



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, Myrna Melgar

Clerk: Brent Jalipa
(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, July 24, 2024

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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.

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [240731](#) **[Real Property Lease - Twin Peaks Petroleum, Inc. - 598 Portola Drive - \$156,600 Initial Annual Base Rent]**
Sponsor: Melgar
Resolution approving and authorizing the Director of Property to enter into a real property lease with Twin Peaks Petroleum, Inc., a California corporation, doing business as Twin Peaks Auto Care, successor-in-interest to Michael Gharib, for approximately 14,499 square feet located at 598 Portola Drive, for an initial term of twenty years with one five-year option to extend, at an initial base rent of \$156,600 with annual adjustments of three percent thereafter; effective upon approval of this Resolution by the Board of Supervisors and Mayor, and full execution of the Lease; to require the Tenant to complete certain improvements by December 31, 2025, with a waiver of rent up to three months; finding that competitive bidding procedures required under San Francisco Administrative Code, Chapter 23, Section 23.33 are impractical; finding that the Premises is exempt surplus land under California Code, Section 54421(f)(1)(B); and to authorize the Director of Property 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.

(Fiscal Impact)

6/25/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

7/17/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

7/17/24; CONTINUED AS AMENDED.
2. [240665](#) **[Transportation Code - Fee Waivers for Qualifying Neighborhood Outdoor Events]**
Sponsors: Mayor; Mandelman, Melgar and Engardio
Ordinance amending the Transportation Code to waive fees related to the temporary closure of streets for events organized by community-serving nonprofit arts and culture organizations, small businesses, merchant associations, neighborhood resident associations, and property and business improvement districts.

(Fiscal Impact)

6/5/24; DUPLICATED.

6/5/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

6/5/24; CONTINUED TO CALL OF THE CHAIR.
3. [240746](#) **[Assignment Street Flower Market Permit - Market Street Flower Market]**
Sponsor: Dorsey
Resolution approving the assignment of the Market Street Flower Market permit from Byron Yoanidis, dba Trolley-Car Flowers, to Andrew Poulos, dba Trolley-Bus Flowers.

7/2/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

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4. [240576](#) **[Contract Amendment - San Francisco Pretrial Diversion Project - Pretrial Services - Not to Exceed \$34,668,237]**
Resolution authorizing the Sheriff's Office to enter into a Fifth Amendment to a contract with the San Francisco Pretrial Diversion Project for Pretrial Services, increasing the contract amount by \$14,905,123 for a total not to exceed amount of \$34,668,237 and to extend the contract term for two years from July 1, 2024, for a total term of July 1, 2021, through June 30, 2026, with no more options to extend. (Sheriff)

(Fiscal Impact)

5/14/24; RECEIVED FROM DEPARTMENT.

6/4/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
5. [240671](#) **[Grant Agreement - Eviction Defense Collaborative Inc. - Housing Subsidies - Not to Exceed \$11,062,913]**
Resolution approving the grant agreement between the City and County of San Francisco, by and through its Department of Disability and Aging Services, and the non-profit, Eviction Defense Collaborative Inc., to provide housing subsidies to seniors and adults with disabilities for the period of July 1, 2024, through June 30, 2028, for a total not to exceed amount of \$11,062,913. (Human Services Agency)

(Fiscal Impact)

6/7/24; RECEIVED FROM DEPARTMENT.

6/18/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
6. [240717](#) **[Real Property Lease Amendment - Golden Gate National Parks Conservancy - Portion of Pier 31 and 33 - Establish the Amount of Unpaid Base Rent to be Paid to the Port - \$289,765.05 - Increase Original Construction Rent Credit to \$800,000]**
Resolution approving the Second Amendment to Port Commission Lease No. L-16274 with Golden Gate National Parks Conservancy to build and operate a public serving café and retail space within the bulkheads and portions of the sheds of Piers 31 and 33 for a 30-year term, with two options to extend the Lease for 10 additional years, effective upon approval of this Resolution and Port's execution of this Amendment; and to (i) establish the amount of unpaid base rent Conservancy will pay to Port at \$289,765.05; (ii) extend the Phase I Improvements completion date to December 31, 2025; (iii) increase the original construction rent credit from \$554,000 to \$800,000; (iv) provide a three year extension of the Lease term to June 30, 2052; and (v) establish a 50% share of any excess rents from food and beverage subtenants. (Port)

(Fiscal Impact)

6/17/24; RECEIVED FROM DEPARTMENT.

7/2/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

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7. [240742](#) **[Accept and Expend Grant - Retroactive - Federal Emergency Management Agency - Hazard Mitigation Grant Program - Amended Downtown San Francisco Resilience Plan - \$189,558]**
Sponsor: Mayor
Resolution retroactively authorizing the Office of the City Administrator to accept and expend Hazard Mitigation Grant Program funds in the amount of \$189,558 from the Federal Emergency Management Agency through the California Office of Emergency Services to develop a guidance document that will address financing strategies for earthquake risk reduction through the Concrete Building Safety Program for the project period of July 14, 2022, through November 14, 2024. (City Administrator)
- 7/2/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
8. [240718](#) **[Agreement Amendments - AECOM Technical Services Inc.; Applied Technology & Science A-T-S; Avila & Associates Consulting Engineers, Inc. - Natural Resources Specialized and Technical Services - Not to Exceed \$21,000,000 Each]**
Resolution authorizing the General Manager of the San Francisco Public Utilities Commission to execute Amendment No. 1 to Contract Nos. PRO.0066 A to C, Natural Resources Specialized and Technical Services, with: AECOM Technical Services, Inc. (PRO.0066.A); Applied Technology and Science A-T-S (PRO.0066.B); and Avila and Associates Consulting Engineers Inc. (PRO.0066.C), increasing each contract by \$7,000,000 each for a new total not to exceed amount of \$21,000,000 for a total not to exceed amount of \$63,000,000 across all three contracts, with no change to the terms or duration for the period of January 1, 2019, through January 1, 2029, pursuant to Charter, Section 9.118. (Public Utilities Commission)
- (Fiscal Impact)
- 6/21/24; RECEIVED FROM DEPARTMENT.
- 7/2/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
9. [240643](#) **[Accept and Expend Grant - Retroactive - CARESTAR Foundation - Community Paramedicine and Triage to Alternate Destination Grant - \$125,000]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Emergency Management to accept and expend a grant in the amount of \$125,000 from the CARESTAR Foundation for enhancement of the Emergency Medical Services System through support to Community Paramedicine and Triage to Alternate Destination programs from March 1, 2024, through September 30, 2025. (Department of Emergency Management)
- 6/4/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
10. [240644](#) **[Accept and Expend Funds - Retroactive - Emergency Management Performance Grant - \$350,321]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Emergency Management to accept and expend an Emergency Management Performance Grant in the amount of \$350,321 for the period of July 1, 2022, through June 30, 2024, from the California Office of Emergency Services. (Department of Emergency Management)
- 6/4/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

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11. [240680](#) **[Accept and Expend In-Kind Gift - Retroactive - San Francisco Public Health Foundation - Supplies for Primary Care Division - \$57,264.40]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Public Health to accept and expend an in-kind gift of supplies valued in the amount of \$57,264.40 from the San Francisco Public Health Foundation, in support of the Primary Care Division of the Department of Public Health, for the period of July 1, 2022, to June 30, 2023. (Public Health Department)

6/11/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
12. [240738](#) **[Contract Amendment - Positive Resource Center - Emergency Financial Services - Not to Exceed \$15,359,513]**
Sponsors: Mandelman; Dorsey and Engardio
Resolution approving Amendment No. 3 to the agreement between Positive Resource Center and the Department of Public Health (DPH), for emergency financial services; to increase the agreement by \$5,365,891 for an amount not to exceed \$15,359,513; to extend the term by two years, from February 28, 2026, for a total agreement term of March 1, 2018, through February 29, 2028; and to authorize DPH to enter into amendments or modifications to the contract prior to its final execution by all parties that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract or this Resolution. (Public Health Department)

(Fiscal Impact)

7/1/24; RECEIVED FROM DEPARTMENT.

7/9/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
13. [240646](#) **[Grant Agreement - Boys & Girls Clubs of San Francisco - George Washington Carver Beacon Community School; Malcolm X Academy Beacon Community School; and Comprehensive Year-Round Learning - Not to Exceed \$30,222,500]**
Sponsors: Mayor; Walton
Resolution approving grant agreement for Contract No. 1000032526 for the Boys & Girls Clubs of San Francisco programs George Washington Carver Beacon Community School; Malcolm X Academy Beacon Community School; and Comprehensive Year-Round Learning between Boys & Girls Clubs of San Francisco and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, for a total term of July 1, 2024, through June 30, 2029, and for a total not to exceed amount of \$30,222,500. (Department of Children, Youth & Their Families)

(Fiscal Impact)

6/4/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

14. [240694](#) **[Grant Agreement - Centers for Equity and Success, Inc. - Early Morning Study Academy; Credible Messengers; Inside/Out Pathways; and TAY/A Workforce Development - Not to Exceed \$10,804,000]**
Resolution approving grant agreement for Contract No. 1000032537 for Centers for Equity and Success, Inc. programs: Early Morning Study Academy; Credible Messengers; Inside/Out Pathways; and TAY/A Workforce Development; between Centers for Equity and Success, Inc. and the City and County of San Francisco, acting by and through its Department of Children, Youth and Their Families, for a total term of July 1, 2024, through June 30, 2029, and for a total not to exceed amount of \$10,804,000 upon Board of Supervisor's approval under Charter, Section 9.118. (Department of Children, Youth & Their Families)

(Fiscal Impact)

6/11/24; RECEIVED FROM DEPARTMENT.

6/25/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
15. [240755](#) **[Loan Agreement - MEDA Small Properties, LLC - 2901-16th Street - Small Sites Program - Not to Exceed \$30,000,000]**
Sponsors: Mayor; Ronen
Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development ("MOHCD") to execute loan documents for the permanent financing of 2901-16th Street pursuant to the Small Sites Program, for a total loan amount not to exceed \$30,000,000; confirming the Planning Department's determination under the California Environmental Quality Act; finding that the loan is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of MOHCD or their designee to make certain modifications to the loan documents, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein. (Mayor's Office of Housing and Community Development)

(Fiscal Impact)

7/9/24; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
16. [240741](#) **[Multifamily Housing Revenue Bonds - Amendment of Indenture of Trust - SFHA Scattered Sites - Not to Exceed \$47,833,736]**
Sponsor: Mayor
Resolution approving the form and authorizing the execution and delivery of an amendment to the Indenture of Trust securing the City's \$40,776,000 maximum principal amount of Multifamily Housing Revenue Bonds (SFHA Scattered Sites), Series 2022A-1 and its \$7,057,736 maximum principal amount of Multifamily Housing Revenue Bonds (SFHA Scattered Sites), Series 2022A-2 (Taxable), which provide financing for the acquisition and rehabilitation of a 69-unit, affordable multifamily rental housing project, consisting of five sites located at 4101 Noriega Street, 363 Noe Street, 200 Randolph Street/409 Head Street, 2206-2268 Great Highway and 2215-2263 48th Avenue, and 1357-1371 Eddy Street (also known as 1353-1367 Eddy Street) known as "SFHA Scattered Sites" within the City; approving modifications, changes and additions to such amendment; ratifying and approving any action heretofore taken in connection with such amendment; granting general authority to City officials to execute and deliver documents and take actions necessary to implement this Resolution, as defined herein; and related matters, as defined herein.

7/2/24; 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.

240723

[Authorizing Certificates of Participation - Concourse Garage Project - Not to Exceed \$29,000,000]

Sponsor: Mayor

Ordinance authorizing the execution and delivery of Certificates of Participation on a tax-exempt or taxable basis evidencing and representing an aggregate principal amount of not to exceed \$29,000,000 to fund all or a portion of the acquisition of the Concourse Garage; authorizing the issuance of commercial paper notes in advance of the delivery of the Certificates; approving the form of Trust Agreement between the City and County of San Francisco and the Trustee (including certain indemnities contained therein); authorizing the selection of the Trustee by the Director of Public Finance; approving respective forms of a Property Lease and a Lease Agreement, each between the City and County of San Francisco and the Trustee for the lease and lease back of certain property and facilities of the City; approving the forms of Purchase Contract, Official Notice of Sale, and Notice of Intention to Sell Certificates; directing the publication of the Notice of Intention to Sell Certificates; approving the form of the Preliminary Official Statement and the form and execution of the Official Statement relating to the sale of the Certificates; approving the form of the Continuing Disclosure Certificate; granting general authority to City officials to take necessary actions in connection with the authorization, execution, sale and delivery of the Certificates, including termination of the Ground Lease and transfer of the Concourse Garage property and related property to the City and County of San Francisco under the jurisdiction of the Recreation and Park Commission; approving modifications to documents and agreements; declaring the City's intent to reimburse certain expenditures; and ratifying previous actions taken in connection therewith, as defined herein.

(Fiscal Impact; No Budget and Legislative Analyst Report)

6/25/24; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

240728

[Business and Tax Regulations Code - Transfer Tax Reduction for Union Labor-Built and Union Pension Fund-Financed Housing]

Sponsors: Safai; Chan

Ordinance amending the Business and Tax Regulations Code to reduce the real property transfer tax rates from 5.5% to 3% when the consideration or value of the interest or property conveyed is at least \$10,000,000 but less than \$25,000,000; and from 6% to 3% when the consideration or value of the interest or property conveyed equals or exceeds \$25,000,000 for transfers of certain properties with at least 12% rent-restricted affordable units, that were constructed using union labor, and had a debt or equity investment of at least \$25,000,000 from a union pension fund at the time of the transfer; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Fiscal Impact; No Budget and Legislative Analyst Report)

6/25/24; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

7/1/24; REFERRED TO DEPARTMENT.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$250 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of \$250 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit www.sfethics.org.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following 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 or at www.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) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 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 time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

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

COPYRIGHT: All system content that is broadcasted live during public proceedings is secured by High-bandwidth Digital Content Protection (HDCP), which prevents copyrighted or encrypted content from being displayed or transmitted through unauthorized devices. Members of the public who wish to utilize chamber digital, audio and visual technology may not display copyrighted or encrypted content during public proceedings.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (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) and Reasonable Accommodations

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 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. 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.

Meetings are real-time captioned and cablecast open-captioned on SFGovTV (www.sfgovtv.org) or Cable Channels 26, 28, 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 Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least 48 hours in advance of the meeting will help to ensure availability. For further assistance, please call (415) 554-5184.

Know Your Rights Under The Sunshine Ordinance

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 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 (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website 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 www.sfethics.org.