

File No. 250351

Committee Item No. 9

Board Item No. 2

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date May 14, 2025

Board of Supervisors Meeting Date May 20, 2025

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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Completed by: Brent Jalipa Date May 8, 2025

Completed by: Brent Jalipa Date May 15, 2025

1 [Issuance of General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024) - Not
2 to Exceed \$390,000,000]

3 **Resolution providing for the issuance of a not to exceed \$390,000,000 aggregate**
4 **principal amount of City and County of San Francisco General Obligation Bonds**
5 **(Healthy, Safe and Vibrant San Francisco, 2024) (“Bonds”); authorizing the issuance**
6 **and sale of said Bonds; providing for the levy of a tax to pay the principal and interest**
7 **thereof; providing for the appointment of depositories and other agents for said Bonds;**
8 **providing for the establishment of accounts related thereto; adopting findings under**
9 **the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and**
10 **Administrative Code, Chapter 31; finding that the proposed project is in conformity**
11 **with the priority policies of Planning Code, Section 101.1(b), and with the General Plan**
12 **consistency requirement of Charter, Section 4.105, and Administrative Code, Section**
13 **2A.53(f); ratifying certain actions previously taken, as defined herein; and granting**
14 **general authority to City officials to take necessary actions in connection with the**
15 **issuance and sale of said Bonds, as defined herein.**

16
17 WHEREAS, The Board of Supervisors (“Board of Supervisors”) of the City and County
18 of San Francisco (“City”) adopted Resolution No. 389-24 (“Resolution No. 389-24”) on July 16,
19 2024, which Resolution No. 389-24 was signed by the Mayor of the City (“Mayor”) on July 25,
20 2024; under such Resolution No. 389-24, the Board of Supervisors determined and declared
21 that public interest and necessity demand the acquisition or improvement of real property,
22 including facilities to deliver primary healthcare services, emergency medical services, skilled
23 nursing services, services for persons experiencing mental health challenges, and persons
24 experiencing substance use disorders; acquire, improve, and seismically upgrade critical
25 medical care and mental health facilities; emergency shelter facilities; and improvements for

1 certain transportation, pedestrian, and street safety related capital improvements, streetscape
2 enhancements, and other public space improvements, as further described therein; and

3 WHEREAS, The Board of Supervisors adopted Ordinance No. 186-24 (“2024 Bond
4 Ordinance”), on July 23, 2024, which 2024 Bond Ordinance was signed by the Mayor on
5 July 25, 2024; under such 2024 Bond Ordinance, the Board of Supervisors duly called an
6 election on November 5, 2024, for the purpose of submitting to the electors of the City a
7 proposition to incur bonded indebtedness of the City in the amount of up to \$390,000,000 of
8 general obligation bonds to finance the acquisition or improvement of real property, including
9 facilities to delivery healthcare services and transportation improvements and related costs
10 necessary or convenient for the forgoing purposes; and

11 WHEREAS, An election was held in the City on November 5, 2024, for the purpose of
12 submitting to the qualified voters of the City said proposition, denominated as Proposition B
13 (“Proposition B”), as follows:

14 “HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO BOND. \$390,000,000 to
15 acquire, construct, or improve real property, including: temporary shelters, particularly
16 for families; facilities that deliver healthcare services, including preventive care and
17 behavioral health services, such as the Chinatown Public Health Center; critical
18 repairs, renovations and seismic upgrades at Zuckerberg San Francisco General
19 Hospital and Trauma Center and Laguna Honda Hospital; and pedestrian and street
20 safety improvements, streetscape enhancements, and other public space
21 improvements; and to pay related costs; with a duration of up to 30 years from the time
22 of issuance, an estimated average tax rate of \$0.0069/\$100 of assessed property
23 value, and projected average annual revenues of \$31,000,000, all subject to
24 independent citizen oversight and regular audits; and authorizing landlords to pass-
25 through to residential tenants in units subject to Administrative Code Chapter 37

1 ("Residential Rent Stabilization and Arbitration Ordinance") 50% of the increase, if any,
2 in the real property taxes attributable to the cost of the repayment of such Bonds"; and
3 WHEREAS, Such proposition was approved by two-thirds of the qualified electors of
4 the City voting on such proposition; and

5 WHEREAS, On December 10, 2024, by Resolution No. 612-24, the Board of
6 Supervisors declared the results of the November 5, 2024, election, finding that, as certified
7 by the Director of Elections of the City, the requisite two-thirds of all voters voting on the
8 proposition approved such proposition; and

9 WHEREAS, This Board of Supervisors has determined, and does hereby declare, that
10 it is necessary and desirable that all of said bonds designated generally as "City and County
11 of San Francisco General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024)"
12 ("Bonds") in the aggregate principal amount not to exceed \$390,000,000 be issued and sold
13 in one or more series or subseries from time to time on a tax-exempt or taxable basis, for the
14 purposes authorized and on the conditions set forth in this Resolution and Proposition B; and

15 WHEREAS, The Bonds will be payable from proceeds of the annual tax levy, as
16 provided herein; and

17 WHEREAS, The Bonds are being issued pursuant to (i) this Resolution duly adopted
18 by the Board of Supervisors, (ii) Title 5, Division 2, Part 1, Chapter 3, Article 4.5 of the
19 California Government Code, (iii) the Charter of the City ("Charter"), (iv) the 2024 Bond
20 Ordinance, and (v) a duly held election; and

21 WHEREAS, Pursuant to Charter, Section 9.106, there shall be delivered a certificate of
22 a duly authorized officer of the City, concurrently with the issuance of each series of Bonds,
23 except for any series of Bonds issued to refund any bond anticipation notes issued in
24 anticipation of the issuance of such series of Bonds, stating that the outstanding general
25 obligation bond indebtedness of the City, including all series of the Bonds issued and to be

1 issued and outstanding on the date of delivery of such series, will not exceed three percent of
2 the assessed value of all taxable real and personal property located within the City; now,
3 therefore, be it

4 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as
5 follows:

6 Section 1. Recitals. All of the recitals herein are true and correct.

7 Section 2. Conditions Precedent. All conditions, things, and acts required by law
8 to exist, to happen and to be performed precedent to the adoption of this Resolution
9 authorizing the issuance of the Bonds exist, have happened, and have been performed in
10 due time, form, and manner in accordance with applicable law, and the City is now
11 authorized pursuant to the Charter and applicable law to incur indebtedness in the
12 manner and form provided in this Resolution.

13 Section 3. Issuance of the Bonds. The Board of Supervisors hereby authorizes
14 the issuance and sale of \$390,000,000 aggregate principal amount of Bonds, designated
15 generally as “City and County of San Francisco General Obligation Bonds (Healthy, Safe
16 and Vibrant San Francisco, 2024).” The Controller’s Director of the Office of Public Finance
17 (“Director”) is hereby authorized to modify the general designation of the Bonds if, in the
18 Director’s sole discretion, a different designation is in the best interest of the City for
19 administrative, marketing, or descriptive purposes. The Bonds may be sold in one or more
20 series or subseries as the Board of Supervisors shall determine, may be sold on a
21 federally taxable or tax-exempt basis, and shall be sold in accordance with law, as such
22 law may from time to time be amended, supplemented or revised, and on the terms and
23 conditions approved by the Board of Supervisors in accordance with this Resolution, as
24 supplemented by such other Resolution or Resolutions relating to such series of Bonds
25 and as provided in the Resolution of the Board of Supervisors authorizing and directing

1 the sale of each series or subseries of Bonds (each, a "Sale Resolution"). Each series of
2 such Bonds may bear such additional or other designation as may be necessary or
3 appropriate to distinguish such series from every other series and from other bonds
4 issued by the City, or to identify the tax treatment of interest, interest rate determination
5 methodology, or other characteristics of such series, in each case as set forth in the
6 applicable Sale Resolution or as may be determined by the Director in the Director's sole
7 discretion. The offering and sale of the Bonds may be aggregated with the offering and
8 sale of other general obligation bonds being issued by the City, as authorized from time to
9 time by the Board of Supervisors. Each series of Bonds may bear interest at fixed or
10 variable rates, in each case as provided in the applicable Sale Resolution.

11 Section 4. Authentication and Registration. The Sale Resolution for each series or
12 subseries of Bonds shall set forth the form of such Bond, with such necessary or
13 appropriate variations, omissions, and insertions as may be permitted by Resolution.
14 "CUSIP" identification numbers may be imprinted on Bonds, but such numbers shall not
15 constitute a part of the contract evidenced by the Bonds and any error or omission with
16 respect thereto shall not constitute cause for refusal of any purchaser to accept delivery
17 of and to pay for the Bonds. In addition, failure on the part of the City to use such CUSIP
18 numbers in any notice to owners of the Bonds shall not constitute an event of default or
19 any violation of the City's contract with such owners and shall not impair the effectiveness
20 of any such notice.

21 The Bonds shall be signed by the Mayor of the City ("Mayor") or the Controller of
22 the City ("Controller") or the City Administrator of the City ("City Administrator") and
23 countersigned by the Clerk of the Board of Supervisors. The signatures of the Mayor, the
24 Controller and the City Administrator may be facsimile or manual. The signature of the
25 Clerk of the Board of Supervisors shall be manual. The Treasurer of the City ("City

1 Treasurer”) shall authenticate the Bonds by facsimile or manual signature and, when so
2 authenticated, shall deliver the Bonds to or for the account of the purchasers in exchange
3 for the purchase price thereof.

4 In case such officer(s) whose signature(s) or countersignature(s) appear(s) on a
5 Bond shall cease to be such officer(s) before the delivery of such Bond to the purchaser,
6 such signature(s) or countersignature(s) shall nevertheless be valid and sufficient for all
7 purposes as if the officer(s) had remained in office until the delivery of such Bond.

8 Section 5. Transfer or Exchange and Registration of Bonds. Any Bond may be
9 transferred or exchanged in accordance with its terms and the applicable Sale Resolution.
10 Each Bond shall be registered in accordance with the applicable Sale Resolution.

11 Section 6. General Redemption Provisions. The terms of redemption (whether
12 optional or mandatory redemption), if any, of any series of Bonds and the manner
13 prescribed for notice of any redemption of such series of Bonds shall be set forth in the
14 applicable Sale Resolution.

15 Each Sale Resolution shall provide that the Controller shall establish a redemption
16 account with the City Treasurer for such series or subseries of Bonds. The City Treasurer
17 shall provide for the deposit and application of moneys in such redemption account.

18 Section 7. Tax Levy; Pledge of Bond Account.

19 (a) Tax Levy. For the purpose of paying the principal of and interest on the
20 Bonds, the Board of Supervisors at the time of fixing the general tax levy shall fix, and in
21 the manner provided for such general tax levy, levy and collect annually until the Bonds
22 are paid, or until there shall be a sum set apart for that purpose in the treasury of the City
23 sufficient to meet all sums coming due for payment of principal of and interest on the
24 Bonds, a tax sufficient to pay the annual interest on the Bonds as the same becomes due
25 and also such part of the principal thereof as shall become due before the proceeds of a

1 tax levied at the time for making the next general tax levy can be made available for the
2 payment of such interest or principal; provided, however, that in fixing such tax levy for
3 each fiscal year, the Board of Supervisors shall take into account amounts then on
4 deposit in the Tax Revenues Subaccount pursuant to this subsection (a), if such amounts
5 are available to pay debt service on the Bonds.

6 Said tax shall be in addition to all other taxes levied for City purposes, shall be
7 collected at the time and in the same manner as other taxes of the City are collected, and
8 shall be used only for the payment of the Bonds and the interest accruing thereon.

9 All taxes collected pursuant to this subsection (a) shall be deposited forthwith in a
10 special subaccount to be designated as the "Tax Revenues Subaccount," which shall be a
11 subaccount within a special account to be designated as the "General Obligation Bonds
12 (Healthy, Safe and Vibrant San Francisco, 2024) Bond Account" ("Bond Account"). The
13 Bond Account and all subaccounts therein shall be administered by the City Treasurer
14 with all disbursements of funds therefrom subject to authorization of the Controller. The
15 Bond Account shall be kept separate and apart from all other accounts, and each
16 subaccount therein shall be kept separate and apart from all other subaccounts. Pursuant
17 to the applicable Sale Resolution, the Controller may establish with the City Treasurer
18 such additional accounts and subaccounts within the Bond Account or with any agent,
19 including but not limited to any paying agent or fiscal agent, as may be necessary or
20 convenient in connection with the administration of any series of Bonds, to provide for the
21 payment of principal and interest when due on such series of Bonds.

22 The City Treasurer shall deposit in the Bond Account from the proceeds of sale of
23 the Bonds, any moneys received on account of original issue premium and interest
24 accrued on the Bonds to the date of payment of the purchase price thereof, and such
25 other moneys, if any, as may be specified in the applicable Sale Resolution. So long as

1 any of the Bonds are outstanding, moneys in the Bond Account shall be used and applied
2 by the City Treasurer solely for the purpose of paying the principal of and interest on the
3 Bonds as such principal and interest shall become due and payable, or for purchase of
4 Bonds if permitted by the applicable Sale Resolution; provided, however, that when all of
5 the principal of and interest on the Bonds have been paid, any moneys then remaining in
6 said Bond Account shall be transferred to the City's general fund for any legally permitted
7 purpose. The Board of Supervisors shall take such actions annually as are necessary or
8 appropriate to cause the debt service on the Bonds due in any fiscal year to be included
9 in the budget for such fiscal year and to make the necessary appropriations therefor.

10 (b) Pledge. The Bond Account and all subaccounts and amounts on deposit
11 therein are hereby pledged for the payment of the principal of and interest on the Bonds
12 when and as the same become due, including the principal of any term Bonds required to
13 be paid upon the mandatory sinking fund redemption thereof. In addition, the payment of
14 such principal and interest shall be secured by the statutory lien of California Government
15 Code Section 53515, to the extent applicable to the amounts on deposit in the Bond
16 Account. Each and every series of Bonds issued under this Resolution shall be equally
17 and ratably secured by the pledge of this subsection (c), the foregoing statutory lien, and
18 the taxes collected pursuant to this Section 7.

19 Section 8. Administration and Disbursements From Bond Account.

20 (a) Interest. On or before June 15 and December 15 in each year that any of
21 the Bonds are outstanding (or, for any series of Bonds bearing interest at variable rates,
22 on such other dates as may be provided by the applicable Sale Resolution), the City
23 Treasurer shall set aside in the Bond Account and the appropriate subaccounts therein
24 relating to each series or subseries of the Bonds an amount which, when added to the
25 amount contained in the Bond Account and subaccounts therein on that date, if any, will

1 be equal to the aggregate amount of the interest becoming due and payable on each
2 series of the Bonds outstanding on such interest payment date.

3 (b) Principal. On or before June 15 in each year that any of the Bonds are
4 outstanding, the City Treasurer shall set aside in the Bond Account and the appropriate
5 subaccounts therein relating to each series of the Bonds an amount which will be equal to
6 the principal on each series of the Bonds outstanding that will become due and payable
7 on said June 15, including those Bonds subject to mandatory redemption on such date
8 pursuant to the provisions of the applicable Sale Resolution.

9 All moneys in the Bond Account shall be used and withdrawn by the City Treasurer
10 solely for the purpose of paying the principal of and interest on each series of the Bonds
11 as the same shall become due and payable. On June 15 and December 15 in each year
12 that any Bond is outstanding, the City Treasurer shall allocate, transfer, and apply to the
13 various subaccounts in the Bond Account created pursuant to the applicable Sale
14 Resolution, on such date on which payment of principal or interest on any series of Bonds
15 is due, from moneys on deposit in the Bond Account, an amount equal to the amount of
16 principal of, premium, if any, or interest due on said date with respect to each series of
17 the Bonds then outstanding. Unless other provision shall have been made pursuant to this
18 Resolution for the payment of any Bond, all amounts held in the various subaccounts of
19 the Bond Account created pursuant to a Sale Resolution shall be used and applied by the
20 City Treasurer to pay principal of, premium, if any, and interest due on the series of the
21 Bonds to which such subaccount relates, as and when due.

22 Section 9. Appointment of Depositories and Other Agents. The City Treasurer is
23 hereby authorized to appoint one or more depositories as the City Treasurer may deem
24 desirable and may authorize such depository to perform, under the supervision of the City
25

1 Treasurer, any of the City Treasurer's duties and responsibilities under this Resolution, to
2 the extent permitted by applicable law.

3 The City Treasurer is hereby also authorized to appoint one or more agents as the
4 City Treasurer may deem necessary or desirable. To the extent permitted by applicable
5 law and under the supervision of the City Treasurer, such agents may serve as paying
6 agent, fiscal agent, escrow agent or registrar for the Bonds or may assist the City
7 Treasurer in performing any or all of such functions and such other duties as the City
8 Treasurer shall determine including such duties and responsibilities of the City Treasurer
9 provided for in this Resolution. Such agents shall serve under such terms and conditions
10 as the City Treasurer shall determine. The City Treasurer may remove or replace agents
11 appointed pursuant to this Section 9 at any time.

12 Section 10. Project Account. There is hereby established a project account to be
13 designated as the "General Obligation Bonds (Healthy, Safe and Vibrant San Francisco,
14 2024) Project Account" ("Project Account"). The Project Account shall be maintained by
15 the City Treasurer, as a separate account, segregated and distinct from all other
16 accounts. The City Treasurer may establish such accounts and subaccounts within the
17 Project Account as may be necessary or convenient in connection with the administration
18 of the project or the Bonds.

19 All of the proceeds of the sale of the Bonds (excluding any premium and accrued
20 interest received thereon, unless otherwise determined by the Director of Public Finance)
21 shall be deposited by the City Treasurer to the credit of the Project Account and shall be
22 applied exclusively to the objects and purposes specified in Proposition B. When such
23 objects and purposes have been accomplished, any moneys remaining in such account
24 shall be transferred to the Bond Account established pursuant to Section 7 hereof and
25 applied to the payment of the principal of and interest on any series of Bonds. Amounts in

1 the Project Account may be applied to the payment of costs of issuance of the Bonds,
2 including, without limitation, bond and financial printing expenses, mailing and publication
3 expenses, rating agency fees, and the fees and expenses of paying agents, registrars,
4 financial consultants, bond counsel and disclosure counsel.

5 Section 11. Defeasance Provisions. A Sale Resolution may provide for the
6 defeasance of such series of Bonds authorized therein. Any Bonds which have been
7 deemed paid in accordance with the defeasance provisions of the applicable Sale
8 Resolution shall no longer be deemed outstanding under this Resolution.

9 Section 12. Tax Covenants. The Bonds may be issued as bonds the interest on
10 which is excluded from gross income for federal or state income tax purposes or as bonds
11 the interest on which is included in gross income for federal or state income tax purposes.
12 With respect to any series of the Bonds the interest on which is excluded from gross
13 income for federal or state income tax purposes, the City may make such covenants and
14 representations as are necessary to comply with applicable laws and regulations.

15 Section 13. Other Terms and Provisions Relating To the Bonds. The Sale
16 Resolution for any series of Bonds may provide for (a) the purchase of bond insurance or
17 other credit enhancement relating to such series of Bonds and to the establishment of
18 such additional terms and procedures as may be necessary to provide for the application
19 of such bond insurance or other credit enhancement for the benefit of the bondholders;
20 (b) the investment of moneys held in any fund or account relating to the Bonds in specific
21 categories or types of investments, so long as such investments are legal investments for
22 the City and in compliance with any policy or guideline of the City applicable thereto; and
23 (c) the adoption of any supplemental resolutions relating solely to such series or
24 subseries of Bonds.

1 Section 14. Supplemental Resolutions. For any one or more of the following
2 purposes and at any time or from time to time, a supplemental resolution of the City may
3 be adopted, which, without the requirement of consent of the owners of the Bonds, shall
4 be fully effective in accordance with its terms:

5 (a) To add to the covenants and agreements of the City in this Resolution or any
6 Sale Resolution, other covenants and agreements to be observed by the City which are
7 not contrary to or inconsistent with this Resolution or any Sale Resolution as theretofore
8 in effect;

9 (b) To add to the limitations and restrictions in this Resolution or any Sale
10 Resolution, other limitations and restrictions to be observed by the City which are not
11 contrary to or inconsistent with this Resolution or any Sale Resolution as theretofore in
12 effect;

13 (c) To confirm, as further assurance, any pledge under, and the subjection to
14 any lien or pledge created or to be created by this Resolution or any Sale Resolution as
15 then in effect, of any moneys, securities, or funds, or to establish any additional funds or
16 accounts to be held under this Resolution or any Sale Resolution;

17 (d) To cure any ambiguity, supply any omission, or cure or correct any defect or
18 inconsistent provision in this Resolution or any Sale Resolution; or

19 (e) To make such additions, deletions or modifications as shall not be materially
20 adverse to the owners of the Bonds as the City may reasonably determine from time to
21 time.

22 Any modification or amendment of this Resolution or any Sale Resolution and of
23 the rights and obligations of the City and of the owners of the Bonds, in any particular,
24 may be made by a supplemental resolution, with the written consent of the owners of at
25 least a majority in aggregate principal amount of the Bonds outstanding at the time such

1 consent is given (except as provided in the preceding paragraph). No such modification or
2 amendment shall permit a change in the terms or maturity of the principal of any
3 outstanding Bonds or of any interest payable thereon or a reduction in the principal
4 amount thereof or in the rate of interest thereon, or shall reduce the percentage of Bonds
5 the consent of the owners of which is required to effect any such modification or
6 amendment, or shall reduce the amount of moneys for the repayment of the Bonds,
7 without the consent of all the owners of such affected Bonds.

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

16 The Controller hereby certifies that the City has evaluated alternative funding
17 sources for the projects to be funded with bond proceeds.

18 Section 16. CEQA Determinations. The Board of Supervisors hereby reaffirms and
19 incorporates by reference the CEQA findings and determinations set forth in the 2024 Bond
20 Ordinance as if set forth in full herein. The use of bond proceeds to finance any identified
21 project or portion of any identified project with bond proceeds will be subject, as necessary, to
22 approval of the Board of Supervisors upon completion of any planning and any further
23 required environmental review under CEQA for the individual facilities and projects.
24
25

1 Section 17. Planning Code. The Board of Supervisors hereby adopts and
2 incorporates by reference the findings and declarations in Ordinance No. 186-24 relative
3 to (i) the conformance of the Bonds to the priority policies of Section 101.1(b) of the San
4 Francisco Planning Code, (ii) the conformance of the Bonds to Section 4.105 of the
5 Charter and Section 2A.53(f) of the Admin. Code, and (iii) the consistency of the Bonds
6 with the City's General Plan, all as more fully set forth in the General Plan Referral Report
7 dated May 6, 2024, a copy of which is on file with the Clerk of the Board of Supervisors in
8 File No. 240497.

9 Section 18. Ratification. All actions heretofore taken by officials, employees, and
10 agents of the City with respect to the sale and issuance of the Bonds consistent with any
11 documents presented and this Resolution are hereby approved, confirmed, and ratified.

12 Section 19. General Authority. The Mayor, the City Treasurer, the Clerk of the
13 Board of Supervisors, the City Administrator, the Controller and the Director, in
14 consultation with the City Attorney, are each hereby authorized and directed in the name
15 and on behalf of the City to take any and all steps and to issue and deliver any and all
16 certificates, requisitions, agreements, notices, consents, and other documents, including
17 but not limited to, letters of representations to any depository or depositories, which they
18 or any of them might deem necessary or appropriate in order to consummate the lawful
19 issuance, sale, and delivery of the Bonds and otherwise to give effect to this Resolution.
20 Any such actions are solely intended to further the purposes of this Resolution, and are
21 subject in all respects to the terms of this Resolution. No such actions shall increase the
22 risk to the City or obligate the City to spend any resources not otherwise granted herein.
23 Final versions of any such documents shall be provided to the Clerk of the Board of

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Supervisors for inclusion in the official file within 30 days (or as soon thereafter as final documents are available) of execution by all parties.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Mark D. Blake
MARK D. BLAKE
Deputy City Attorney

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Items 8-10 Files 25-0349, 25-0351, 25-0352	Department: Office of Public Finance, Public Works, Municipal Transportation Agency, Department of Public Health
EXECUTIVE SUMMARY	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed resolutions provide for the (1) issuance of \$390 million of 2024 Healthy, Safe and Vibrant San Francisco General Obligation Bonds, and (2) authorize the first sale of those bonds, up to \$218 million (Series 2025F). • The proposed ordinance would appropriate \$218 million of bond proceeds to the Department of Public Health, Department of Public Works, and the Municipal Transportation Agency for capital projects. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • In November 2024, San Francisco voters approved Proposition B, the 2024 Healthy, Safe and Vibrant San Francisco General Obligation Bond. Proposition B authorizes the City to issue up to \$390 million in general obligation bonds • DPH is using bond proceeds to fund a seismic retrofit and renovation of the Chinatown Public Health Center, the relocation of the City Clinic to a new building, and critical repairs and renovations at the General Hospital and Laguna Honda Hospital. DPW and MTA are using bond proceeds to fund street safety and streetscape improvements on four street corridors and improve traffic signals at 17 intersections citywide. DPW is also using bond proceeds to fund the renovation of Harvey Milk Plaza. • The administration will request a reduction in the bond sale resolution and appropriation from \$218 million to \$194 million to reflect delays in starting the Harvey Milk Plaza project. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The Office of Public Finance estimates that the proposed debt would result in an average annual debt service cost of \$15.2 million. Over the anticipated 20-year life of the bonds, the total debt service is estimated at \$304.6 million. • Bonds are repaid by special property taxes. The proposed transactions comply with the City's debt limit policy and property tax rate policy, which limits property taxes for general obligation bond debt to no more than \$0.1201 per \$100 of assessed value. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approve the proposed resolutions and ordinance. 	

MANDATE STATEMENT

City Charter Section 9.106 states that the Board of Supervisors approves the issuance of general obligation bonds. Section 9.106 also limits outstanding general obligation bond indebtedness to three percent of the assessed value of all taxable real and personal property located within the City.

City Charter Section 9.105 states that amendments to the Annual Appropriation Ordinance are subject to Board of Supervisors approval by ordinance after the Controller certifies the availability of funds.

City Charter Section 9.118(b) states that any contract entered into by a department, board or commission that (1) has a term of more than ten years, (2) requires expenditures of \$10 million or more, or (3) any modification of such contracts of more than \$500,000 is subject to Board of Supervisors approval.

BACKGROUND

In November 2024, San Francisco voters approved Proposition B, the 2024 Healthy, Safe and Vibrant San Francisco General Obligation Bond. Proposition B authorizes the City to issue up to \$390 million in general obligation bonds for the following uses:

- \$99.1 million for community health centers,
- \$66 million for General Hospital and Laguna Honda Hospital repair projects,
- \$40 million for seismic upgrades at General Hospital,
- \$63.9 million for street safety improvements,
- \$71 million for public space improvements, and
- \$50 million for homeless shelters.

According to the Office of Public Finance, the proposed first bond sale of up to \$218 million of the total \$390 million is expected to occur in August 2025 upon Board of Supervisors approval of the bond issuance (File 25-0352).

DETAILS OF PROPOSED LEGISLATION

File 25-0351: The proposed resolution would:

1. Provide for the issuance of not-to-exceed \$390 million aggregate principal amount of 2024 Healthy, Safe and Vibrant San Francisco General Obligation Bonds,
2. Authorize the issuance and sale of the bonds,
3. Provide for the levy of a property tax to pay the principal and interest,
4. Provide for the appointment of depositories and other agents for the bonds,
5. Provide for the establishment of accounts related to the bonds,

6. Reaffirm findings under the California Environmental Quality Act (CEQA), the CEQA Guidelines and Administrative Code, Chapter 31 previously adopted by the Board of Supervisors related to the projects,
7. Find that the proposed project is in conformity with the priority policies of Planning Code, Section 101.1 and with the General Plan consistency requirement of Charter, Section 4.105, and Administrative Code, Section 2A.53,
8. Ratify certain actions previously taken; and
9. Grant general authority to City officials to take necessary actions related to the issuance and sale of the bonds.

File 25-0352: The proposed resolution would:

1. Authorize the sale of not-to-exceed \$218 million aggregate principal amount of 2024 Healthy, Safe and Vibrant San Francisco General Obligation Bonds (Series 2025F),
2. Prescribe the form and terms of the bond,
3. Provide for the appointment of depositories and other agents for the bonds,
4. Provide for the establishment of accounts related to the bonds,
5. Provide for the manner of sale of the bonds by competitive or negotiated sale or private placement,
6. Approve the forms of Official Notice of Sale and Notice of Intention to Sell Bonds,
7. Direct the publication of the Notice of Intention to Sell Bonds,
8. Approve the form of the Bond Purchase Contract,
9. Approve the form of the Preliminary Official Statement and the execution of the Official Statement relating to the sale of the bonds,
10. Approve the form of the Continuing Disclosure Certificate,
11. Authorize and approve modifications to documents,
12. Ratify certain actions previously taken, and
13. Grant authority to City officials to take necessary actions for the authorization, issuance, sale, and delivery of the bonds.

File 25-0349: The proposed ordinance would appropriate \$218 million of the Series 2025F Healthy, Safe, and Vibrant San Francisco General Obligation Bond proceeds to the Department of Public Health (DPH), Department of Public Works (DPW), and the Municipal Transportation Agency (MTA) for upgrades, improvement, and expansion of public health facilities, pedestrian and street safety improvements, enhancement of streetscapes and public space improvements. The \$218 million appropriation would be placed on Controller's Reserve pending receipt of bond funds.

Amendments to Proposed Bond Sale & Appropriation

The Controller's Office will propose amendments to the bond sale resolution and appropriation to (1) reallocate \$1.5 million of the project fund appropriation from the ZSFG Chiller and Cooler Tower project to ZSFG Building 3 Retrofit project, and (2) reduce the allocation of \$24,792,279 for the Harvey Milk Plaza project to \$894,856, reducing the bond sale amount from \$218 million to \$194 million.

Bond Characteristics

The proposed resolutions authorize the Director of Public Finance (or Controller or their designee) to determine the sale date, interest rates, principal amount, and maturity dates of the bonds, subject to the following conditions: (1) the true interest cost shall not exceed 12 percent; and (2) the bonds have a maximum maturity date no later than 30 years after the date of issuance.

The proposed bonds will be structured as either tax-exempt and/or taxable depending on eligibility of project expenditures for tax exemption and/or market conditions.

Finally, the Office of Public Finance intends to pursue a competitive sale of the proposed bonds. However, a negotiated sale may be pursued if the bond structure or market conditions make a negotiated sale preferable. For that reason, the proposed resolution includes a form bond purchase contract.

Proposed Sources and Uses of Bond Funds

Exhibit 1 below summarizes the anticipated sources and uses of the proposed bond proceeds. The appropriation ordinance provides spending authority for the bond proceeds and transaction costs; it is not controlled at the project level, which is shown in the table below for context.

Exhibit 1 below reflects the amendments proposed by the Controller's office noted above.

Exhibit 1: Proposed Sources and Uses of Series 2025F Bond Proceeds

Estimated Sources	Total
Par Amount	\$189,850,000
Reserve for Market Uncertainty	4,150,000
Total Sources	\$194,000,000
Estimated Uses	
<i>Public Health (DPH)</i>	
Chinatown Public Health Center Retrofit & Renovation	\$70,509,241
City Clinic Relocation	27,767,353
ZSFG Building 3 Retrofit	2,967,703
LHH NPC ¹ Sewage Containment	2,236,263 ²
LHH Pot Washer	2,677,566
LHH HVAC Replacements	1,274,323
LHH Kitchen Floor Replacement	12,396,139
ZSFG Building 5 Fire Alarm Replacements - Phase 3	1,021,442
ZSFG NPC 4 Compliance	1,483,382
ZSFG NPC 5 Compliance	500,000
ZSFG Chiller & Cooling Tower Replacements	8,416,912
ZSFG Psychiatric Emergency Services (PES)	12,495,309
<i>Pedestrian & Roadway Improvements (DPW, MTA)</i>	
11th Street Safety Improvement Project (DPW)	9,817,742
Howard Streetscape (DPW)	3,570,088
5th Street Streetscape (DPW)	6,768,292
Traffic Signal Modifications (DPW)	6,098,901
Central Embarcadero (DPW)	5,950,147
11th Street Safety Improvement Project (MTA)	1,090,860
Howard Streetscape (MTA)	396,676
5th Street Streetscape (MTA)	2,256,097
Traffic Signal Modifications (MTA)	6,098,901
Central Embarcadero (MTA)	1,487,537
<i>Public Spaces (DPW)</i>	
Harvey Milk Plaza	894,856
Subtotal, Bond Proceeds for Projects	\$188,175,730
CON Audit	376,352
Oversight Committee	189,850
Cost of Issuance	918,218
Underwriters Discount	189,850
Reserve for Market Uncertainty	4,150,000
Total Uses	\$194,000,000

Source: Appropriation Ordinance (File 25-0349), Office of Public Finance, DPW, DPH, and SFMTA

^a Costs of issuance include bond counsel, auditor, regulator, and other costs.

^b Underwriters discount is the difference in the price paid to the issuer and the prices at which the bonds are initially offered to investors.

Bond Projects

As shown in Exhibit 1 above, DPH, DPW and MTA are requesting \$188,175,730 in the first bond issuance to fund projects in the following bond categories: public health, pedestrian and roadway safety, and public spaces, which are described below. Further details about all the bond projects are included as an attachment to this report. Non-construction contracts that exceed \$10 million or ten years will be subject to Board of Supervisors approval. According to the Office of Public Finance, if any projects are not ready to move forward for implementation, the bond issuance will be sized down accordingly before sale.

Public Health

The first bond issuance would fund a total of \$143,745,633 in public health projects. DPH intends to use these bond proceeds to fund a seismic retrofit and renovation of the Chinatown Public Health Center, as well as the relocation of the City Clinic³ to a new building⁴. In addition, DPH plans to fund critical repairs and renovations at the Zuckerberg San Francisco General Hospital (ZSFG) and Laguna Honda Hospital (LHH), including a seismic retrofit of ZSFG Building 3 and multiple infrastructure projects (e.g., LHH kitchen floor replacement and sewage containment, ZSFG fire alarm system replacement in Building 5) to ensure the hospitals remain compliant with federal and state regulations.

Pedestrian & Roadway Improvements

The first bond issuance would fund a total of \$43,535,241 in pedestrian and roadway improvement projects. DPW and MTA intends to use these bond proceeds to fund street safety and streetscape improvements on 11th Street between Market and Bryant Street, Howard Street between 4th and 11th Streets, 5th Street between Market and Townsend Streets, and Embarcadero between Folsom and Brannan Streets. In addition, DPW and MTA plan to fund traffic signal improvements at 17 intersections citywide.

¹ NPC stands for Non-Structural Performance Category which measures the probable seismic performance of building contents (such as pipes, sewage, water, electrical systems), equipment, and systems critical to patient care.

² The NPC sewage containment project amount is \$247,925. According to DPH, the contingency amount of \$1,988,338 was consolidated with this project because the City's financial system was not set up to hold contingency; these funds will be re-allocated to other projects once received but will be used for the Public Health Critical Repairs & Renovations projects as needed.

³ City Clinic provides sexual health services and resources to residents

⁴ According to DPH, a site has not been identified yet. DPH is currently reviewing sites with the Real Estate Division, and a timeline is unclear. DPH states if one of the sites under consideration now moves forward, the department would introduce legislation to the Board in approximately October 2025.

Public Spaces

The first bond issuance would fund a total of \$894,856 in public spaces projects. DPW intends to use these bond proceeds to fund the renovation of Harvey Milk Plaza, which includes street improvements, public enhancements such as landscaping and lighting, and accessibility improvements to ensure ADA compliance. The original plan for the bond sale was to include \$24,792,279 for this project, however the project is behind schedule and only \$894,856 is being requested. As of this writing, DPW could explain why the project was behind schedule.

Bond Accountability Report Waived

The proposed bond resolution waives the deadline for submission of the Bond Accountability reports under Admin Code Section 2.71(a) and 2.71(b), which states that such reports should be submitted to the Board of Supervisors 60 days prior to the approval of the relevant bond appropriation and/or sale. Bond Accountability reports include details of the projects proposed to be funded with new bond sales, as well as spending on previously approved bond sales.

However, the departments have submitted a draft of the Bond Accountability report to the Office of Public Finance on May 2, 2025 prior to the May 14, 2025 Budget & Finance Committee meeting.

FISCAL IMPACT**Annual Debt Service**

Based on an estimated true interest rate of 5.12 percent, the Office of Public Finance estimates that the proposed general obligation bond debt would result in an average annual debt service cost of approximately \$15.2 million, paid for by special property taxes. Over the anticipated 20-year life of the bonds, the total debt service is estimated at \$304.6 million. The estimated debt service is comprised of approximately \$114.8 million in interest payments and \$189.8 of principal repayments.

Debt Limit

The proposed bond sale complies with the City's debt limit policy. Section 9.106 of the City Charter limits the amount of GO bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The City's general obligation debt limit for FY 2024-25 is approximately \$10.54 billion, based on a total assessed valuation of approximately \$351.3 billion.

According to the Controller's Office of Public Finance, as of April 1, 2025, the City had outstanding general obligation bond debt of approximately \$2.8 billion, which equals approximately 0.8 percent of the City's assessed valuation. If the Board of Supervisors approves the proposed bonds, the debt ratio would increase to 0.86 percent, which is under the three percent debt limit.

If all of the City's voter-authorized and unissued general obligation bonds were issued, the total debt burden would be 1.19 percent of the net assessed value of property in the City.

Property Tax Rates

General obligation bond debt service is paid for through an increase in the annual Property Tax rate. According to the Controller's Office of Public Finance, if the Board of Supervisors approves the issuance of the bonds, the total increase in the Property Tax rate is estimated to average \$0.00485 per \$100 of assessed value over the anticipated 20-year term of the bonds. The owner of a residence with an assessed value of \$600,000, assuming a homeowner's exemption of \$7,000, would pay average additional property taxes to the City of approximately \$25.71 per year if the anticipated amount of \$194,000,000 of bonds are sold.

Capital Plan

The Capital Planning Committee approved a financial constraint regarding the City's planned use of general obligation bonds such that debt service on approved and issued general obligation bonds would not increase property owners' long-term property tax rates above FY 2005-06 levels, or \$0.1201 per \$100 of assessed value. The FY 2024-25 property tax rate, including debt service on the proposed bonds, is \$0.1060 per \$100 of assessed value, which is below that constraint. The Board of Supervisors approved the FY 2024-25 property tax rate in September 2024 (File 24-0851)

RECOMMENDATION

Approve the proposed resolutions and ordinance.

Project	Description	Estimated Project Completion Date	Proposed Series 2025F GO Bond Amount	Total Estimated Project Budget
Public Health (DPH)				
Chinatown Public Health Center Retrofit & Renovation	Seismically retrofit and renovate the Chinatown Public Health Center, adding primary care, behavioral health care, and dental care capacity. The renovation will also co-locate Chinatown Child Development Center from their current leased site into the newly renovated center	November 2027	\$70,509,241	\$76,100,000
City Clinic	Relocation of City Clinic. Funds will be used to purchase and modify a site for City Clinic's use, providing a larger lab space, greater privacy in patient care areas, and improved accessibility. A new site is not yet identified.	Timeline undetermined until a site is identified	\$27,767,353	\$28,000,000
ZSFG Building 3 Retrofit	Seismic bracing of Building 3, renovation of Anatomic Pathology, and the renovation of upper floors for hospital administrative and provider use.	May 2028	\$2,967,703	\$40,000,000
LHH HVAC Replacements	Commission of study to evaluate salt air damage (corrosion) and overworking of the HVAC units serving LHH. Replacement of HVAC packaged units would follow, with most critical units being replaced first.	November 2028	\$1,274,323	\$10,600,000
LHH Kitchen Floor Replacement	Replace the kitchen floor to address breaking floor tiles and to correct faulty drains. The floor replacement will be a contiguous, liquid applied thermal shock resistant system. A temporary kitchen will also be constructed to continue food production during construction	April 2026	\$12,396,139	\$16,949,720

Project	Description	Estimated Project Completion Date	Proposed Series 2025F GO Bond Amount	Total Estimated Project Budget
LHH NPC Sewage Containment	Install a sewage system capable of containing 72 hours' worth of waste during an emergency where the existing sewage system is unusable. This work is a Department of Health Care Access and Information (HCAI) regulatory requirement.	October 2028	\$2,236,263	\$6,400,000
LHH Pot Washer	Replace the kitchen pot washer; it has reached end of life and has recurring maintenance issues.	August 2026	\$2,677,566	\$2,854,695
ZSFG Building Fire Alarm System Replacement	Replace aging and failing fire alarm system with a new fire alarm system throughout building 5.	December 2028	\$1,021,442	\$8,500,000
ZSFG NPC 4 Compliance	Demolish selective walls within ZSFG's service building to enable the anchoring of equipment to achieve an NPC rating of 4.	July 2026	\$1,483,382	\$2,000,000
ZSFG NPC 5 Compliance	Fund DPW services to produce a report documenting ZSFG water and sewer storage capacity for emergency services and required changes to water and sewage capacity	July 2026	\$500,000	\$500,000
Psychiatric Emergency Services (PES) Renovation	Relocation and expansion of the Psychiatric Emergency Services (PES) unit within Building 5 to accommodate an increasing census.	August 2026	\$12,495,309	\$32,300,000
ZSFG Chiller & Cooling Tower	Replacement of a chiller and cooling towers that failed in 2023	December 2028	\$8,416,912	\$67,647,094

Project	Description	Estimated Project Completion Date	Proposed Series 2025F GO Bond Amount	Total Estimated Project Budget
Pedestrian & Roadway Improvements (DPW and MTA)				
11th Street Safety Improvement Project	Pedestrian, bicycle, and traffic safety improvements, including safety/accessibility upgrades (e.g., parking protected bike lanes, bulbouts), sidewalk improvements, daylighting, landscaping, water/sewer utilities upgrades, pavement base repair, among other work.	Fall 2027	\$10,908,602	\$17,000,000
Howard Streetscape	Safety, accessibility and infrastructure upgrades, including raised crosswalks, protected two-way bike lanes, curb ramps, sidewalk widening and repairs, utility and pavement work, among other upgrades.	Summer 2027	\$3,966,764	\$48,744,000
5th Street Streetscape	Safety, accessibility and infrastructure upgrades, including raised crosswalks, protected bikeways, transit boarding islands, and signal timing adjustments	Summer 2027	\$9,024,389	\$14,000,000
Contract 35 Signal Mod	Traffic signal improvements for 17 intersections based on collision analysis and operational review	Fall 2027	\$12,197,802	\$20,300,000
Central Embarcadero	Safety and accessibility upgrades, including protected bikeways, pedestrian enhancements, and public space upgrades.	Summer 2027	\$7,437,684	\$11,500,000
Public Spaces (DPW)				
Harvey Milk Plaza	Enhancement of Harvey Milk Plaza, including accessibility improvements to ensure ADA compliance, memorial/cultural installations, landscaping, lighting, native plantings.	Summer 2028	\$894,856	\$27,100,000

Sources: DPH, DPW, MTA, OPF



General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024)

**Request for Approval
Authorizing Resolution
1st Issuance Sale Resolution
Supplemental Appropriation**

**Budget and Finance Committee
May 14, 2025**



Isabel Ochoa, Department of Public Health
Bruce Robertson, Department of Public Works
Vishal Trivedi, Controller's Office of Public Finance (OPF)

General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024)

Action Items

- **File No. 250351** Resolution authorizing the issuance of a not to exceed \$390,000,000 aggregate principal amount of City and County of San Francisco General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024)
- **File No. 250352** Resolution authorizing the sale of the first issuance of General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024), Series 2025F, not to exceed \$218,000,000
- **File No. 250349** Ordinance appropriating a total of \$218,000,000 of General Obligation (GO) bond proceeds from Series 2025F Healthy, Safe and Vibrant SF GO Bonds to DPH, DPW, MTA for healthcare, transportation, pedestrian and street improvements

General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024), First Issuance

Project	Amount to be Issued
Chinatown Public Health Center	\$70,509,241
City Clinic	\$27,767,353
ZSFG Building 3	\$2,967,703*
ZSFG & LHH Critical Repairs & Renovations	\$42,501,336*
11 th St Safety Improvements	\$10,908,602
Howard Streetscape	\$3,966,764
5 th St Streetscape	\$9,024,389
Contract 35 Signal Modifications	\$12,197,802
Central Embarcadero	\$7,437,684
Harvey Milk Plaza	\$24,792,279**
Bond Proceeds for Projects:	\$212,073,153

** Totals reflect proposed \$1,500,000 swap of project funds*

*** To be revised*

Public Health Projects

Isabel Ochoa
DPH

Public Health Bond History



City & County of San Francisco
Department of Public Health



2008 SFGH Improvement Bonds

2016 Public Health & Safety Bond

2020 Health & Recovery Bond

2024 Healthy, Safe & Vibrant SF Bond

- \$887M 2008 bond was a major investment to rebuild the hospital, improving seismic safety
- This work included modernizing hospital facilities and expanding capacity
- \$350M in funding continued investments in improving, and expanding ZSFG care
- This bond also began major investments in the modernization and seismic strengthening of SFDPH clinics and health centers, renovating CMHC & MHHC, and building a new SEHC
- The 2016 bond also helped fund the construction of Maria X Martinez Health Resource Center
- \$60M in funding made critical investments in expanding access to behavioral health care
- Treasure Island Residential Step-Down Facility is at 100% CD, and will add 84 new beds to the behavioral health continuum of care
- This \$205.1M in funding continues to improve seismic safety at clinics, funding the retrofit of the only remaining SHR4 clinic, and further modernizing SFDPH's network of clinics
- This bond will also continue to increase seismically safe square footage at ZSFG, adding 65,000 sq. ft.

Equity & Resilience



City & County of San Francisco
Department of Public Health



Majority of patients served at CPHC & City Clinic are people of color

Improving facilities & services, including improving seismic safety, ensures equitable access to quality care for the many populations we serve

Majority of resident care at LHH is funded by Medi-Cal & Medicare

Being a Medi-Cal & Medicare patient should not mean compromising on quality

Improved building systems will mitigate effects of climate change on patients & staff

Protecting vulnerable patients from heat waves and poor air quality will improve health outcomes and ensure continued regulatory compliance

Bond will fund seismic improvements for multiple SFPD buildings

Increasing the safety of patients and staff and safeguarding the continuity of services during an earthquake will build a more resilient system of care



Chinatown Public Health Center Retrofit & Renovation



City & County of San Francisco
Department of Public Health

- Renovation will include a seismic retrofit of the SHR4 clinic and modernization of building systems, including making Chinatown Public Health Center SFPD's first fully electric building
- Capacity will expand with the addition of 3 primary care exam rooms, 3 primary care consult rooms, 1 behavioral health consultation room, and 1 dental operatory
- Project will co-locate Chinatown Child Development Center within the renovated Chinatown Public Health Center, improving access and reducing SFPD's portfolio of leased space



Total Bond Budget:	\$71,100,000
Amount to be issued:	\$71,100,000
Amount Spent To-Date:	\$4,375,182

Permitting
In Progress

Temp Clinic Relocation
Sep 2025

Bid/Award
Jul 2025

Construction
Jan 2026

Substantial Completion
Nov 2027

City Clinic Relocation



City & County of San Francisco
Department of Public Health

- City Clinic will relocate into a new building, presenting a great opportunity to find a site better suited to the needs of the clinic
- New site will provide a larger, safer, more efficient lab, increased privacy in exam and consultation rooms, and greater accessibility
- More modern building systems will increase reliability of services by reducing unplanned closures City Clinic endures when building system failures make the clinic unfit for patient care
- Seismic safety will be a key priority in site selection



Total Bond Budget:	\$28,000,000
Amount to be Issued:	\$28,000,000
Amount Spent To-Date:	\$0

Site Selection
In Progress

Purchase
TBD

Tenant Improvement
Planning
TBD

Construction
TBD

ZSFG Building 3 Retrofit



City & County of San Francisco
Department of Public Health

- Project will seismically retrofit Building 3, adding 65,000 seismically safe sq. ft. to the ZSFG campus
- Additional safe square footage will allow ZSFG to relocate hospital staff from seismically vulnerable space, helping ensure continuity of operations in the aftermath of an earthquake



Total Bond Budget:	\$40,000,000
Amount to be Issued:	\$3,000,000
Amount Spent To-Date:	\$0

Planning/Design
In Progress

Permitting
May 2026

Bid/Award
Oct 2026

Construction
May 2027

Substantial Completion
May 2028

Prioritization of Critical Repairs & Renovations



City & County of San Francisco
Department of Public Health



Patient Safety Is Top Priority

For example, ensuring hospitals can maintain safe temperatures for vulnerable patients and residents

For example, ensuring that fire life safety systems are functional and reliable

Regulatory Compliance is Non-Negotiable

For example, ensuring compliance with ever-changing regulatory requirements

For example, ensuring that regulatory concerns noted during LHH re-certification are addressed before they are cited



ZSFG & LHH Critical Repairs & Renovations



City & County of San Francisco
Department of Public Health

Project	Total Bond Budget	Total to be Issued*	Expected Completion
LHH NPC Sewage Containment	\$5.6M	\$0.25M	Oct 2028
LHH HVAC Replacements	\$10.6M	\$1.25M	Nov 2028
LHH Kitchen Floor	\$12.5M	\$12.5M	Apr 2026
LHH Pot Washer	\$2.7M	\$2.7M	Aug 2026
ZSFG Building 5 Fire Alarm Upgrade	\$8M	\$1M	Dec 2028
ZSFG NPC	\$2M	\$2M	Jul 2026
ZSFG Chiller & Cooling Tower	\$10M	\$8.5M	Dec 2028
ZSFG Psychiatric Emergency Services (PES)	\$12.6M	\$12.6M	Aug 2026
<i>Contingency</i>	<i>\$2M</i>	<i>\$2M</i>	

Challenges & Opportunities



City & County of San Francisco
Department of Public Health

- High volume of projects at ZSFG and LHH means sequencing based on importance and operational impacts will be key
 - City Clinic project will be a relocation, meaning the search and negotiation for a new site adds uncertainty to the schedule
 - There is a possibility that the Critical Repairs budget would be reprioritized if new projects pose higher safety and regulatory concerns
 - Seismic bracing on Broadway St under CPHC during the renovation will impact the neighborhood
- CPHC renovation will not only expand CPHC capacity, but also allow Chinatown Child Development Center to co-locate, eliminating an SFDPH lease
 - Relocating City Clinic is an opportunity to find a site better suited for the clinic rather than working within the constraints of their existing site
 - There is a desperate department-wide need for seismically safe space, and this bond will add 95,982 seismically safe square feet
 - Critical repairs funding will ensure continued operations and compliance at the hospitals by allowing key safety and compliance projects to finally move forward

Street Safety Improvements

**(Public Works &
MTA)**

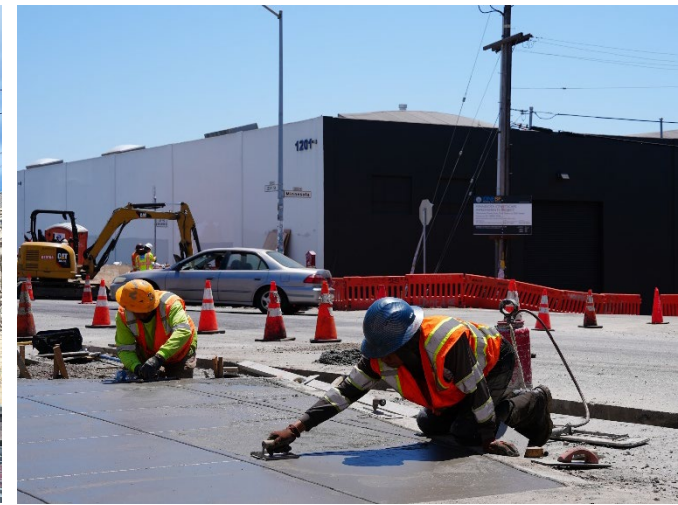
**Bruce Robertson
Public Works**

Street Safety Improvements (Public Works & MTA)



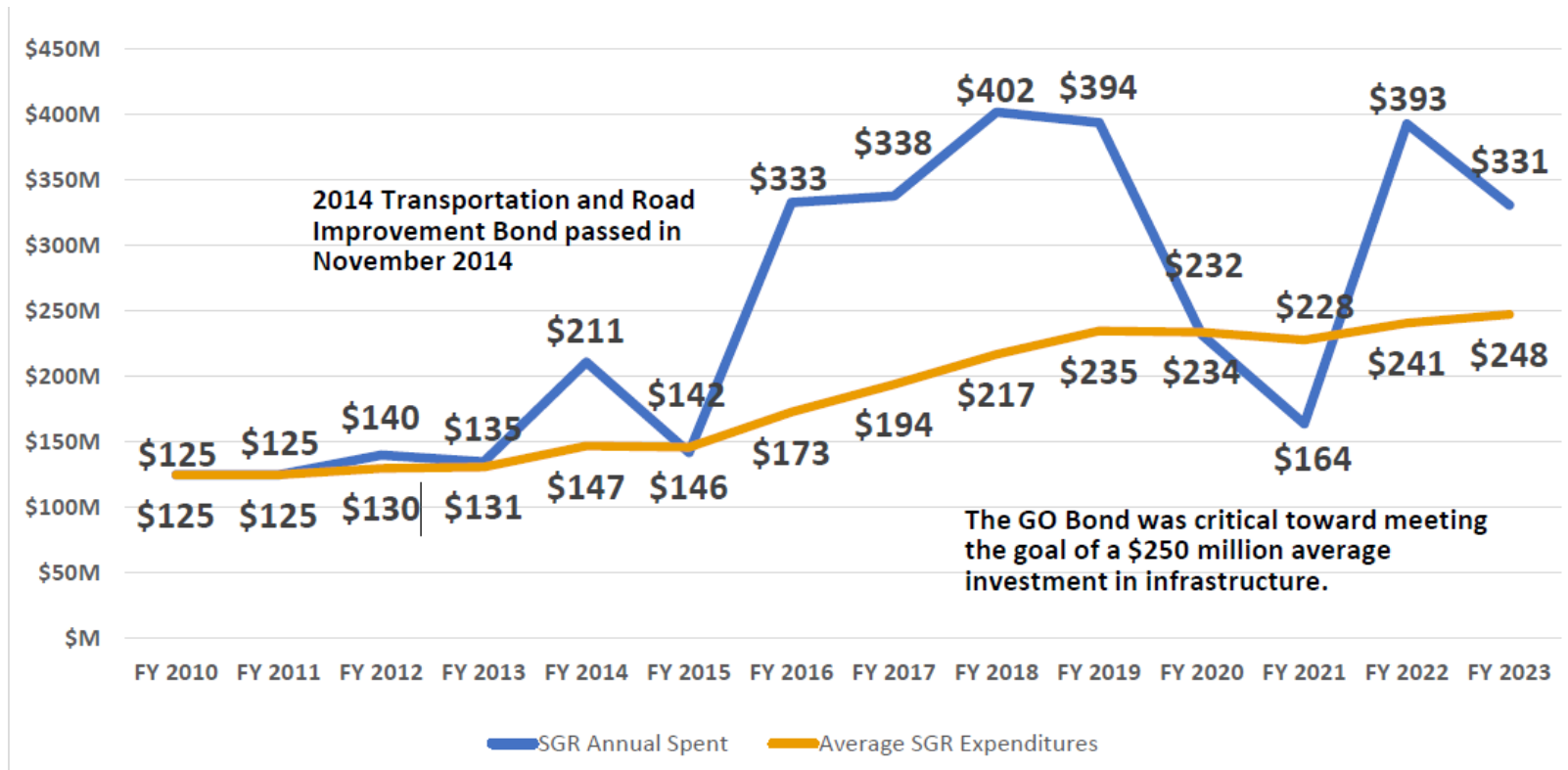
Street Safety Improvements (Public Works & MTA)

The City prioritizes investing in critical infrastructure and safety improvements for our transit, walking and biking networks so San Franciscans can choose these options first.



Street Safety Improvements (Public Works & MTA)

Background: 2014 Transportation Bond



The City GO Bond Program is a critical source for investment in infrastructure improvements. The **2014 Transportation and Road Improvement GO Bond** had a significant impact in keeping the transportation system in a State of Good Repair.

Street Safety Improvements (Public Works & MTA)

Background: 2014 Transportation Bond

1st Issuance: \$67 M

Issued: June 2015
Spent: 97.2%

2nd Issuance: \$174.4 M

Issued: February 2018
Spent: 96.4%

3rd Issuance: \$135.8 M

Issued: February 2020
Spent: 87.0%

4th Issuance: \$122.8 M

Issued: August 2021
Spent: 76.2%

Source:

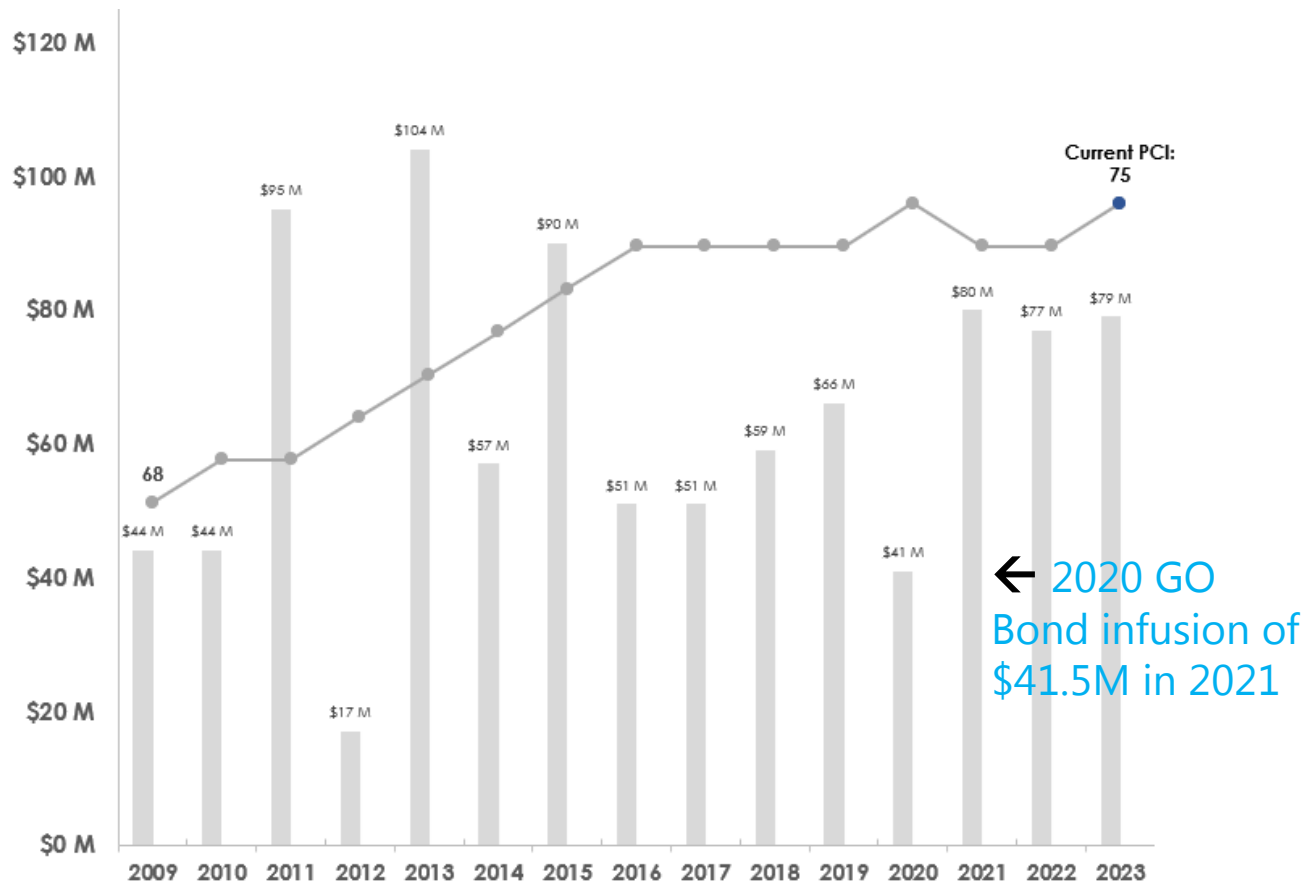
[October 2024 GOBOC Report](#)

Our investment in project delivery resulted in successful delivery of the 2014 Transportation and Road Improvement GO Bond Program.

- All funds were issued and **appropriated within 7 years.**
- Most **major MTA projects completed within 10 years**, with Better Market Street, Phase 1, completed and BART canopies in construction.
- **89% funds expended or encumbered.**

Street Safety Improvements (Public Works & MTA)

Background: 2020 Health and Recovery Bond



Similarly, the Right-of-Way Repair component of the **2020 Health and Recovery GO Bond** had a significant impact in maintaining the City's Pavement Condition Index (PCI) at 75 and addressing critical infrastructure improvements in curb ramps, street structures and plazas.

Street Safety Improvements (Public Works & MTA)

Background: 2020 Health and Recovery Bond

\$41.5 M was issued in August 2021 to fund the Right-of-Way Repair component of the 2020 Health and Recovery GO Bond



- 96% of funds spent down within 3 years of issuance
- Two of the three major subprograms have already exceeded performance measure goals

Street Safety Improvements (Public Works & MTA)

Projects: 2024 Healthy, Safe and Vibrant SF

In November 2024, the Healthy, Safe and Vibrant San Francisco Bond received sufficient voter support for **\$390 M** in bond funds toward capital improvements. **\$63.9 M** is reserved for street safety improvements.

All projects are located on the San Francisco High Injury Network¹ and all but one are in Historically Disadvantaged Neighborhoods².

¹ San Francisco Vision Zero High Injury Network ([2022 data](#))

² Metropolitan Transportation Commission [Plan Bay Area 2050 tract information](#)

Street Safety Improvements (Public Works & MTA)

Projects: 2024 Healthy, Safe and Vibrant SF

Project	Total Project Cost	2024 Bond	Other Funding
11th Street Safety Improvement Project	\$ 17,000,000	\$ 11,000,000	\$ 6,000,000
Howard Streetscape	\$ 48,744,000	\$ 4,000,000	\$ 44,744,000
5th Street Streetscape	\$ 14,000,000	\$ 9,100,000	\$ 4,900,000
Contract 35 Signal Mod	\$ 20,300,000	\$ 12,300,000	\$ 8,000,000
Central Embarcadero	\$ 11,500,000	\$ 7,500,000	\$ 4,000,000
Mission Street Pavement Renovation ¹	\$ 25,000,000	\$ 20,000,000	\$ 5,000,000
Total	\$ 137,244,000	\$ 63,900,000²	\$ 73,344,000

¹ Mission Street will be funded by a future issuance

² \$364,759 of the 2025F (1st) issuance Street Safety component will support cost of issuance, CON audit fees and GOBOC oversight

Street Safety Improvements (Public Works & MTA)

Projects: 11th Street Safety Improvement Project



Location: ***11th Street from Market to Bryant streets***

Preliminary Schedule

Planning/Design	In Progress – Winter 2026
Construction	Summer 2027 – Fall 2028

Street Safety Improvements (Public Works & MTA)

Projects: Howard Streetscape



Location: ***Howard Street from 4th to 11th streets***

Preliminary Schedule

Planning/Design

Construction

In Progress – Winter 2025

Winter 2026 – Spring 2030

Street Safety Improvements (Public Works & MTA)

Projects: 5th Street Streetscape



Location: ***5th Street from Market to Townsend streets***

Preliminary Schedule

Planning/Design

In Progress – Fall 2025

Construction

Spring 2026 – Summer 2027

Street Safety Improvements (Public Works & MTA)

Projects: Contract 35 Signal Mod



Location: ***Various Locations***

Preliminary Schedule

Planning/Design

In Progress – Winter 2025

Construction

Spring 2026 – Fall 2027

Street Safety Improvements (Public Works & MTA)

Projects: Central Embarcadero



Location: *The Embarcadero from Folsom to Brannan streets*

Preliminary Schedule

Planning/Design

In Progress – Fall 2025

Construction

Spring 2026 – Summer 2027

Street Safety Improvements (Public Works & MTA)

Challenges & Opportunities

- Seek flexibility around unforeseen circumstances, typically in relation to excavation, infrastructure conflicts or rising costs due to tariffs
- Minimize impact and disruption to businesses, communities and existing transit network due to long project durations
- Coordinate among many departments and stakeholders with competing priorities
- Implement complex projects with numerous restricted funding sources
- Address critical and urgent safety and transit network improvements in High Injury Network and Historically Disadvantaged Neighborhoods
- Local infusion of funds will guarantee timely use of leveraged Federal and State funding sources
- Boost economic recovery and revitalization efforts in areas connected by major corridors and commonly traversed by the public
- Improve climate resilience through design efficiencies, green infrastructure and promoting modes of active transportation

Public Realm (Public Works)

**Bruce Robertson
Public Works**

Public Realm (Public Works, MTA, REC)

The City prioritizes deferred maintenance projects closely tied to transit and recreational spaces to revitalize economic activity and enhance the visitor experience.



Public Realm (Public Works, MTA, REC)

Projects: 2024 Healthy, Safe and Vibrant SF

In November 2024, the Healthy, Safe and Vibrant San Francisco Bond reserved ***\$71 M*** for Public Realm investments.

\$25 M is recommended for renovation of Harvey Milk Plaza and the remaining funds will go to various other projects, to be finalized by the City’s Capital Planning Committee.

Project	Total Project Cost	2024 Bond	Other Funding
Harvey Milk Plaza	\$ 39,900,000	\$ 25,000,000	\$ 14,900,000
TBD		\$ 46,000,000	
Total	\$ 39,900,000	\$ 71,000,000	\$ 14,900,000

Public Realm (Public Works, MTA, REC)

Harvey Milk Plaza



Location: **400 Castro St.**

Preliminary Schedule

Planning/Design

In Progress – Summer 2026

Construction

Winter 2027 – Fall 2028



Proposed Amendments

**Vishal Trivedi
OPF**

2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Proposed Amendments

1) DPH Appropriation Amendment

Reallocate \$1.5M from ZSFG Chiller and Generator to ZSFG Building 3

Fund / Department ID	Project & Activity / Authority	Account	Description	Amount
21283 - SFGH 24 Hlth	10009193 - 0009 HG	567000	HG Chiller And	\$9,916,912
Safe Vib GOB S25F /	Chiller And Generator /	Bldgs,Struct&I	Generator	
251664 HGH	251664 HGH	mprv Proj-		
Construction	Construction	Budget		
21283 - SFGH 24 Hlth	10009193 - 0009 HG	567000	HG Chiller And	\$8,416,912
Safe Vib GOB S25F /	Chiller And Generator /	Bldgs,Struct&I	Generator	
251664 HGH	251664 HGH	mprv Proj-		
Construction	Construction	Budget		

Fund / Department ID	Project & Activity / Authority	Account	Description	Amount
21283 - SFGH 24 Hlth	10042423 - 0001 ZSFG	567000	ZSFG B3	\$1,467,703
Safe Vib GOB S25F /	B3 Seismic&Pathology	Bldgs,Struct&I	Seismic&Pathology	
251664 HGH	Relo / 251664 HGH	mprv Proj-	Relo	
Construction	Construction	Budget		
21283 - SFGH 24 Hlth	10042423 - 0001 ZSFG	567000	ZSFG B3	\$2,967,703
Safe Vib GOB S25F /	B3 Seismic&Pathology	Bldgs,Struct&I	Seismic&Pathology	
251664 HGH	Relo / 251664 HGH	mprv Proj-	Relo	
Construction	Construction	Budget		

2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Proposed Amendments

2) DPW Harvey Milk Plaza Reduction

- Reduce allocation from 1st bond issuance from **\$24.8M** for full build out to **\$894,856** for initial planning/design work
 - Recommendation from Capital Planning Committee to focus 1st issuance funds on planning and design until project scope is clear, reflecting private fundraising commitment. Balance of project allocation can be saved for a subsequent bond issuance.
 - Reduction of project amount allows for approval of a lower not-to-exceed amount of **\$194,000,000** instead of **\$218,000,000**
 - New fiscal impact estimates reflecting lower projected par amount (see next section)
 - Additional amendments to the appropriation ordinance to reflect project reductions and new not-to-exceed amount. Changes to project funds, costs of issuance, CSA Audit, and GOBOC oversight amounts.

Financing Information

Vishal Trivedi
OPF

2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Plan of Finance

Current Plan of Finance

- Not-to-exceed par amount of \$194M
- Expected term of 20 years
- True interest cost (tax-exempt) of 5.12%
- Average annual debt service of \$15.2M

Projects Funded

- Community Health Centers
- ZSFG and Laguna Honda Projects
- Public Realm:
 - Harvey Milk Plaza
- Street Safety Improvement Projects

<u>Estimated Sources</u>	Series 2025F (Vibrant SF)
<u>Not-to-Exceed Par Amount</u>	\$194,000,000
Estimated Par	\$189,850,000
Reserve for Market Uncertainty	\$4,150,000
Total Sources	\$194,000,000
<u>Estimated Uses</u>	
<u>Project Fund Deposit</u>	
Project Fund	\$188,175,730
CSA Audit Fee	<u>\$376,352</u>
Total Project Fund Deposits	\$188,552,082
<u>Delivery Date Expenses</u>	
Cost of Issuance	\$918,218
CGOBOC Fee	\$189,850
Underwriter's Discount	<u>\$189,850</u>
Total Delivery Date Expenses	\$1,297,918
Reserve for Market Uncertainty	\$4,150,000
Total Uses	\$194,000,000

2024 Vibrant SF GO Bond, 1st Issuance



Series 2025F - Fiscal Impact

Estimated Financing Costs*

- Projected par: **\$189,850,000**
- Estimated interest rate (tax-exempt): 5.12%
 - Estimated total interest cost: \$114.8 million
 - Estimated total debt service: \$304.6 million
 - Estimated Annual Property Tax Impact: \$4.34 per \$100,000 (\$25.71 for a \$600K home)
 - Anticipated final maturity: 6/15/2045

Debt Capacity

- Certified Net Assessed Valuation for FY24-25 (Net AV): \$351.3 billion
 - 3% GO Debt Capacity: \$10.5 billion
- GO debt outstanding as of 4/1/25: \$2.80 billion (**0.80%** of Net AV)
- GO debt outstanding including proposed 2025F Bonds: \$3.01 billion (**0.86%** of Net AV)

Capital Planning Constraint

Issuance of Series 2025F bonds is consistent with FY2006 property tax rate cap policy.

* Interest rate and cost estimates provided by Fieldman, Rolapp & Associates, an MSRB-registered municipal advisory firm.

2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Financing Schedule

Tentative Financing Schedule	
May 5	Capital Planning Committee
May 14	Board of Supervisors Budget & Finance Committee
May 20	Board of Supervisors Adoption of Sale Resolution 1 st Reading of Supplemental Appropriation
June 3	Board of Supervisors 2 nd Reading of Supplemental Appropriation
Summer 2025	Tentative Bond Issuance and Closing



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner
Controller
ChiaYu Ma
Deputy Controller

Anna Van Degna
Director of Public Finance

MEMORANDUM

TO: Honorable Members, Board of Supervisors

FROM: Anna Van Degna, Director of the Office of Public Finance
Vishal Trivedi, Office of Public Finance
Min Guo, Office of Public Finance

DATE: April 8, 2025

SUBJECT: Resolution Providing for the Issuance of not to exceed \$390,000,000 Aggregate Principal Amount of City and County of San Francisco General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024)

Resolution Authorizing the Issuance and Sale of General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024), Series 2025F in an amount not to exceed \$218,000,000

Ordinance Appropriating \$218,000,000 of the General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024), Series 2025F

Recommended Action

We respectfully request that the Board of Supervisors (the "Board") consider for review and adoption two resolutions authorizing the issuance and approving the sale of general obligation bonds for the 2024 Healthy, Safe and Vibrant San Francisco bond program including: 1) a resolution allowing the issuance of not to exceed \$390,000,000 of bonds; and 2) a resolution approving a first bond issuance in an amount not to exceed \$218,000,000.

In connection with this request, a supplemental appropriation ordinance to appropriate the bond proceeds, and related supporting documents are expected to be introduced at the Board of Supervisors meeting on April 8, 2025. We will request that the items be heard at the scheduled Budget and Finance Committee meeting on May 14, 2025.

Background

In November 2024, voters approved Proposition B (2024 Healthy, Safe and Vibrant SF Bond Authorization) ("2024 Proposition B"), which authorized the issuance of up to \$390,000,000 in general obligation bonds to finance the acquisition or improvement of temporary shelters, particularly for families; facilities that deliver healthcare services, including preventive care and behavioral health services, such as the Chinatown Public Health Center; critical repairs, renovations, and seismic upgrades at Zuckerberg San Francisco General Hospital and Trauma Center and Laguna Honda Hospital; and pedestrian and street safety improvements, streetscape enhancements, and other public space improvements. No bonds have been issued yet under 2024 Proposition B. The proposed issuance would be the first issuance under this authorization.

Financing Parameters

The proposed legislation would approve the issuance and sale of the City's General Obligation Bonds, Series 2025F (the "Series 2025F Bonds") under 2024 Proposition B and appropriation of the Series 2025F Bond proceeds from the sale.

Table 1 below outlines the sources and uses for the Series 2025F Bonds, based on an estimate provided by Fieldman, Rolapp & Associates, a municipal advisory firm registered with the Municipal Securities Rulemaking Board (MSRB). The information below is intended to advise the Board regarding the proposed financing in accordance with Section 5852.1 of the California Government Code.

Table 1: Estimated Sources & Uses of the Series 2025F Bonds

<u>Estimated Sources:</u>	Series 2025F
<u>Not-to-Exceed Par Amount</u>	\$218,000,000.00
Estimated Par	\$213,850,000.00
Reserve for Market Uncertainty	4,150,000.00
Total Sources	\$218,000,000.00
<u>Estimated Uses:</u>	
<u>Project Fund Deposit</u>	
Project Fund	\$212,073,153.69
CSA Audit Fee	424,146.31
Total Project Fund Deposits	\$212,497,300.00
<u>Delivery Date Expenses</u>	
Cost of Issuance	\$925,000.00
CGOBOC Fee	213,850.00
Underwriter's Discount	213,850.00
Total Delivery Date Expenses	\$1,352,700.00
Reserve for Market Uncertainty	\$4,150,000.00
Total Uses	\$218,000,000.00

Source: Fieldman, Rolapp & Associates, Inc.

Based upon an estimated tax-exempt true interest cost of 4.95% for the Series 2025F Bonds, the Office of Public Finance estimates that this would result in an average annual debt service cost of about \$17,030,000. The anticipated par amount of \$213,850,000 is estimated to generate about \$126,720,000 in interest payments, resulting in approximately \$340,570,000 in total debt service over the anticipated 20-year term of the bonds.

Detailed descriptions of the projects to be financed with proceeds of the Series 2025F Bonds are included in the Bond Accountability Report to be prepared by Department of Public Health, Department of Public Works and San Francisco Municipal Transportation Agency. In addition, a portion of the bond proceeds will be used to pay certain expenses incurred in connection with the issuance and delivery of the bonds, and the periodic oversight and review of the projects by City Services Auditor ("CSA Audit") and the Citizens' General Obligation Bond Oversight Committee ("CBOB").

Property Tax Impact

Repayment of annual debt service on the Series 2025F Bonds will be recovered through increases in annual property taxes, the rate of which is estimated to average \$0.00485 per \$100 of assessed value or \$4.85 per \$100,000 of assessed value over the anticipated 20-year term of the bonds. The owner of a residence with an assessed value of \$600,000, assuming a homeowner's exemption of \$7,000, would pay average additional property taxes to the City of approximately \$28.75 per year if the proposed amount of \$213,850,000 of Series 2025F Bonds are sold.

Debt Limit

The City Charter imposes a limit on the amount of general obligation bonds the City can have outstanding at any given time. That limit is 3.00% of the assessed value of property in the City. For purposes of this provision of the Charter, the City calculates its debt limit based on total assessed valuation net of non-reimbursable and homeowner exemptions. On this basis, the City's general obligation debt limit for fiscal year 2024-25 is approximately \$10.54 billion, based on a net assessed valuation of approximately \$351.3 billion. As of April 1, 2025, the City had \$2.80 billion of general obligation bonds outstanding, which equals approximately 0.80% of the net assessed valuation for fiscal year 2024-25. If all the City's voter-authorized and unissued general obligation bonds were issued, the total debt burden would be 1.19% of the net assessed value of property in the City. If the Board approves the issuance of the Series 2025F Bonds and they are issued, the debt ratio would increase by approximately 0.06%, to 0.86% — within the 3.00% legal debt limit.

Capital Plan

The City's adopted Capital Plan includes a financial constraint regarding the City's planned use of general obligation bonds, such that debt service on approved and issued general obligation bonds would not increase property owners' long-term property tax rates associated with repayment of debt service in any given year above fiscal year 2006 levels. The fiscal year 2006 property tax rate for the general obligation bond fund was \$0.1201 per \$100 of assessed value. If the Board approves the issuance of the Series 2025F Bonds, the property tax rate for general obligation bonds for fiscal year 2025-26 would be maintained below the fiscal year 2006 rate and within the Capital Planning Committee's approved financial constraint.

Additional Information

The appropriation ordinance and resolutions are expected to be introduced at the Board meeting on Tuesday, April 8, 2025. The forms of the related financing documents — including the Bond Purchase Contract, Official Notice of Sale, Notice of Intention to Sell, Preliminary Official Statement, Appendix A, Continuing Disclosure Certificate and related documents — will also be submitted at that time.

Bond Purchase Contract: The City intends to pursue a competitive sale of the Series 2025F Bonds; however, should bond structure or market conditions indicate the preferability of a negotiated transaction, the Bond Purchase Contract details the terms, covenants, and conditions for the sale of the Series 2025F Bonds through selected underwriter(s), as well as agreements regarding expenses, closing and disclosure documents.

Official Notice of Sale: The Official Notice of Sale announces the date and time for a competitive bond sale, including the terms relating to sale of the Series 2025F Bonds; form of bids, and delivery of bids; and closing procedures and documents. Exhibit A to the Official Notice of Sale is the form of the official bid for the purchase of the Series 2025F Bonds. Pursuant to the resolution, in a competitive sale the Controller's Office is authorized to award the bonds to the bidder whose bid represents the lowest true interest cost to the City in accordance with the procedures described in the Official Notice of Sale.

Notice of Intention to Sell: The Notice of Intention to Sell provides legal notice to prospective bidders of the City's intention to sell the Series 2025F Bonds. Such Notice of Intention to Sell would be published once in "The Bond Buyer" or another financial publication generally circulated throughout the State of California.

Official Statement: The Official Statement provides information for prospective bidders and investors in connection with the public offering by the City of the Series 2025F Bonds. The Official Statement describes the Series 2025F Bonds, including sources and uses of funds; security for the Series 2025F Bonds; risk factors; and tax and other legal matters, among other information. The Official Statement also includes the City's Appendix A, the most recent Annual Comprehensive Financial Report of the City, the City's Investment Policy, and other forms of legal documents for the benefit of investors, holders and owners of the Series 2025F Bonds.

A *Preliminary Official Statement* is distributed to prospective bidders prior to the sale of the Series 2025F Bonds. Within seven days of the public offering, the *Final Official Statement* (adding certain sale results including the offering prices, interest rates, selling compensation, principal amounts, and aggregate principal amounts) is distributed to the initial purchasers of the Series 2025F Bonds.

Prior to the distribution of the Preliminary and Final Official Statements, the documents will be thoroughly and critically reviewed by City staff (in consultation with the City's professional advisors, including the City's co-disclosure counsel) to provide the most current financial and other material information available.

Board members have a responsibility under federal securities laws to ensure that staff are aware of relevant information that Board members may uniquely have by virtue of their capacity as board

members that would have a material bearing of the capacity of the City to repay the bonds. Board members cannot approve a Preliminary Official Statement if they are aware that it contains material misstatements or omissions. The Board of Supervisors and the Mayor, in adopting and approving the resolution, approve and authorize the use and distribution of the Official Statement by the financial advisor with respect to the Series 2025F Bonds. For purposes of the Securities and Exchange Act of 1934, the Controller certifies, on behalf of the City, that the Preliminary and Final Official Statements are final as of their dates.

Appendix A: The City prepares the Appendix A: “City and County of San Francisco—Organization and Finances” (the “Appendix A”) for inclusion in the Official Statement. Appendix A describes the City’s government and organization, the budget, property taxation, other City tax revenues and other revenue sources, general fund programs and expenditures, employment costs and post-retirement obligations, investment of City funds, capital financing and bonds, constitutional and statutory limitations on taxes and expenditures, and litigation and risk management. Pursuant to the resolution, City staff will revise the Official Statement, including Appendix A.

Continuing Disclosure Certificate: The City covenants to provide certain financial information and operating data relating to the City (the “Annual Report”) not later than 270 days after the end of the fiscal year and to provide notices of the occurrence of certain enumerated events, if material. The Continuing Disclosure Certificate describes the nature of the information to be contained in the Annual Report or the notices of material events. These covenants have been made to assist initial purchasers of the Series 2025F Bonds in complying with the Securities and Exchange Commission Rule 15c2-12(b)(5).

Financing Timeline

Milestones

Board of Supervisors (“BoS”) Introduction
Capital Planning Committee Hearing of Resolutions
Budget & Finance Committee Hearing
BoS Consideration of Resolutions and First Reading of Ordinance
BoS Second Reading of Ordinance
Estimated Sale & Closing

Dates*

April 8, 2025
May 5, 2025
May 14, 2025
Week of May 19, 2025
Week of June 2, 2025
Summer 2025

**Please note that dates are preliminary and may change.*

Your consideration of this matter is greatly appreciated. Please contact Anna Van Degna (anna.vandegna@sfgov.org), Vishal Trivedi (vishal.trivedi@sfgov.org) or Min Guo (min.guo@sfgov.org) if you have any questions.



MEMORANDUM

May 8, 2025

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: **Capital Planning Committee (CPC) May 5, 2025, Recommendations to the Board of Supervisors**

(1) FY26 & FY27 General Fund Department Capital Budget

(2) Projects and amounts for the Healthy, Safe, and Vibrant San Francisco General Obligation Bond

(3) First Issuance and Sale of General Obligation Bonds from the Healthy, Safe, and Vibrant San Francisco 2024 General Obligation Bond not to exceed not to exceed \$218 or \$194 Million

In accordance with Section 3.21 of the Administrative Code, on May 5, 2025, 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 FY26 & FY26 GENERAL FUND DEPARMTENT BUDGET (INCLUDING CERTIFICATES OF PARTICIPATION) IN AN AGGREGATE AMOUNT NOT TO EXCEED \$439.8 MILLION

CPC Recommendation:

The CPC recommends approval of the capital budget at the mid-level scenario with the amendment described below. The total not-to-exceed amount (with the amendment) is \$439.8M. This includes \$84M and \$84.5M General Fund dollars in FY26 and FY27 and adding additional COPs for a total of \$50M dedicated to DPW Street Resurfacing

evenly split between the two years. A total of \$221.2M of other funding sources is included.

If the Mayor's Budget Office determines that revenues cannot support the recommended mid-level funding, CPC has provided a low-level scenario, that includes \$46M in Street Resurfacing and \$4M for Curb Ramps evenly split between the two years.

Comments:

The CPC amended the capital budget scenarios by adding \$10M of COPs (\$5M in each year) in both the mid-level and low-level funding scenarios.

In the recommended mid-level funding, this additional \$5M would be allocated to Street Resurfacing. The total \$25M of COPs in both years are allocated to Street Resurfacing.

In the low-level funding scenario, the additional \$5M would be split between Street Resurfacing and the Curb Ramps program.

The CPC approves this item by a vote of 11-0.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Bruce Robertson, Public Works, Rafael Mandelman, Board President; Greg Wagner, Controller; Sophia Kittler, Mayor's Budget Director; Julie Kirschbaum, SFMTA Director; Josh Switzky, Planning; Elaine Forbes, Port of San Francisco Director; Stephen Robinson, Public Utilities Commission; Phil Ginsburg, Recreation and Parks Department General Manager; Rhonda Chu, San Francisco International Airport.

2. Board File Number: TBD

APPROVAL OF PROJECTS AND FUNDING AMOUNTS FOR THE HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO GENERAL OBLIGATION BOND

CPC Recommendation:

The CPC approved the projects and amounts for the Pedestrian & Road Safety and Streetscape Enhancements, Public Spaces, and Active Recreation categories of the Healthy, Safe, and Vibrant San Francisco General Obligation Bond.

Comments:

The CPC approves this item by a vote of 11-0.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Bruce Robertson, Public Works, Rafael Mandelman, Board President; Greg Wagner, Controller; Tiffany Young, Mayor's Budget Office; Julie

Kirschbaum, SFMTA Director; Josh Switzky, Planning; Elaine Forbes, Port of San Francisco Director; Stephen Robinson, Public Utilities Commission; Phil Ginsburg, Recreation and Parks Department General Manager; Rhonda Chu, San Francisco International Airport.

3. Board File Number: [250349](#)

APPROVAL OF THE MASTER RESOLUTION FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS (HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO 2024), IN AN AMOUNT NOT TO EXCEED \$390,000,000; AND APPROVAL OF THE RELATED RESOLUTION AUTHORIZING THE SALE OF GENERAL OBLIGATION BONDS (HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO 2024), IN AN AMOUNT NOT TO EXCEED \$194,000,000

CPC Recommendation:

The CPC approved the master resolution for the issuance of the Healthy, Safe, and Vibrant San Francisco General Obligation Bond. The CPC also approved the related resolution authorizing the sale of General Obligation Bonds for the Healthy, Safe, and Vibrant San Francisco after amending it to **reduce or remove** the \$25M allocation for the Harvey Milk Plaza project. The total not-to-exceed amount (with the amendment) is \$195,000,000.

Comments:

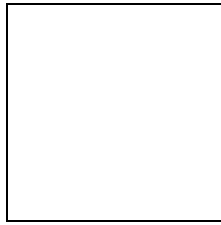
The CPC amended the issuance to reduce the \$25M for the Harvey Milk Plaza project to \$894,856 as questions remain on the project scope, budget, and ability to raise private funds. The updated allocation will ensure that planning and design on Harvey Milk Plaza can continue and later project phases will be included in a future issuance.

The CPC approves this item by a vote of 11-0.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Bruce Robertson, Public Works, Rafael Mandelman, Board President; Anna Van Degna, Controller's Office; Tiffany Young, Mayor's Budget Office; Julie Kirschbaum, SFMTA Director; Josh Switzky, Planning; Elaine Forbes, Port of San Francisco Director; Stephen Robinson, Public Utilities Commission; Phil Ginsburg, Recreation and Parks Department General Manager; Rhonda Chu, San Francisco International Airport.

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: [Issuance of General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024) - Not to Exceed \$390,000,000]
DATE: April 8, 2025

Resolution providing for the issuance of not to exceed \$390,000,000 aggregate principal amount of City and County of San Francisco General Obligation Bonds (Healthy, Safe and Vibrant San Francisco, 2024) ("Bonds"); authorizing the issuance and sale of said Bonds; providing for the levy of a tax to pay the principal and interest thereof; providing for the appointment of depositories and other agents for said Bonds; providing for the establishment of accounts related thereto; adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code, Chapter 31; finding that the proposed project 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(f); ratifying certain actions previously taken, as defined herein; and granting general authority to City officials to take necessary actions in connection with the issuance and sale of said Bonds, as defined herein.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org