



**City and County of San Francisco**  
**Meeting Minutes - Final**  
**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 ~ [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)*

---

**Wednesday, October 25, 2023**

**10:00 AM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

---

*Pursuant to Board Rule 3.2, President Aaron Peskin appointed themselves, in place of Supervisor Mandelman, to the Budget and Finance Committee for the regular meeting of October 25, 2023, until the arrival of Supervisor Safai.*

**Present:** 3 - Connie Chan, Ahsha Safai, and Aaron Peskin

**Excused:** 1 - Rafael Mandelman

*The Budget and Finance Committee met in a regular session on Wednesday, October 25, 2023, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:14 a.m.*

## **ROLL CALL AND ANNOUNCEMENTS**

*On the call of the roll, Chair Chan, and Member Peskin were noted present. Vice-Chair Mandelman and Member Safai were noted not present. A quorum was present.*

## **COMMUNICATION**

*Brent Jalipa, Budget and Finance Committee Clerk, informed the public that on October 17, 2023, the Board of Supervisors approved a Motion discontinuing remote public comment and participation at all Board and Committee meetings; going forward all public comment will be taken in-person, with remote access only being provided for those who require an ADA accommodation.*

*(Written comments may be submitted through email ([brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.)*

## **AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### Supervisor Mandelman Excused from Attendance

**Chair Chan moved to excuse Supervisor Mandelman from attending the Budget and Finance Committee meeting on October 25, 2023. The motion carried by the following vote:**

Ayes: 2 - Chan, Peskin  
Excused: 1 - Mandelman  
Absent: 1 - Safai

*Member Safai was noted present at 10:21 a.m.; therefore, the temporary assignment of President Peskin, per Board Rule 3.2, expired.*

*Chair Chan requested File No. 230692 and 230693 be called together.*

### 230692 [Grant Amendment - Japanese Community Youth Council - Opportunities for All Intermediary Program - Not to Exceed \$13,327,411]

Resolution approving a fourth amendment to Contract No. 10000014147 for the Japanese Community Youth Council, Opportunities for All Intermediary Program, between the Japanese Community Youth Council and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, to increase the grant amount by \$3,400,953 for a total not to exceed amount of \$13,727,411 with Board of Supervisors' approval under Charter, Section 9.118, and with no change to the grant term. (Department of Children, Youth & Their Families)  
(Fiscal Impact)

05/26/23; RECEIVED FROM DEPARTMENT.

06/13/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

10/11/23; CONTINUED. Heard in Committee. Speaker(s): Brett Conner (Department of Children, Youth, and Their Families); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Francisco Da Costa; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Aumijo Gomes and Maria Su, Director (Department of Children Youth and Their Families); Sheryl Davis, Director (Human Rights Commission); Nicolas Menard (Office of the Budget and Legislative Analyst); Devin Macaulay (Office of the Controller); provided an overview and responded to questions raised throughout the discussion. Tracy Gallardo (Office of Supervisor Shamann Walton); spoke in support of the hearing matter. Thierry Fill; spoke on various concerns relating to the hearing matter.*

*The Committee requested the Office of the Controller to conduct a financial audit of this grant.*

**Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by reducing the grant amount from '\$3,400,953' to '\$3,000,953' and total not-exceed-amount from '\$13,727,411' to '\$13,327,411' throughout the legislation. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

Resolution approving a fourth amendment to Contract No. 1000014147 for the Japanese Community Youth Council, Opportunities for All Intermediary Program, between the Japanese Community Youth Council and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, to increase the grant amount by \$3,000,953 for a total not to exceed amount of \$13,327,411 with Board of Supervisors' approval under Charter, Section 9.118, and with no change to the grant term. (Department of Children, Youth & Their Families)  
(Fiscal Impact)

**Chair Chan moved that this Resolution be REFERRED WITHOUT RECOMMENDATION AS AMENDED to the Board of Supervisors. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

**230693 [Grant Amendment - Retroactive - YMCA Urban Services - Truancy Assessment and Resource Center (TARC) Program - Not to Exceed \$5,390,219]**

Resolution approving a seventh amendment to Contract No. 1000014469 for the YMCA Urban Services - Truancy Assessment and Resource Center (TARC) Program between the YMCA Urban Services and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, to increase the grant amount by \$606,040 for a total not to exceed amount of \$5,390,219 and to extend the grant term for one year from July 1, 2023, for a new term of July 1, 2013, through June 30, 2024, with Board of Supervisors' approval under Charter, Section 9.118. (Department of Children, Youth & Their Families)  
(Fiscal Impact)

05/27/23; RECEIVED FROM DEPARTMENT.

06/13/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

10/11/23; CONTINUED. Heard in Committee. Speaker(s): Brett Conner (Department of Children, Youth, and Their Families); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Francisco Da Costa; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Aumijo Gomes and Maria Su, Director (Department of Children Youth and Their Families); Sheryl Davis, Director (Human Rights Commission); Nicolas Menard (Office of the Budget and Legislative Analyst); Devin Macaulay (Office of the Controller); provided an overview and responded to questions raised throughout the discussion. Tracy Gallardo (Office of Supervisor Shamann Walton); spoke in support of the hearing matter. Thierry Fill; spoke on various concerns relating to the hearing matter.*

*Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:*

*Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman*

*Chair Chan moved to RESCIND the previous vote. The motion carried by the following vote:*

*Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman*

**Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding language to reflect retroactive approval throughout the legislation. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

Resolution retroactively approving a seventh amendment to Contract No. 1000014469 for the YMCA Urban Services - Truancy Assessment and Resource Center (TARC) Program between the YMCA Urban Services and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, to increase the grant amount by \$606,040 for a total not to exceed amount of \$5,390,219 and to extend the grant term for one year from July 1, 2023, for a new term of July 1, 2013, through June 30, 2024, with Board of Supervisors' approval under Charter, Section 9.118. (Department of Children, Youth & Their Families)  
(Fiscal Impact)

**Chair Chan moved that this Resolution be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

**231011 [Gift Acceptance - Friends of Harvey Milk - Redesign of Harvey Milk Plaza - Estimated Value at \$1,275,000]**

**Sponsors: Mayor; Mandelman, Engardio and Chan**

Resolution accepting a gift of design documents with an estimated value at \$1,275,000 from the Friends of Harvey Milk Plaza to assist Public Works in the redesign of Harvey Milk Plaza; and affirming the Planning Department's determination under the California Environmental Quality Act. 09/26/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Jumoke-Akin Taylor (Public Works); provided an overview and responded to questions raised throughout the discussion. Brian Springfield (Friends of Harvey Milk Plaza); Aimée Callander (SF Parks Alliance); spoke in support of the hearing matter. Thierry Fill; spoke on various concerns relating to the hearing matter.*

*Supervisor Chan requested to be added as a co-sponsor.*

**Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

**231001 [Emergency Declaration - Repair of Fillmore and Green 16" Water Main Break - Total Estimated Cost Not to Exceed \$5,000,000]**

Resolution approving an emergency declaration of the San Francisco Public Utilities Commission pursuant to Administrative Code, Section 6.60, to contract resources to perform sewer main, water main, and street repairs on Fillmore Street between Green Street and Union Street, which were damaged by a water main failure, with a total estimated cost not to exceed \$5,000,000. (Public Utilities Commission)  
(Fiscal Impact)

09/22/23; RECEIVED FROM DEPARTMENT.

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Steve Ritchie (Public Utilities Commission); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; spoke on various concerns relating to the hearing matter.*

**Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai  
Excused: 1 - Mandelman

**230916 [Hearing - Citywide Project Labor Agreement and Annual Reports]****Sponsor: Safai**

Hearing to consider the citywide Project Labor Agreement (PLA) that was executed; the annual reports for fiscal years 2020-2021, 2021-2022, and 2022-2023 that highlight the efforts, accomplishments, and challenges encountered; and the preliminary, high-level methodology developed to evaluate whether the PLA has promoted the efficient, economical, and timely completion of PLA-covered projects, the costs of covered projects, and the PLA's impact on Local Business Enterprises and the local workforce; and requesting the Controller's Office, City Administrator's Office, Public Works, Recreation and Park Department, and Office of Economic and Workforce Development to report. (Clerk of the Board)

09/05/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

09/11/23; REFERRED TO DEPARTMENT. Referred to the Offices of the Controller, City Administrator, and Economic and Workforce Development, Public Works, and Recreation and Park Department for informational purposes.

*Heard in Committee. Speakers: None.*

**Member Safai moved that this Hearing be CONTINUED to the Budget and Finance Committee meeting of November 15, 2023. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

*Chair Chan requested File No. 231022 and 231023 be called together.*

**231022 [Issuance of Special Tax Bonds - Special Tax District No. 2020-1 (Mission Rock Facilities and Services) - Development Special Tax Bonds, Office Special Tax Bonds, Shoreline (Tax Zone 1) Special Tax Bonds - Not to Exceed \$58,335,000]****Sponsor: Mayor**

Resolution supplementing Resolution No. 196-20 authorizing the issuance and sale of one or more series of Special Tax Bonds for City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services) in the aggregate principal amount not to exceed \$58,335,000 to be repaid from Development Special Taxes, Office Special Taxes and Shoreline Special Taxes levied in Tax Zone 1 of the Special Tax District, as applicable; approving related documents, as defined herein, including an Official Statement, a Second Supplement to Development Special Tax Fiscal Agent Agreement, Office Special Tax Fiscal Agent Agreement, Shoreline (Tax Zone 1) Special Tax Fiscal Agent Agreement, Bond Purchase Agreement, and Continuing Disclosure Certificate; interpreting the Rate and Method of Apportionment of Special Tax; and determining other matters in connection therewith, as defined herein.

(Fiscal Impact)

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Wyatt Donnelly-Landolt (Port Department); Nicolas Menard (Office of the Budget and Legislative Analyst); Bridget Katz (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; shared various concerns relating to the hearing matter.*

**Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

**231023 [Pledge Agreement Related Documents - CCSF Infrastructure Financing District No. 2 (Port of San Francisco), Sub-Project Areas I-1 through I-13 - Special Tax Bonds - CCSF Special Tax District No. 2020-1 (Mission Rock Facilities and Services)]**

**Sponsor: Mayor**

Resolution approving certain documents and actions related to a Pledge Agreement by City and County of San Francisco (CCSF) Infrastructure Financing District No. 2 (Port of San Francisco) and Development Special Tax Bonds for CCSF Special Tax District No. 2020-1 (Mission Rock Facilities and Services); and determining other matters in connection therewith, as defined herein.  
(Fiscal Impact)

10/03/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Wyatt Donnelly-Landolt (Port Department); Nicolas Menard (Office of the Budget and Legislative Analyst); Bridget Katz (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; shared various concerns relating to the hearing matter.*

**Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

*Chair Chan requested File No. 230970, 230971, 230972, and 230971 be called together.*

**230970 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]****Sponsors: Mayor; Peskin**

Resolution determining and declaring that the public interest and necessity demand the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and the expansion of homeownership opportunities through the Downpayment Assistance Loan Program, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Resolution.)

(Fiscal Impact)

09/12/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the General Plan Referral from the Planning Department finding conformity with the General Plan; and determination that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

09/27/23; CONTINUED. Heard in Committee. Speaker: Thierry Fill; spoke on various concerns relating to the hearing matter.

10/18/23; RESPONSE RECEIVED.

*Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.*

**Chair Chan moved that this Resolution be TABLED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

**230969 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]****Sponsors: Mayor; Peskin**

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$300,000,000 to finance the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and to expand homeownership opportunities through the Downpayment Assistance Loan Program; and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1. (Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Ordinance.)

(Fiscal Impact)

09/12/23; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/12/2023.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the determination from the Planning Department that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

10/18/23; RESPONSE RECEIVED. Received the costing analysis letter from the Office of the Controller, pursuant to Administrative Code, Section 2.33 and Charter, Section 3.105.

*Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.*

**Chair Chan moved that this Ordinance be TABLED. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman



**230972 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]****Sponsors: Peskin; Chan and Safai**

Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, and/or rehabilitation of rental affordable housing projects, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000 subject to independent citizen oversight and regular audits; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Resolution.)

(Fiscal Impact)

09/12/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the General Plan Referral from the Planning Department finding conformity with the General Plan; and determination that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

09/27/23; CONTINUED. Heard in Committee. Speaker: Thierry Fill; spoke on various concerns relating to the hearing matter.

10/18/23; RESPONSE RECEIVED. Received the costing analysis letter from the Office of the Controller, pursuant to Administrative Code, Section 2.33 and Charter, Section 3.105.

*Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.*

*Supervisors Chan and Safai requested to be added as co-sponsors.*

Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 8, by inserting 'if any,' after 'increase'; on Page 4, Line 12, through Page 7, Line 20, by adding 'WHEREAS, The City places high importance on job quality and training opportunities in the local construction industry; and WHEREAS, The City and past recipients of City funding have worked with local stakeholders to successfully implement the City's longstanding policy goal that all construction projects receiving public funds should advance, to the extent financially feasible and legally permissible, job quality and training opportunities; and WHEREAS, It is in the best interest of the City that affordable housing construction projects be subject to strong labor standards and antidiscrimination protections, to the extent feasible, to ensure that such projects are built with the highest degree of skill and as quickly as possible, to meet the City's urgent need for housing; and WHEREAS, It is in the best interest of the City that project developers of affordable housing projects work with local worker representatives and advocates to develop health and safety standards and protections, to the extent feasible, that will allow workers to construct essential affordable housing quickly and safely; and WHEREAS, In 2021, the City adopted its San Francisco Climate Action Plan ("CAP"), which identifies that one of the most effective ways to reduce greenhouse gas emissions is to ensure San Francisco has dense and affordable infill housing, with not less than 30% of its projected goals of 5,000 new housing units affordable to low- and lower-income households; and WHEREAS, The CAP states that providing more housing in San Francisco affordable to workers will make it easier for the City's first-responders, service industry workforce, teachers and medical workers to live close to where they work, instead of commuting long distances by car and generating more greenhouse gas emissions; and WHEREAS, This Board of Supervisors ("Board") unanimously approved the CLEE Report (Center for Law, Energy and the Environment at UC Berkeley), which outlined potential funding sources for the CAP, and unanimously recommended to the Office of Resilience and Capital Planning that a Climate Bond be incorporated into the City's 10 year Capital Plan; and WHEREAS, It is in the best interest of the City that all construction projects, including affordable housing construction projects, incorporate strong climate protections, to the extent feasible, to ensure that such projects are built with the strongest possible climate standards; and WHEREAS, New construction of affordable housing built on City-owned land will be subject to the green building standards under Environment Code Chapter 7; and WHEREAS, It is in the best interest of the City that project developers of affordable housing projects work with local climate advocates to develop appropriate climate standards and protections, to the extent feasible; and WHEREAS, According to the Department of Homelessness and Supportive Housing ("HSH"), cisgender women and women-identified individuals make up 31% of the total number of homeless or marginally-housed individuals documented by the City, yet an exhaustive survey conducted by the Women's Housing Coalition of HSH and the Mayor's Office of Housing and Community Development ("MOHCD") shelter and housing inventory found only 92 out of 23,500 units of permanent affordable housing and 101 out of 3,084 total shelter beds dedicated for cisgender women and women-identified individuals, making up less than one percent and 3.27% of the need for women-specific safe permanent housing and shelter respectively; and WHEREAS, According to HSH, over 75% of women and women-identified homeless have experienced violence on the streets or in shelters, with over 43% experiencing sexual violence, with a 2019 statewide study by the CA Policy Lab documenting that 80% of unsheltered women reporting sexual or violent abuse as the cause of their homelessness; and WHEREAS, According to HSH, 24% of homeless women have had to voluntarily give up primary caretaking responsibilities due to housing instability or homelessness, and 26% have been pregnant while homeless; and WHEREAS, Between 2019-2020, while 900 women survivors were reported to have received placement in victim-specific shelter and permanent housing programs, over 2,684 women survivors of street violence, sexual exploitation and/or domestic violence were turned away from Victim Service Provider-Emergency and Transitional Housing, demonstrating that for every survivor who received safe housing that year, at least another three did not; and WHEREAS, According to HSH's 2022/2023 survey of women experiencing homelessness, 56% indicated they had been homeless for over one year, including 11% who confirmed

they were homeless with their children with them and 21% who confirmed they could be with their children if they had different housing; and WHEREAS, HSH, the Department on the Status of Women, the Department of Public Health, MOHCD, and the Board convened a half-day retreat with the Women's Housing Coalition and affordable housing providers who made recommendations on addressing the plight of unhoused and marginally housed cisgender and women-identified survivors of violence and abuse, including implementing easier and quicker access to housing, women-only safe and secure shelter and long-term housing; and WHEREAS, According to the State's Homeless Data Integration System, between 2017 and 2021, while California's senior population over the age of 55 years of age grew by 7%, the number of seniors who became homeless as a result of increased housing and healthcare costs, job loss or displacement increased by 84%, a national trend that is particularly exacerbated in the Bay Area, which is one of the most expensive areas to live in the United States; and WHEREAS, The California Department of Finance released a population forecast in 2023 showing that San Francisco's population of seniors 80 years of age or older is expected to triple in the next four decades, going from 48,000 seniors in 2020 to nearly 137,000 seniors by 2060, while at the same time, the City's overall population is expected to decline from about 870,000 people in 2020 to 845,000 in 2060, highlighting a significant need for affordable housing for seniors; and WHEREAS, San Francisco's Department of Aging and Adult Services' (DAAS) 2021 Overview Report on Affordable Housing for Seniors and People with Disabilities confirm that seniors aging in place in San Francisco are spending 75% or more of their monthly, fixed income on rent each month, and struggling to pay for other necessities like food and bills; and'; on Page 8, Line 21, through Page 9, Line 17, by adding 'FURTHER RESOLVED, That MOHCD and recipients of funding from bond proceeds authorized by this measure are strongly encouraged to work collaboratively with local stakeholders during the project development process, to adopt and implement strong labor standards, antidiscrimination protections, health and safety standards, and protections, on all projects financed with bond proceeds authorized by this measure, to the extent feasible; and be it FURTHER RESOLVED, That MOHCD and recipients of funding from bond proceeds authorized by this measure are strongly encouraged to work collaboratively with local climate advocates and the Department of the Environment, during the project development process, to adopt and implement strong climate standards and protections on all projects financed with bond proceeds authorized by this measure, to the extent feasible; and be it FURTHER RESOLVED, That MOHCD will work with HSH and relevant stakeholders to ensure that up to \$30,000,000 of Bond proceeds will be allocated to construct, develop, acquire, and/or rehabilitate housing for extremely-low income households, very low-income households, and/or lower-income households who need safe and stable housing, and are experiencing (i) trauma-informed homelessness, (ii) street violence, (iii) domestic violence and abuse, (iv) sexual abuse and assault, and/or (v) human trafficking, which population is overwhelming cisgender women and women-identified; and be it FURTHER RESOLVED, That it is in the best interest of the City that housing for low-income seniors be prioritized in the City's work to meet the state-mandated Housing Element requirement to build 46,000 new affordable housing units in the next eight years; and be it'; and on Page 10, Lines 9-13, to read 'FURTHER RESOLVED, Under Administrative Code, Section 2.40, the ordinance submitting this proposal to the voters shall contain a provision authorizing landlords to pass-through 50% of the resulting property tax increases, if any, to residential tenants in accordance with Administrative Code, Chapter 37, as such chapter may be amended from time to time; and, be it'. The motion carried by the following vote:

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, and/or rehabilitation of rental affordable housing projects, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000, subject to independent citizen oversight and regular audits; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Resolution.)

(Fiscal Impact)

**Chair Chan moved that this Resolution be CONTINUED AS AMENDED to the Budget and Finance Committee meeting of November 1, 2023. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

**230971 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]****Sponsors: Peskin; Chan and Safai**

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$300,000,000 subject to independent citizen oversight and regular audits, to finance the construction, development, acquisition, and/or rehabilitation of rental affordable housing, including workforce housing and senior housing, for households ranging from extremely low-income to moderate-income households; and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Ordinance.)

(Fiscal Impact)

09/12/23; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/12/2023.

09/15/23; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and determination of consistency with the City's General Plan; Office of the Controller for financial analysis report, pursuant to Administrative Code 2.33; and Mayor's Office, Office of the City Attorney, Department of Elections, Ethics Commission, City Administrator, Mayor's Office of Housing and Community Development, and Housing Authority, pursuant to Rules of Order 2.22.4.

09/22/23; RESPONSE RECEIVED. Received the determination from the Planning Department that the matter is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.

10/18/23; RESPONSE RECEIVED. Received the costing analysis letter from the Office of the Controller, pursuant to Administrative Code, Section 2.33 and Charter, Section 3.105.

*Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Eric Shaw, Director (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Vishal Trivedi (Controller's Office of Public Finance); provided an overview and responded to questions raised throughout the discussion. Thierry Fill; Elena Engle; spoke on various concerns relating to the hearing matter. Speaker (Mercy Housing); Juan Diego Castro (Mission Economic Development Agency); John Avalos and Charlie Sciammas (Council of Community Housing Organizations); Rebecca Jackson, Program Director (Center on Juvenile and Criminal Justice Cameo House); Romie Nottage, Erica Dratte, Rashida Blake, and Sammie Rayner (Community Forward SF); Chelsea Leonard and Yves-Langston Barthaud (San Francisco SafeHouse); Aurora Dopp (Swords to Plowshares); Julien Ball (Bill Soro Housing Program); Li Miao Lovett; Manson Leung (Self Help for the Elderly); Mitch Mankin (San Francisco Housing Development Corporation); Gen Fujioka (Chinatown Community Development Center); Mitchell Omerberg (Affordable Housing Alliance); spoke in support of the hearing matter.*

*Supervisors Chan and Safai requested to be added as co-sponsors.*

Chair Chan moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 11, by adding 'if any,' after 'increase'; on Page 4, Line 10, through Page 8, Line 11, by adding 'H. The City places high importance on job quality and training opportunities in the local construction industry. I. The City and past recipients of City funding have worked with local stakeholders to successfully implement the City's longstanding policy goal that all construction projects receiving public funds should advance, to the extent financially feasible and legally permissible, job quality and training opportunities. J. It is in the best interest of the City that affordable housing construction projects be subject to strong labor standards and antidiscrimination protections, to the extent feasible, to ensure that such projects are built with the highest degree of skill and as quickly as possible, to meet the City's urgent need for housing. K. It is in the best interest of the City that project developers of affordable housing projects work with local worker representatives and advocates to develop health and safety standards and protections, to the extent feasible, that will allow workers to construct essential affordable housing quickly and safely. L. The Mayor's Office of Housing and Community Development ("MOHCD") and recipients of funding from bond proceeds authorized by this measure are strongly encouraged to work collaboratively with local stakeholders during the project development process, to adopt and implement strong labor standards, antidiscrimination protections, health and safety standards, and protections, on all projects financed with bond proceeds authorized by this measure, to the extent feasible. M. In 2021, the City adopted its San Francisco Climate Action Plan ("CAP"), which identifies that one of the most effective ways to reduce greenhouse gas emissions is to ensure San Francisco has dense and affordable infill housing, with not less than 30% of its projected goals of 5,000 new housing units affordable to low- and lower-income households. N. The CAP states that providing more housing in San Francisco affordable to workers will make it easier for the City's first-responders, service industry workforce, teachers and medical workers to live close to where they work, instead of commuting long distances by car and generating more greenhouse gas emissions. O. This Board of Supervisors ("Board") unanimously approved the CLEE Report (Center for Law, Energy and the Environment at UC Berkeley), which outlined potential funding sources for the CAP, and unanimously recommended to the Office of Resilience and Capital Planning that a Climate Bond be incorporated into the City's 10 year Capital Plan. P. It is in the best interest of the City that all construction projects, including affordable housing construction projects, incorporate strong climate protections, to the extent feasible, to ensure that such projects are built with the strongest possible climate standards. Q. New construction of affordable housing built on City-owned land will be subject to the green building standards under Environment Code Chapter 7. R. It is in the best interest of the City that project developers of affordable housing projects work with local climate advocates to develop appropriate climate standards and protections, to the extent feasible. S. MOHCD and recipients of funding from bond proceeds authorized by this measure are strongly encouraged to work collaboratively with local climate advocates and the Department of the Environment, during the project development process, to adopt and implement strong climate standards and protections on all projects financed with bond proceeds authorized by this measure, to the extent feasible. T. According to the Department of Homelessness and Supportive Housing ("HSH"), cisgender women and women-identified individuals make up 31% of the total number of homeless or marginally-housed individuals documented by the City, yet an exhaustive survey conducted by the Women's Housing Coalition of HSH and MOHCD shelter and housing inventory found only 92 out of 23,500 units of permanent affordable housing and 101 out of 3,084 total shelter beds dedicated for cisgender women and women-identified individuals, making up less than one percent and 3.27% of the need for women-specific safe permanent housing and shelter respectively. U. According to HSH, over 75% of women and women-identified homeless have experienced violence on the streets or in shelters, with over 43% experiencing sexual violence, with a 2019 statewide study by the CA Policy Lab documenting that 80% of unsheltered women reporting sexual or violent abuse as the cause of their homelessness. V. According to HSH, 24% of homeless women have had to voluntarily give up primary caretaking responsibilities due to housing instability or

homelessness, and 26% have been pregnant while homeless. W. Between 2019-2020, while 900 women survivors were reported to have received placement in victim-specific shelter and permanent housing programs, over 2,684 women survivors of street violence, sexual exploitation and/or domestic violence were turned away from Victim Service Provider-Emergency and Transitional Housing, demonstrating that for every survivor who received safe housing that year, at least another three did not. X. According to HSH's 2022/2023 survey of women experiencing homelessness, 56% indicated they had been homeless for over one year, including 11% who confirmed they were homeless with their children with them and 21% who confirmed they could be with their children if they had different housing. Y. HSH, the Department on the Status of Women, the Department of Public Health, MOHCD, and the Board convened a half-day retreat with the Women's Housing Coalition and affordable housing providers who made recommendations on addressing the plight of unhoused and marginally housed cisgender and women-identified survivors of violence and abuse, including implementing easier and quicker access to housing, women-only safe and secure shelter and long-term housing. Z. MOHCD will work with HSH and relevant stakeholders to ensure that up to \$30,000,000 of Bond proceeds will be allocated to construct, develop, acquire, and/or rehabilitate housing for extremely-low income households, very low-income households, and/or lower-income households who need safe and stable housing, and are experiencing (i) trauma-informed homelessness, (ii) street violence, (iii) domestic violence and abuse, (iv) sexual abuse and assault, and/or (v) human trafficking, which population is overwhelming cisgender women and women-identified. AA According to the State's Homeless Data Integration System, between 2017 and 2021, while California's senior population over the age of 55 years of age grew by 7%, the number of seniors who became homeless as a result of increased housing and healthcare costs, job loss or displacement increased by 84%, a national trend that is particularly exacerbated in the Bay Area, which is one of the most expensive areas to live in the United States. BB. The California Department of Finance released a population forecast in 2023 showing that San Francisco's population of seniors 80 years of age or older is expected to triple in the next four decades, going from 48,000 seniors in 2020 to nearly 137,000 seniors by 2060, while at the same time, the City's overall population is expected to decline from about 870,000 people in 2020 to 845,000 in 2060, highlighting a significant need for affordable housing for seniors. CC. San Francisco's Department of Aging and Adult Services' (DAAS) 2021 Overview Report on Affordable Housing for Seniors and People with Disabilities confirms that seniors aging in place in San Francisco are spending 75% or more of their monthly, fixed income on rent each month, and struggling to pay for other necessities like food and bills. DD. It is in the best interest of the City that housing for low-income seniors be prioritized in the City's work to meet the state-mandated Housing Element requirement to build 46,000 new affordable housing units in the next eight years.'; on Page 8, Line 22, through Page 9, Line 7, to read "'SAN FRANCISCO AFFORDABLE HOUSING BONDS. \$300,000,000 to construct, develop, acquire, and/or rehabilitate housing, including workforce housing and senior housing, that will be affordable to households ranging from extremely low-income to moderate-income households, subject to independent citizen oversight and regular audits; with a duration of up to 30 years from the time of issuance, an estimated average tax rate of \$0.0057/\$100 of assessed property value, and projected average annual revenues of \$25,000,000; and authorizing landlords to pass-through to residential tenants, as such Chapter may be amended 50 percent of the resulting increase, if any, in the real property taxes attributable to the cost of the repayment of such Bonds, as set forth in Administrative Code Chapter 37, as it may be amended from time to time.'"; on Page 16, Lines 11-16, to read 'Section 19. Landlords may pass through to residential tenants 50 percent of any property tax increase that may result from the issuance of Bonds authorized by this ordinance, as set forth in Administrative Code Chapter 37, as it may be amended from time to time.'; and by making other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed \$300,000,000, subject to independent citizen oversight and regular audits, to finance the construction, development, acquisition, and/or rehabilitation of rental affordable housing, including workforce housing and senior housing, for households ranging from extremely low-income to moderate-income households; and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

(Pursuant to California Government Code, Sections 43607 and 43608, this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve passage of this Ordinance.)

(Fiscal Impact)

**Chair Chan moved that this Ordinance be CONTINUED AS AMENDED to the Budget and Finance Committee meeting of November 1, 2023. The motion carried by the following vote:**

Ayes: 2 - Chan, Safai

Excused: 1 - Mandelman

## ADJOURNMENT

*There being no further business, the Budget and Finance Committee adjourned at the hour of 12:38 p.m.*

*N.B. The Minutes of this meeting set forth all actions taken by the Budget and Finance Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*