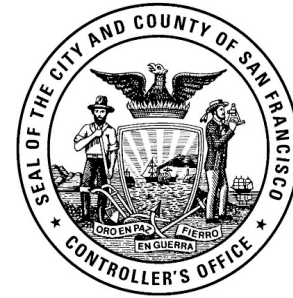
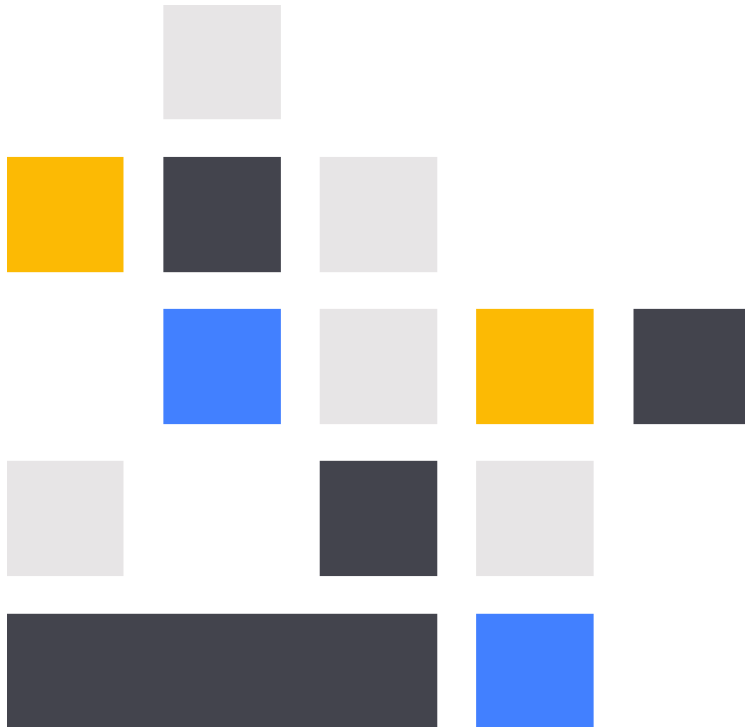


2023ABC General Obligation Bond Sale Resolutions and Appropriation Ordinance

Health & Recovery 2023A – RPD - \$30,000,000;
Embarcadero Seawall 2023B – PRT - \$42,000,000;
Affordable Housing 2023C – MOHCD - \$172,000,000



Mayor's Office of
Housing and Community
Development

Budget & Finance Committee

January 25, 2023



2020 Health and Recovery General Obligation Bond Second Issuance

January 25, 2022



Total Bond Program is \$487.5 million

- ❑ **\$207m** for facilities that provide treatment and supportive housing for the homeless/mentally ill (Homelessness and Supportive Housing/Public Health)
- ❑ **\$239m** for parks and recreation facilities (Recreation and Parks)
- ❑ **\$41.5m** for curb ramps, street resurfacing, street structures and pedestrian right of way (Public Works)

First Bond Issuance was \$425 million.

- ❑ HSH (\$147 million), DPH (\$60 million) and DPW (\$41.5 million) requested their full voter-approved program budget in the first issuance.
- ❑ Rec Park requested \$176.5 million or 74% of its bond authority.
 - ❑ \$169.32 million allocated towards named bond parks and programs.
 - ❑ \$7.18 million budgeted for bond issuance costs within Rec Park authority to be split amongst all departments.



2020 Health and Recovery Bond - Parks & Open Spaces				
(in Millions)				
	Bond Authorization	First Issuance	Second Issuance	Third Issuance
Neighborhood Parks	101	101	0	0
Buchanan Mall	2	2		
Gene Friend Rec Center	30	30		
Herz Playground	10	10		
India Basin	29	29		
Japantown Peace Plaza	25	25		
Neighborhood Parks Contingency	5	5		
Recovery Parks	86	55.6	8.4	22
Buena Vista Park	3	0.5	2.5	
Jackson Playground	10			10
Portsmouth Square	54	54		
South Sunset Recreation Center	3	0.6	2.4	
Crocker Amazon/Richmond Senior Park	16	0.5	3.5	12
Citywide Parks	18	6.2	7.8	4
Golden Gate Park, John McLaren, and Lake Merced				
Community Gardens	0.6	0.3	0.3	
Community Opportunity Fund	6	0.1	3.5	2.4
Playgrounds	9	3.5	2.5	3
Sustainability	14	0.2	6	7.8
Trails - Twin Peaks	1	1		
Contingency	1.4	1.4		
Administration - Audit & Issuance*	2	1	1.5	
Total	239	170.3	30	38.7*

*3rd Issuance amount is dependent on 2nd Issuance administrative costs. While administrative costs are projected not to exceed \$750K, reductions and reallocations can be made as-needed to the 3rd issuance.



Project Highlights: Gene Friend Rec Center

- **\$59M Project Budget, \$41.1M Bond Allocation**
 - Full demolition of the existing facilities for curb-to-curb renovation
 - New gym building with two indoor courts and outdoor terrace, new outdoor courts, new playground and amenities
 - Increased Bond Allocation with appropriate program funding (playgrounds, sustainability, contingency) to provide bridge financing until Developer Impact Fees are received by the City.
- **Construction expected to begin mid-2023**
 - Design team awarded contract by Rec Park Commission in Dec 2021
 - CM/GC contract awarded by Rec Park Commission in Aug 2022

Rendering: Recreation Center Interior



Project Highlights: Recovery Parks

- **Buena Vista - \$3M Bond Budget**
 - Extensive improvements to the paved path network throughout the park's interior, construction expected to begin in 2024
- **South Sunset Clubhouse - \$3M Bond Budget**
 - Renovation of existing building to better serve community needs; construction expected to begin in late 2024
 - Leverage \$2.3m State funding
- **Crocker Amazon Baseball Field Renovation - \$15M Bond Budget**
 - Renovate baseball fields and improve related facilities (i.e., parking lot and restrooms) along with adjacent park amenities
 - Project in planning phases with community engagement, environmental review and design continuing in 2023
- **Richmond Senior Park @ GGP Senior Center - \$1M Bond Budget**
 - Add outdoor amenities, such as exercise equipment, landscaping, and benches



Project Highlights: Citywide Parks & Programs

Citywide Parks



Golden Gate Park



McLaren Park



Lake Merced

Citywide Programs



COF Project at Bayview Playground



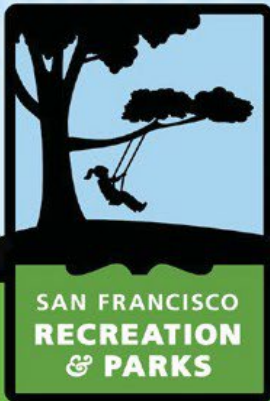
JFK Promenade



Community Garden at In Chan Kajaal



Thank you & Questions



Inspire, Connect, Play!



Waterfront Resilience Program Update & Second Seawall Bond Request

January 25, 2023



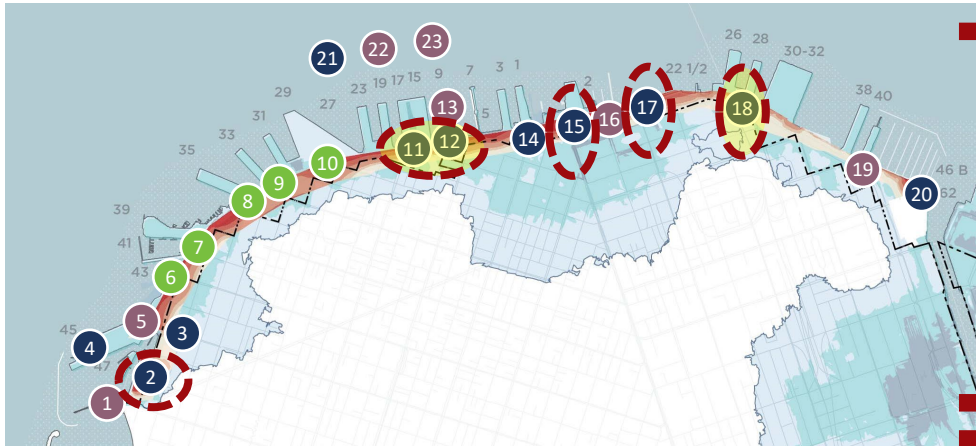
Waterfront Resilience Program

AGENDA



- Embarcadero Early Projects Overview
- Pilot Project – Living Seawall
- Seawall Bond & Program Funding

EMBARCADERO EARLY PROJECTS LIST



PROJECT LIST:

- 1 Joint Operations Security Center and Fuel Dock Reliability Project
- 2 Wharf J9 Replacement and Resilient Shoreline Project
- 3 Taylor Street Seawall Earthquake Stabilization Project
- 4 Pier 45 Apron Earthquake Safety Retrofit and Flood Risk Reduction
- 5 Pier 43-1/2 Seawall and Wharf Earthquake Safety Project
- 6 Pier 41 Seawall Earthquake Stabilization and Wharf Retrofit
- 7 Pier 39 Seawall Earthquake Stabilization & Wharf Retrofit/Replacement
- 8 Pier 33 to 35 Seawall and Wharf Earthquake Reliability Project
- 9 Pier 31-1/2 Bulkhead Wall and Wharf Earthquake Safety Retrofit
- 10 Pier 27 Seawall and Wharf Earthquake Reliability Project
- 11 Pier 15 Bulkhead Wall and Wharf Earthquake Safety Retrofit
- 12 Pier 9 Bulkhead Wall and Wharf Earthquake Safety Retrofit
- 13 Pier 9 Historic Shed Building Earthquake Safety Retrofit Project
- 14 Pier 1 Bulkhead Wall and Wharf Earthquake Reliability Project
- 15 Ferry Building Seawall & Substructure Earthquake Reliability
- 16 Agriculture Building Bulkhead Wall and Wharf Earthquake Safety
- 17 Pier 5 to Pier 22-1/2 Near-Term Coastal Flood Risk Reduction Project
- 18 Pier 24 to Pier 28-1/2 Bulkhead Wall and Wharf Earthquake Safety
- 19 EFWS, Intake Tunnel #1 Earthquake Reliability Project
- 20 Giants Seals Plaza Seawall Earthquake Stabilization Project
- 21 Pier Fire Suppression & Waterside Evacuation Improvements
- 22 EFWS, Fireboat Manifold Earthquake Reliability Projects
- 23 Pier Utility Connection Earthquake Retrofits at Seawall

23 Embarcadero Early Projects Identified & Evaluated

- 11 advancing to pre-design using Proposition A funding
- 5 advancing to pre-design thru a geographic strategy for the stretch between Piers 19 and 41
- 7 advancing through coordination with long-term Port tenants, capital programs, and City agency coordination
- ➔ 6 of 12 Needs Assessment Reports Completed

Overview

WATERFRONT RESILIENCE PROGRAM PROJECT DEVELOPMENT PROCESS



WHARF J9 REPLACEMENT & RESILIENT SHORELINE PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Replace Wharf J9 and seawall with a resilient structure to protect the shoreline in earthquakes and help defend Fisherman's Wharf from sea level rise
- Increase disaster response capability by providing earthquake accessible berths including fireboat EFWS Hydrant
- Revitalize an underinvested area, connect residents and visitors to working fishing industry, and create a continuous waterfront experience

PIER 15 BULKHEAD WALL & WHARF EARTHQUAKE SAFETY RETROFIT PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Improve earthquake safety by retrofitting bulkhead wall and substructure to reduce damage and risk of collapse
- Provide reliable access across Seawall for use of berths for earthquake disaster response
- Due to difficulty in fixing Bay Muds, include major Seawall improvements as part of later SLR adaptation.
- Keep Exploratorium open during construction

PIER 9 BULKHEAD WALL & WHARF EARTHQUAKE SAFETY RETROFIT PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Improve earthquake safety by retrofitting bulkhead wall and substructure to reduce damage and risk of collapse
- Provide reliable access across Seawall for use of berths for earthquake disaster response
- Due to difficulty in fixing Bay Muds, include major Seawall improvements as part of later SLR adaptation.
- Consider substructure deterioration in alternatives
- Advance shed retrofits as a separate project.

FERRY BUILDING SEAWALL & SUBSTRUCTURE EARTHQUAKE RELIABILITY PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Improve earthquake safety by strengthening the Seawall and substructure of the iconic Ferry Building
- Provide reliable earthquake disaster response for Ferry berths and staging areas by strengthening the Seawall and surrounding substructures
- Improve waterside public realm, reliability of utility services, and Near-term flood defenses
- Minimize construction impacts
- Develop a long-term adaptation plan and consider these investments as steps on the path

PIER 5 to 22½ NEAR-TERM COASTAL FLOOD RISK REDUCTION PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Reduce near-term flood risk to multi-modal Embarcadero transit corridor, BART and Muni, and historic resources, while longer-term solutions are developed for earthquake stability and sea level rise
- Balance near-term flood risk reduction with larger adaptation moves.
- Maintain a high-quality public realm, fix flood damage & explore habitat enhancements
- Partner with SFPUC to include storm water management improvements.
- Consider deteriorated bulkhead and substructures

PIER 24½ to 28½ BULKHEAD WALL & WHARF EARTHQUAKE SAFETY RETROFIT PROJECT

Project Vision: Objectives, Constraints, and Other Considerations



- Improve safety in bulkhead zone and Promenade by reducing collapse risk
- Consider age, condition and rehabilitation needs.
- Include simple retrofits to full replacement alternatives
- Full replacement alternatives to be adaptable for SLR.
- Consider utility needs and adjacent Pier 30/32 and Pier 38/40 development projects

LIVING SEAWALL



Photo: Lonny Meyer

- Objective: ecological enhancement of seawalls
- Study ecological growth on concrete using textured surfaces and concrete admixture composition
- All frames and tiles are constructed and installed
- Two years of monitoring by the Smithsonian to begin early this year

PROGRAM GO BOND EXPENDITURES

Components	Original Budget	General Obligation Bond				
		First Issuance Budget	Appropriations	Expenditures	Encumbrances	Balance
Seawall Program Labor	18,800,000	5,907,000	7,500,000	6,000,000		1,500,000
United States Army Corps of Engineers (Flood Study)	8,900,000	8,875,000	4,000,000	3,630,000		370,000
Planning / Engineering / Preliminary Design (35%)	37,500,000	23,985,000	33,250,000	25,115,000	4,600,000	3,535,000
Risk Assessment	-		3,400,000	3,400,000		
Final Design (65%)	46,600,000					
Other City Depts / Gov Agencies	1,900,000	983,000	400,000	270,000		130,000
Design Support during Construction	8,400,000					
Pilot Projects	40,000,000	6,050,000	250,000	170,000		80,000
Seawall Program Projects	262,900,000					
Oversight, Accountability & Cost of Issuance	-	4,200,000	875,000	875,000		
TOTAL	425,000,000	50,000,000	49,675,000	39,460,000	4,600,000	5,615,000

Expenditures through 9/2022

SECOND BOND REQUEST AND TOTAL BOND FUNDING

Components	Original Budget	General Obligation Bond		
		First Issuance	Second Issuance	TOTAL
Seawall Program Labor	18,800,000	7,500,000	8,900,000	16,400,000
United States Army Corps of Engineers (Flood Study)	8,900,000	4,000,000	3,523,000	7,523,000
Planning / Engineering / Preliminary Design (35%)	37,500,000	33,250,000	22,577,000	55,827,000
Risk Assessment	-	3,400,000		3,400,000
Final Design (65%)	46,600,000		3,278,000	3,278,000
Other City Depts / Gov Agencies	1,900,000	400,000		400,000
Design Support during Construction	8,400,000			
Pilot Projects	40,000,000	250,000	340,000	590,000
Seawall Program Projects	262,900,000			
Oversight, Accountability & Cost of Issuance	-	875,000	3,382,000	4,257,000
TOTAL	425,000,000	49,675,000	42,000,000	91,675,000

Thank You

Carlos Colon | carlos.colon@sfport.com



Request for Approval
2nd Issuance
2019 Affordable Housing GO Bonds
Budget & Finance Committee
January 25, 2023



Mayor's Office of Housing and Community Development
City and County of San Francisco

2019 Affordable
Housing Bond
Action before
Committee



Action item recommending to approve:

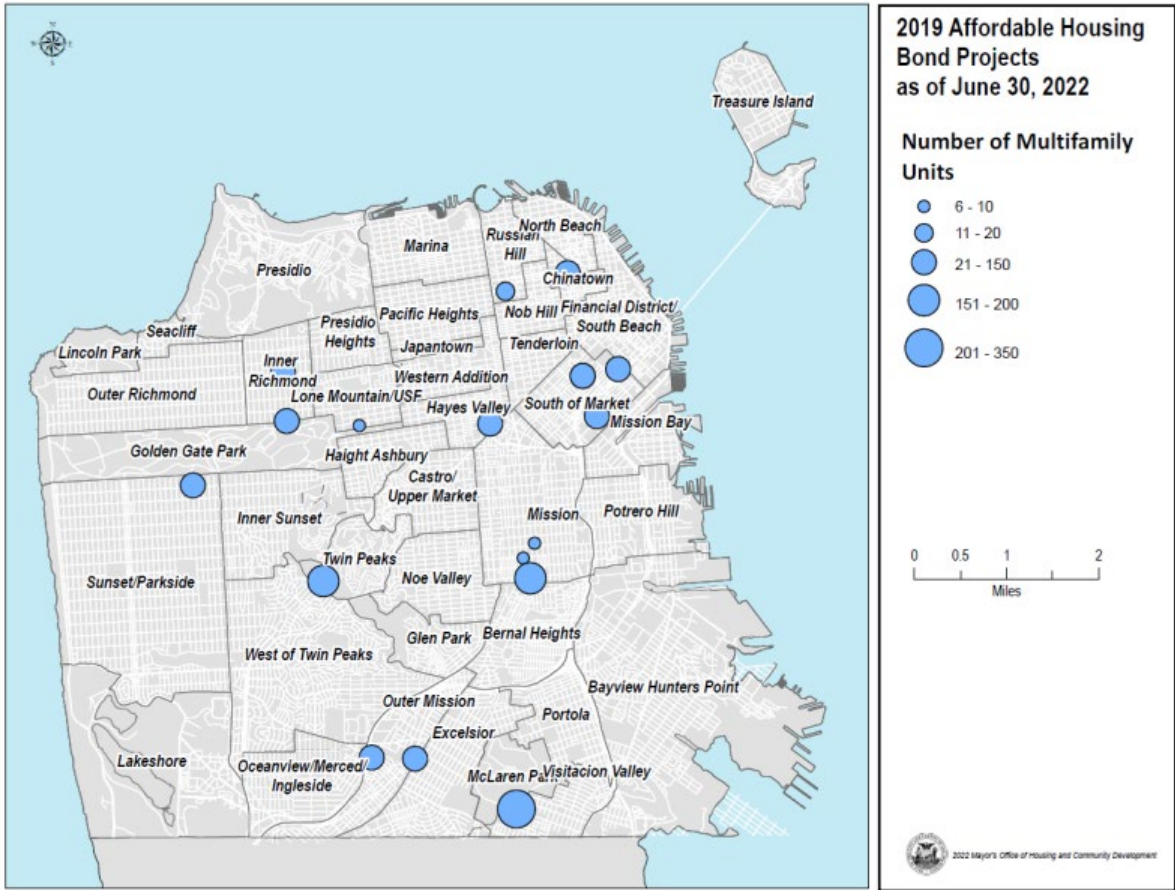
- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2019) Series 2023C, not to exceed \$172.0M

2019 Affordable Housing Bond Spending Update

- \$600M bond passed in November 2019
- First Issuance: **\$254.6M**
 - Issued March 2021
 - 38% spent and 21% encumbered as of June 2022
 - Anticipated to be fully spent by June 2024

	Issuance 1	Issuance 2	Other Issuances	TOTAL
Public Housing	\$ 50.6	\$ 97.9	\$ 1.5	\$ 150.0
Low-Income Housing	\$ 143.7	\$ 38.6	\$ 37.7	\$ 220.0
Preservation and Middle-Income Housing	\$ 37.1	\$ 9.4	\$ 13.5	\$ 60.0
Senior Housing	\$ 21.2	\$ 20.4	\$ 108.4	\$ 150.0
Educator Housing	\$ -	\$ -	\$ 20.0	\$ 20.0
TOTAL	\$ 252.6	\$ 166.3	\$ 181.1	\$ 600.0

2019 Affordable Housing Bond Project Locations



2019 Affordable Housing Bond Unit Production Summary

As of June 2022



	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Public Housing - HOPE SF - Sunnydale Ph 3 Infra Predev, Blk 7 & 9 Vertical	169	0	0	169
Public Housing - HOPE SF - Potrero Block B Gap	0	282	0	282
Public Housing - SFHA Potrero & Sunnydale Accelerated Conversion HQS	125	0	0	125
Public Housing - HOPE SF - Sunnydale Blk 3A Vertical Gap	84	0	0	84
Public Housing - HOPE SF - Sunnydale Blk 3B Vertical Gap	90	0	0	90
Public Housing - Scattered Sites	0	69	0	69
Low Income - 921 Howard Gap	0	102	0	102
Low Income - Balboa Park Upper Yard Gap	0	130	0	130
Low Income - 4840 Mission Gap	0	137	0	137
Low Income - Treasure Island C3.1 Mercy + CC Gap	0	138	0	138
Low Income - Perm Supportive for Single Adults	220	0	0	220
Low Income - Perm Supportive for People With Chronic Mental Illness	0	8	0	8
Low Income - 78 Haight - Parcels (R, S & U) Gap	0	63	0	63
Low Income - 1515 South Van Ness Gap-Part 1	168	0	0	168
Low Income - Geographic Equity Family Acquisition - 2550 Irving	90	0	0	90
Middle Income - Preservation: Small Sites NOFA	94	0	0	94
Middle Income - 921 Howard Gap	0	101	0	101
Senior Housing - Laguna Honda Hospital Senior Housing Predev	200	0	0	200
Senior Housing - Geographic Equity Senior Acquisition - 4200 Geary	98	0	0	98
Senior Housing - 772 Pacific Predev	70	0	0	70
TOTAL	1,408	1,030	0	2,438
Percent of Phase	58%	42%	0%	100%

2019 Affordable Housing Bond 2nd Issuance

Public Housing – 288 Units



\$96.83M – Public Housing

- Vertical and Infrastructure development at Sunnydale, Potrero, and Hunters View
- Total of 288 units plus infrastructure development supporting two additional affordable developments at Potrero
- Public housing replacement units and affordable (tax credit) units



2019 Affordable Housing Bond 2nd Issuance

Low-Income Housing – 393 Units



\$38.6M – Low-Income Housing

- 730 Stanyan
 - 160 units including studios, 1 bedroom, 2 bedroom and 3 bedroom units
 - 40 units for households experiencing homelessness (20 TAY, 20 family)
 - Incomes range from 0-80% Area Median Income



2019 Affordable Housing Bond 2nd Issuance

Low-Income Housing – 393 Units



\$38.6M – Low-Income Housing

- Maceo May Additional Gap
 - 105 units for veterans including studios, 1 bedroom and 2 bedroom units
 - 33 units to be occupied by formerly homeless vets currently living on Treasure Island
- Balboa Reservoir Building E
 - First of four affordable housing developments at the Reservoir
 - 124 units including studios, 1 bedroom, 2 bedroom and 3 bedroom units
 - Incomes range from 40%-105% Area Median Income

2019 Affordable Housing Bond 2nd Issuance

Senior Housing – 98 Units



\$20.4M – Senior Housing

- 4200 Geary Boulevard at 6th Avenue
- Site acquired through MOHCD's 2019 Geographic Equity NOFA
- 98 units for seniors – 41 studios, 57 one-bedrooms
 - 20 units for seniors experiencing homelessness
 - 12 units for veteran seniors experiencing homelessness
 - 30 units for extremely low income seniors supported by the City's Senior Operating Subsidy Program

2019 Affordable Housing Bond 2nd Issuance

Senior Housing – 98 Units



2019 Affordable Housing Bond 2nd Issuance

Middle Income Housing – 21 Units



\$9.4M – Downpayment Assistance Loan Program

- Will build on existing successful downpayment assistance loan program for first-time homebuyers.
- Average downpayment assistance amount is approximately \$425k per household, with \$500,000 maximum
- Supports moderate income borrowers, 120%-200% AMI
- Deferred loan due upon sale, transfer of the property, or non-compliance with the contractual program requirements

Sources and Uses for Proposed GO Bond Series 2023ABC

	<u>Health & Recovery (2023A)</u>	<u>Embarcadero Seawall (2023B)</u>	<u>Affordable Housing (2023C)</u>	<u>Total</u>
Estimated Sources:				
<u>Not-to-Exceed Par Amount</u>	\$30,000,000	\$42,000,000	\$172,000,000	\$244,000,000
Estimated Par	\$28,855,000	\$39,090,000	\$168,315,000	\$236,260,000
Reserve for Market Uncertainty	\$1,145,000	\$2,910,000	\$3,685,000	\$7,740,000
Total Estimated Sources:	\$30,000,000	\$42,000,000	\$172,000,000	\$244,000,000
Estimated Uses:				
<u>Project Fund Deposits:</u>				
Project Fund	\$28,500,000	\$38,617,000	\$166,271,653	\$233,388,653
CSA Audit Fee	\$57,000	\$77,234	\$332,543	\$466,777
Total Project Fund Deposits:	\$28,557,000	\$38,694,234	\$166,604,196	\$233,855,430
<u>Delivery Date Expenses:</u>				
Cost of Issuance	\$124,870	\$161,226	\$700,914	\$985,000
Underwriter's Discount	\$144,275	\$195,450	\$841,575	\$1,181,300
CGOBOC Fee	\$28,855	\$39,090	\$168,315	\$236,260
Total Delivery Expense:	\$298,000	\$395,766	\$1,710,804	\$2,402,560
Reserve for Market Uncertainty	\$1,145,000	\$2,910,000	\$3,685,000	\$7,740,000
Total Estimated Uses:	\$30,000,000	\$42,000,000	\$172,000,000	\$244,000,000



Fiscal Impact of Proposed GO Bond Series 2023ABC

- Estimated Financing Costs*

Projected par: \$236,260,000

Estimated interest rate: 6.50%

Estimated total interest cost: \$233,392,775

Estimated Annual Property Tax Impact: \$5.67 per \$100,000 (\$33.62 for \$600K home)

Estimated final maturity: 6/15/2048

- Debt Capacity

Certified Net Assessed Valuation for FY22-23 (Net AV): \$328,530,494,367

3% GO Debt Capacity: \$9,855,914,831

GO Debt Outstanding as of 12/31/22: \$2,625,532,882 (0.80% of Net AV)

GO Debt Outstanding including proposed 2023ABC Bonds: \$2,861,792,882 (0.87% of Net AV)

- Capital Planning Constraint

Issuance of 2023ABC bonds is consistent with FY2006 property tax rate cap policy

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



Anticipated Financing Timeline

MILESTONES

DATES*

- Capital Planning Committee December 5 & 12, 2022
- Introduction of Legislation to Board of Supervisors December 13, 2022
- Budget and Finance Committee January 25, 2023
- Board of Supervisors Considers Resolution & Ordinance (1st Hearing) January 31, 2023
- Board of Supervisors Considers Ordinance (2nd Hearing) February 7, 2023
- Sale and Closing of Bonds April 2023

*Please note that dates are estimated unless otherwise noted.

