



City and County of San Francisco
Meeting Agenda
Budget and Finance Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Connie Chan, Rafael Mandelman, Ahsha Safai

Clerk: Brent Jalipa (415) 554-7712

Wednesday, February 8, 2023

10:00 AM

Regular Meeting

IN-PERSON MEETING
City Hall, Legislative Chamber, Room 250

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PUBLIC COMMENT CALL-IN
[1 \(415\) 655-0001 / Meeting ID: 2499 581 1506 # #](tel:14156550001)

A quorum of the Board of Supervisors may be present at this committee meeting. If a quorum is present, the meeting will also constitute a Special Meeting of the Board of Supervisors. However, the meeting will be conducted in all respects as a committee meeting, and any substantive decision will constitute a recommendation of the committee rather than an action taken by the Board. The Clerk will make a note of the special meeting in the committee minutes, and discussion will be limited to items noticed on this agenda.

Remote Access to Information and Participation

The Board of Supervisors and its committees will convene hybrid meetings that will allow in-person attendance, remote access, and public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings and watch meetings on demand or watch live meetings on San Francisco Cable Channels 26, 28, 78, or 99 (depending on your provider). Members of the public may provide public comment in-person at the above noticed location or remotely via teleconference (detailed instructions available at: <https://sfbos.org/remote-meeting-call>). Individuals who wish to share documents during a hearing must provide them to the Clerk 48 hours in advance (brent.jalipa@sfgov.org); equipment is not available to share hard copy documents received in-person.

Members of the public attending in-person may be required to wear masks or adhere to current orders, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines.

Members of the public may also submit their comments by email to: brent.jalipa@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Budget and Finance Committee Meetings begin at 10:00 a.m. every Wednesday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

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(Press *3 to enter the speaker line)

Please visit the Board's website (www.sfbos.org) regularly to be updated on the current situation as it affects the legislative process. For more information contact the Clerk, Brent Jalipa, at (415) 554-7712 or brent.jalipa@sfgov.org.

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [230039](#) **[Contract Amendment - Granite Rock Company - Purchase of Petroleum, Emulsions, Sealants, and Concrete Base - Not to Exceed \$23,889,728]**
Resolution authorizing the Office of Contract Administration to execute a second amendment to Contract 1000016483 with Granite Rock Company for the purchase of petroleum, emulsions, sealants, and concrete base by City departments, increasing the contract amount by \$13,989,728 for a total not to exceed amount of \$23,889,728 and extending the term by two years for a total contract duration of seven years from November 1, 2019, through to October 31, 2026. (Office of Contract Administration)

(Fiscal Impact)

1/9/23; RECEIVED FROM DEPARTMENT.

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

2. [230069](#) **[Accept and Expend Grant - Retroactive - California Department of Parks and Recreation - India Basin Shoreline Park - \$25,000,000]**
Sponsors: Mayor; Walton
Resolution retroactively authorizing the Recreation and Park Department to accept and expend a grant from the California Department of Parks and Recreation in the amount of \$25,000,000 for the India Basin Shoreline Park Project; approving the associated grant agreement for a term of July 1, 2022, through June 30, 2027; and authorizing the Recreation and Park Department to enter into amendments or modifications to the agreement that do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution. (Recreation and Park Department)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3. [221247](#) **[Lease and Operating Agreement - Golden Gate Park Golf Development Foundation - Golden Gate Park Golf Management and Operation - Annual Base Rent \$275,000]**
Sponsor: Mayor
Resolution approving and authorizing a Lease and Operating Agreement between the City and County of San Francisco, acting by and through its Recreation and Park Department (RPD), and Golden Gate Park Golf Development Foundation for the management and operation of the clubhouse and golfing operations at Golden Gate Park Golf, located at 970-47th Avenue, for an initial term of six years, with one option to extend the term for an additional nine years, with an annual base rent of \$275,000 plus a share of revenues, effective upon approval of this Resolution; determining that the rental rate under the Agreement is appropriate and that the Agreement will serve a public purpose in accordance with Administrative Code, Sections 23.30 and 23.33; adopting findings declaring that the Property is "exempt surplus land" under the California Surplus Lands Act; and to authorize the RPD General Manager to enter into amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution. (Recreation and Park Department)

(Fiscal Impact)

12/6/22; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. [230065](#) **[Authorizing Expenditures - SoMa Community Stabilization Fund - \$2,000,000]**
Sponsors: Mayor; Dorsey
Resolution authorizing the Mayor's Office of Housing and Community Development to expend SoMa Community Stabilization Fund dollars in the amount of \$2,000,000 to address various impacts of destabilization on residents and businesses in SoMa for a term to commence effective upon approval this Resolution through June 30, 2024. (Mayor's Office of Housing and Community Development)

(Fiscal Impact)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

5. [230060](#) **[Standard Agreement - California Department of Housing and Community Development - California Housing Accelerator Program - The Kelsey Civic Center - \$37,334,401]**
Sponsors: Mayor; Preston
Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a Standard Agreement and other related documents with the State of California Department of Housing and Community Development ("HCD") under the California Housing Accelerator Program which Standard Agreement includes an award of \$37,334,401 as a loan to The Kelsey Civic Center, L.P. ("Developer"), as sole borrower, for construction of a development affordable to low- and moderate-income households at The Kelsey Civic Center, located at 240 Van Ness Avenue, for a term of five years to commence upon execution of the Standard Agreement by HCD.

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

6. [230063](#) **[Ground Lease and Loan Agreement - The Kelsey Civic Center, L.P. - 100% Affordable Housing - 240 Van Ness Avenue - Ground Lease with Base Rent of \$15,000 - Loan Not to Exceed \$24,684,459]**

Sponsors: Mayor; Preston

Resolution 1) approving and authorizing the Director of Property and the Mayor's Office of Housing and Community Development ("MOHCD") to enter into a Ground Lease for real property owned by the City located at 240 Van Ness Avenue ("Property") with The Kelsey Civic Center, L.P. for a lease term of 75 years and one 24-year option to extend and an annual base rent of \$15,000 ("Ground Lease") in order to construct a 100% affordable, 112-unit multifamily rental housing development affordable to low-income households, including 28 units for people with disabilities who are eligible to receive home and community-based services, and two resident manager units (the "Project"); 2) approving and authorizing a Loan Agreement in an amount not to exceed \$24,684,459 for a minimum loan term of 57 years ("Loan Agreement") to finance the development and construction of the Project; 3) adopting findings declaring that the Property is "exempt surplus land" pursuant to the California Surplus Lands Act; 4) determining that the less than market rent payable under the Ground Lease will serve a public purpose by providing affordable housing for low-income households in need, in accordance with Administrative Code, Section 23.3; 5) adopting findings that the Project and proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; 6) authorizing the Director of Property to execute the Ground Lease and the Director of MOHCD to execute the Loan Agreement, and make certain modifications to such agreements, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein; and 7) to authorize the Director of Property and/or Director of MOHCD to enter into any additions, amendments, or other modifications to the Ground Lease and the Loan Agreement respectively, that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Ground Lease and the Loan Agreement or this Resolution. (Mayor's Office of Housing and Community Development)

(Fiscal Impact)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

7. [230064](#) **[Execute Standard Agreement and Accept and Expend Grant - California Department of Housing and Community Development Affordable Housing and Sustainable Communities Program - The Kelsey Civic Center - \$29,269,952]**

Sponsors: Mayor; Preston

Resolution authorizing the Mayor's Office of Housing and Community Development on behalf of the City and County of San Francisco to execute the Standard Agreements and other related documents with the State of California Department of Housing and Community Development ("HCD" or "Department") under the Affordable Housing and Sustainable Communities Program for a total award of \$29,269,952 including \$20,000,000 disbursed by HCD as a loan to The Kelsey Civic Center, L.P. ("Developer") for a 100% affordable housing project at 240 Van Ness Avenue and \$9,269,952 to be disbursed as a grant to the City for public transit improvements near 240 Van Ness Avenue, for the period starting on the execution date of the Standard Agreements to April 30, 2028; authorizing MOHCD to accept and expend the grant of up to \$9,269,952 for transit, bicycle and pedestrian improvements, and other transit oriented programming as approved by HCD.

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

8. [230059](#) **[Standard Agreement - California Department of Housing and Community Development California Housing Accelerator Program - Sunnydale Block 3B - \$47,814,455]**
Sponsors: Mayor; Walton and Safai
Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a Standard Agreement and other related documents with the State of California Department of Housing and Community Development ("HCD") under the California Housing Accelerator Program which Standard Agreement includes an award of \$47,814,455 as a loan to Sunnydale Block 3B Housing Partners, L.P. ("Developer"), as sole borrower, for construction of a development affordable to low- and moderate-income families at Sunnydale Block 3B, located at 1555 Sunnydale Avenue, for a term of five years to commence upon execution of the Standard Agreement by HCD. (Mayor's Office of Housing and Community Development)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9. [230062](#) **[Loan Agreement - Sunnydale Block 3B Housing Partners, L.P. - Sunnydale HOPE SF Block 3B - 100% Affordable Housing - Not To Exceed \$31,506,016]**

Sponsors: Mayor; Walton and Safai

Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development (MOHCD) to execute an Amended and Restated Loan Agreement with Sunnydale Block 3B Housing Partners, L.P., a California limited partnership, for a total loan amount not to exceed \$31,506,016 to finance the construction of a 90-unit multifamily rental housing development for low-income households, which will be known as Sunnydale HOPE SF Block 3B (the "Project"); adopting findings that the loan agreement is consistent with the adopted Mitigation Monitoring and Reporting Program under the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of MOHCD or his or her designee to enter into any amendments or modifications to the Agreement and any other documents or instruments necessary in connection therewith that the Director determines are in the best interest of the City, do not materially increase the obligations or liabilities for the City or materially diminish the benefits of the City, are necessary or advisable to effectuate the purposes and intent of this Resolution. (Mayor's Office of Housing and Community Development)

(Fiscal Impact)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10. [230061](#) **[Execute Standard Agreement and Accept and Expend Grant - California Department of Housing and Community Development - Infill Infrastructure Grant Program - Sunnydale Block 3B - \$6,500,000]**

Sponsors: Mayor; Walton and Safai

Resolution authorizing the Mayor's Office of Housing and Community Development ("MOHCD") to execute a Standard Agreement with the California Department of Housing and Community Development ("HCD" or "Department") under the Infill Infrastructure Grant Program, for a total award of \$6,500,000 disbursed by HCD as a grant to the City for the second phase of infrastructure improvements for housing development related to the revitalization and master development of up to 1,770 units of replacement public housing, affordable housing, and market rate housing, commonly known as the Sunnydale HOPE SF Development ("Sunnydale Project"), for the period starting on the execution date of the Standard Agreement to June 30, 2029, and as amended; and authorizing MOHCD to accept and expend the grant of \$6,500,000 for infrastructure improvements for Sunnydale Block 3B as approved by HCD. (Mayor's Office of Housing and Community Development)

1/24/23; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

ADJOURNMENT

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

230002 [Administrative Code Waivers and Delegation of Charter Contract Approval Authority - Biogas Utilization Project Agreements, Southeast Treatment Plant]

Ordinance authorizing the San Francisco Public Utilities Commission (SFPUC) to exempt certain design, construction, finance, operation, and maintenance services and related agreements for the Public-Private Partnership (P3) delivery of the Biogas Utilization Project at the Southeast Treatment Plant (SEP), located at 1800 Jerrold Avenue, from Chapters 6, 14B, and 21, and Section 23.30 of the Administrative Code, but requiring compliance with the underlying public policies, including the payment of prevailing wages, implementation of a local business enterprise participation program, and compliance with the City's local hire policy and first source hiring ordinance, as applicable to such agreements, and permitting a best-value selection of the contractor team if the City elects to proceed with the Project after completing its review under the California Environmental Quality Act; and delegating to the SFPUC the authority under Charter, Section 9.118, to approve all necessary contracts that are \$10,000,000 or more and/or in excess of ten years. (Public Utilities Commission)

12/27/22; RECEIVED FROM DEPARTMENT.

1/10/23; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

230055 [Public Employment - Amendment to the Salary Ordinance for the Office of the Public Defender - Immigration Legal Defense Support - FY2022-2023] Sponsors: Mayor; Melgar

Ordinance amending Ordinance No. 162-22 (Salary Ordinance Fiscal Years 2022-2023 and 2023-2024) to reflect the addition of two positions (1.00 FTEs) in the Office of the Public Defender to support Immigration Legal Defense in Fiscal Year (FY) 2022-2023.

(Fiscal Impact; No Budget and Legislative Analyst Report)

1/24/23; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents: 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk or at <https://sfbos.org/legislative-research-center-lrc>.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Persons attending the meeting in-person who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting. Members of the public providing testimony remotely via telephone who want a document displayed should provide in advance of the meeting to the Clerk of the Board (bos.legislation@sfgov.org), clearly state such during testimony, and subsequently request the document be removed when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications expected to be made a part of the official file should be submitted to the Clerk of the Board or Clerk of a Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Board or Clerk of the Committee and will be shared with the Members.

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AGENDA PACKET: Available on the internet at <https://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel, at www.sfgovtv.org or Cable Channels 26, 78 or 99 (depending on your provider). For USB copies call (415) 554-4188.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino at all regular and special Board and Committee meetings if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少48小時作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請致電 (415) 554-5184 聯絡我們.

AVISO EN ESPAÑOL: Los servicios de idiomas están disponibles en español, chino, y filipino en todas las reuniones regulares y reuniones especiales de la Junta, de los Comités, si se solicita por lo menos 48 horas antes de la reunión para ayudar a garantizar su disponibilidad. Para más información o solicitar servicios, por favor contactar a (415) 554-5184.

PAUNAWA: Mayroong serbisyong pang-wika sa Espanyol, Tsino at Pilipino para sa lahat ng mga regular at espesyal na

pagpupulong ng Board, at Komite ng Board. Sa kasalukuyan, mayroong serbisyo sa wikang Pilipino na maaaring hilingin, 48 oras (o mas maaga) bago ng pagpupulong upang matiyak na matutugunan ang inyong kahilingan. Para sa karagdagang impormasyon o para humiling ng serbisyo pang-wika, tawagan lamang ang (415) 554-5184.

Americans with Disabilities Act (ADA)

The ADA is a civil rights law that protects people with different types of disabilities from discrimination in all aspects of social life. More specifically, Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco must be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. People with disabilities must have an equal opportunity to participate in the programs and services offered through the City and County of San Francisco. If you believe your rights under the ADA are violated, contact the ADA Coordinator.

Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy that requires City departments to: (1) provide notice to the public of the right to request reasonable modification; (2) respond promptly to such requests; (3) provide appropriate auxiliary aids and services to people with disabilities to ensure effective communication; and (4) train staff to respond to requests from the public for reasonable modification, and that requires the Mayor's Office on Disability to provide technical assistance to City departments responding to requests from the public for reasonable modifications. The Board of Supervisors and Office of the Clerk of the Board support the Mayor's Office on Disability to help make San Francisco a city where all people enjoy equal rights, equal opportunity, and freedom from illegal discrimination under disability rights laws.

Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel, at www.sfgovtv.org or Cable Channels 26, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website (www.sfbos.org) and adhere to web development guidelines based upon the Federal Access Board's Section 508 Guidelines. To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability. If further assistance is needed, please contact bos@sfgov.org or call (415) 554-5184.

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <https://www.sfbos.org/sunshine>.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <https://www.sfgov.org/ethics>.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit <https://sfethics.org>.