserve historic buildings at these locations.*

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

*The proposed Bond, if approved, would provide resources to improve public spaces downtown, in the Upper Market area, and in McLaren Park.*

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



June 21, 2024

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

We, the undersigned members of the Friends of Harvey Milk Plaza Honorary Committee, are writing to express our unequivocal support for the Harvey Milk Plaza project. As members of the LGBTQ+ community in San Francisco, we understand the profound significance of commemorating Harvey Milk's legacy and the vital role this memorial will play in both honoring our history and inspiring future generations to continue working toward greater social justice for all marginalized people.

Harvey Milk was a trailblazer whose dedication to social justice and equality transcended the LGBTQ+ community, leaving an indelible mark on the Castro, our city, and the world. The proposed Harvey Milk Plaza is more than just a physical space; it is a symbol of hope, resilience, and the enduring fight for human rights.

We believe that the new Harvey Milk Plaza will become an iconic landmark, drawing visitors from around the globe and reinforcing San Francisco's reputation as a beacon of diversity and inclusion. Furthermore, we have witnessed the strong support this project has received from members of the LGBTQ+ community in San Francisco, as well as the broader community, and are inspired by how this vision has unified a wide variety of viewpoints and interests.

We urge the Board of Supervisors to approve the necessary measures to bring this important project to fruition. Your support will not only honor Harvey Milk's memory but also reinforce San Francisco's commitment to equality, diversity, and human rights.

Thank you for your consideration and your dedication to preserving the rich history and values of our City.

Sincerely,

**Rob Epstein**

Academy Award Winning Director, Writer,  
Producer, *"The Times of Harvey Milk"*

**Joshua "Peaches Christ" Grannell**

Entertainer, Filmmaker, Event Producer

**Cleve Jones**

Activist, Author & Community Leader

**Anne Kronenberg**

Activist, Civil Servant,  
Harvey's 1977 Campaign Manager

**Juanita MORE!**

Activist, Entertainer, Community Organizer

**Dan Nicoletta**

Photographer & Artist

**Tom Nolan**

Transportation Leader, Activist

**Sister Roma**

Sisters of the Perpetual Indulgence

**Donna Sachet**

LGBT Activist and Entertainer

**Jeff Sheehy**

Former SF Supervisor - District 8

**Gary Virginia**

Past President, SF Pride

**Sen. Scott Wiener**

CA State Senator - District 11



Thursday June 20, 2024

San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

Harvey was not only a loving uncle but he is a critically important and pioneering figure in the global LGBTQ+ rights movement. His legacy continues to inspire countless communities and civil society movements across the globe. The Harvey Milk Plaza project represents more than a tribute to his memory; it is a beacon of hope and progress for future generations.

This project aims to transform the existing space into a vibrant, inclusive, and educational environment. By creating a plaza that celebrates Harvey's life and accomplishments, we are providing a gathering place where both the residents of San Francisco and folks from around the world can connect with the importance of equality, diversity, and be inspired for their own activism.

The Harvey Milk Plaza project is not just a local initiative but a symbol of global importance. It serves as a reminder of the strides we have made in the fight for LGBTQ+ rights and the work that still lies ahead. The plaza will be a testament to Uncle Harvey's enduring impact and a source of inspiration for those who continue to advocate for justice and equality.

I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk  
Milk family spokesperson  
Chair, Harvey Milk Foundation

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Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

May 20, 2024

Rich Hillis, Director  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Director Hillis:

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed:

**File No. 240497**

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

**File No. 240498**

**Resolution determining and declaring that the public interest and necessity demand the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements, and other public space improvements, and related costs necessary or convenient for the respective foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

The proposed ordinance and resolution are being transmitted to the Planning Department for review and determination under the California Environmental Quality Act, and consistency with the City's General Plan and eight priority policies of Planning Code, Section 101.1. The ordinance is pending before the Budget and Finance Committee and will be scheduled for hearing following receipt of your response.

Angela Calvillo, Clerk of the Board

*Brent Jalipa*

By: Brent Jalipa, Assistant Clerk  
Budget and Finance Committee

Attachment

- c: Jonas Ionin, Director of Commission Affairs
- Dan Sider, Chief of Staff
- Corey Teague, Zoning Administrator
- Tina Tam, Deputy Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- Aaron Starr, Manager of Legislative Affairs
- Josh Switzky, Acting Director of Citywide Planning
- Joy Navarrete, Environmental Planning
- Debra Dwyer, Principal Environmental Planner
- Elizabeth Watty, Current Planning Division

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## MEMORANDUM

TO: Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office  
Anne Pearson, Deputy City Attorney, Office of the City Attorney  
John Arntz, Director, Department of Elections  
Patrick Ford, Executive Director, Ethics Commission  
Carmen Chu, City Administrator, Office of the City Administrator  
Andrico Penick, Director, Real Estate Division  
Daniel Adams, Director, Mayor's Office of Housing and Community Development  
Dr. Grant Colfax, Director, Department of Public Health  
Jeffrey Tumlin, Executive Director, Municipal Transportation Agency  
Tonia Lediju, Chief Executive Officer, Housing Authority

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 20, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED  
November 5, 2024 Election

---

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed.

**File No. 240497**

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

If you have any questions or concerns, please call me at (415) 554-7712 or email: [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:     Andres Power, Mayor's Office  
       Michael Canning, Ethics Commission  
       Sophie Hayward, Office of the City Administrator  
       Vivian Po, Office of the City Administrator  
       Angela Yip, Office of the City Administrator  
       Lydia Ely, Mayor's Office of Housing and Community Development  
       Brian Cheu, Mayor's Office of Housing and Community Development  
       Maria Benjamin, Mayor's Office of Housing and Community Development  
       Sheila Nickolopoulos, Mayor's Office of Housing and Community Development  
       Dr. Naveena Bobba, Department of Public Health  
       Sneha Patil, Department of Public Health  
       Ana Validzic, Department of Public Health  
       Janet Martinsen, Municipal Transportation Agency  
       Joel Ramos, Municipal Transportation Agency  
       Linda Mason, Housing Authority

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## MEMORANDUM

TO: Greg Wagner, City Controller, Office of the Controller

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 20, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED  
November 5, 2024 Election

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The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed. These matters are being referred to you in accordance with Administrative Code 2.33.

### **File No. 240497**

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**



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

If you have any questions or concerns, please call me at (415) 554-7712 or email: [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller  
Natasha Mihal, City Performance Director  
Janice Levy, Office of the Controller

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## MEMORANDUM

TO: Carol Isen, Director, Department of Human Resources

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 28, 2024

SUBJECT: LEGISLATION INTRODUCED – MEET AND CONFER DETERMINATION

---

The Board of Supervisors' Budget and Finance has received the following Legislation. This matter is being **referred** to you as it may require the Department of Human Resources to fulfill "**Meet and Confer**" requirements. Please review, assess the impact and provide proper noticing as required and report back to on the status of the "Meet and Confer" requirement.

### **File No. 240497**

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in**

**conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please email or forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

\*\*\*\*\*

**RESPONSE FROM THE DEPARTMENT OF HUMAN RESOURCES - Date: \_\_\_\_\_**

**Meet and Confer requirement has been fulfilled.**

**Meet and Confer requirement not applicable.**

**Additional information attached.**

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**Department of Human Resources**

c: Mawuli Tugbenyoh, Department of Human Resources  
Aliya Chisti, Department of Human Resources

**From:** [Trejo, Sara \(MYR\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Paulino, Tom \(MYR\)](#); [BLAKE, MARK \(CAT\)](#); [Kittler, Sophia \(MYR\)](#); [Strong, Brian \(ADM\)](#); [Legg, Douglas \(ADM\)](#); [GOODMAN, HEATHER \(CAT\)](#); [Ochoa, Isabel \(DPH\)](#); [Ho, Calvin \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [Low, Jen \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Bell, Tita \(BOS\)](#)  
**Subject:** Mayor -- Ordinance -- Healthy, Safe, and Vibrant San Francisco GO Bond Election  
**Date:** Tuesday, May 14, 2024 2:40:13 PM  
**Attachments:** [01758266.docx](#)  
[01758371DIGEST.docx](#)  
[CPC BOS Memo 2024-05-06.pdf](#)  
[05.14.24-HealthSafeVibrantSF-BondReport.pdf](#)

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Hello Clerks,

Attached is an Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Please note, Supervisors Mandelman, Ronen, Stefani, Melgar, Dorsey, and Engardio are cosponsors of this item.

Best regards,

**Sara Trejo**

Legislative Aide

Office of the Mayor

City and County of San Francisco

415.554.6141 | [sara.trejo@sfgov.org](mailto:sara.trejo@sfgov.org)