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: Matt Dorsey, Chyanne Chen, Danny Sauter

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

Wednesday, November 4, 2026 **10:00 AM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. **261045** **[Lease Agreement - Proper Plover SFO LLC - Terminal 3 West Food and Beverage Phase 1 Concession Lease 2 - Post-Security Coffee - $456,000 Minimum Annual Guarantee - Pre-Security Coffee - $90,000 Minimum Annual Guarantee]**

Resolution approving Terminal 3 West Food and Beverage Phase 1 Concession Lease 2 - Post and Pre-Security Coffee, Lease No. 26-0203, between Proper Plover SFO LLC, as Tenant, and the City and County of San Francisco, acting by and through its Airport Commission, as Landlord, for a term of 14 years with one option to extend by two years, to commence upon approval of this Resolution, and a minimum annual guarantee of $456,000 for the post-security location and $90,000 for the pre-security location. (Airport Commission)

9/17/26; RECEIVED FROM DEPARTMENT.

9/29/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

2. **261046** **[Lease Agreement - Fly Proper SFO LLC - Terminal 3 West Food and Beverage Phase 1 Concession Lease 3 - Gourmet Grab 'n Go Market - $416,000 Minimum Annual Guarantee]**

Resolution approving Terminal 3 West Food and Beverage Phase 1 Concession Lease 3 - Gourmet Grab 'n Go Market, Lease No. 26-0204, between Fly Proper SFO LLC, as tenant, and the City and County of San Francisco, acting by and through its Airport Commission, as landlord, for a 14-year term plus one option to extend the term by two years, and a minimum annual guarantee of $416,000 effective upon approval of this Resolution. (Airport Commission)

9/17/26; RECEIVED FROM DEPARTMENT.

9/29/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3. **261047** **[Lease Agreement - SFO Hospitality Partners LLC. - Terminal 3 Boarding Area E and Dianne Feinstein International Terminal Coffee Shops Lease - $400,000 - MAG - Post-Security Location - $167,000 - MAG - Pre-Security Location]**

Resolution approving Terminal 3 Boarding Area E and Dianne Feinstein International Terminal Arrivals Coffee Shops Lease, Lease No. 26-0205, between SFO Hospitality Partners LLC, as tenant, and the City and County of San Francisco, acting by and through its Airport Commission, as landlord, for a 14-year term plus one option to extend the term by two years, and an initial minimum annual guarantee (MAG) of $400,000 for the post security location and $167,000 for the pre security location. (Airport Commission)

9/21/26; RECEIVED FROM DEPARTMENT.

9/29/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. **261074** **[Grant Agreement Amendment - Larkin Street Youth Services - Lark Inn Shelter - Not to Exceed $14,926,904]**

Resolution approving the Third Amendment to the grant agreement between the City, acting by and through the Department of Homelessness and Supportive Housing ("HSH"), and Larkin Street Youth Services for emergency shelter and support services at Lark Inn Shelter; extending the grant term by 31 months from November 30, 2026, for a new term of July 1, 2020, through June 30, 2029; and increasing the agreement amount by $5,011,517 for a new total not to exceed amount of $14,926,904; and authorizing HSH to enter into any amendments or other modifications to the Amendment that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the Agreement. (Department of Homelessness and Supportive Housing)

(Fiscal Impact)

9/24/26; RECEIVED FROM DEPARTMENT.

10/6/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

5. **261075** **[Contract Amendment - Bayview Hunters Point Foundation for Community Improvement - Bayview Navigation Center - Homeless Services - Not to Exceed $25,737,447]**

Sponsors: Mayor; Walton

Resolution approving the First Amendment to the contract between the City, acting by and through the Department of Homelessness and Supportive Housing ("HSH"), and Bayview Hunters Point Foundation for Community Improvement for Bayview Navigation Center to provide services for adults without minor children who are experiencing homelessness; extending the term by 24 months from June 30, 2027 for a total term of July 1, 2025, through June 30, 2029; increasing the agreement amount by $15,747,521 for a new total amount not to exceed $25,737,447; and authorizing HSH to enter into any amendments or other modifications to the Amendment that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the Agreement. (Department of Homelessness and Supportive Housing)

(Fiscal Impact)

10/6/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

6. **261157** **[Loan Agreement - San Francisco SafeHouse Holdings, LLC - 100% Affordable Housing - 101 Gough Street - Not to Exceed $15,850,000]**

Sponsors: Mayor; Sherrill

Resolution approving and authorizing the Mayor and Director of the Mayor's Office of Housing and Community Development ("MOHCD") to execute a Loan Agreement to provide a loan to San Francisco SafeHouse Holdings, LLC ("Borrower") in a total amount not to exceed $15,850,000 to finance the acquisition and rehabilitation of 100% affordable housing located at 101 Gough Street, consisting of a total of 23 residential rental units as transitional 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 (the "Project"), including a provision allowing for the retroactive financing of certain acquisition costs on January 17, 2024, and certain predevelopment expenses after September 22, 2025; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the Project and the proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Mayor and Director of MOHCD or their designee to execute the loan documents for the Project and make certain modifications to such loan documents, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.

(Fiscal Impact)

10/20/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

7. **261052** **[Health, Business and Tax Regulations Codes - Microenterprise Home Kitchen Operations]**

Sponsors: Fielder; Melgar, Walton, Mahmood, Chan and Chen

Ordinance amending the Health Code to establish a permitting process for the operation of Microenterprise Home Kitchen Operations (MEHKOs); and amending the Business and Tax Regulations Code to establish annual license fees for MEHKOs.

9/22/26; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

9/28/26; REFERRED TO DEPARTMENT.

10/25/26; NOTICED.

11/1/26; NOTICED.

8. **261148** **[Appropriation - General Reserve - Mayor's Office of Housing and Community Development - Immigration Legal Services - $1,765,000 - FY2026-2027]**

Sponsors: Fielder; Chan, Walton, Melgar, Chen, Mahmood, Mandelman, Sauter, Dorsey, Sherrill and Wong

Ordinance appropriating $1,765,000 from the General Reserve to the Mayor's Office of Housing and Community Development to expand access to coordinated services for immigration legal defense and community response services to the immigrant community in Fiscal Year (FY) 2026-2027; this Ordinance requires a two-thirds vote of all members of the Board of Supervisors, pursuant to Charter, Section 9.113(c).

(Pursuant to Charter, Section 9.113(c), this matter shall require a vote of two-thirds (8 votes) of all members of the Board of Supervisors to approve such appropriation ordinance for passage.)

10/20/26; 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.

261101 **[Administrative Code - Sober Spaces Program and Fund]**

Sponsors: Dorsey; Mandelman, Wong, Mahmood, Fielder, Sherrill, Chen, Melgar, Sauter and Chan

Ordinance amending the Administrative Code to establish the "Sober Spaces Program" (Program) through which meeting spaces under the control of the Police Department or the Recreation and Park Department shall be made available whenever reasonably possible any day of the year, including weekends and holidays, to assist abstinence-based mutual help programs in fulfilling their meeting requirements without paying a fee or paying a nominal fee to use such space; and to establish a fund to cover costs associated with hosting meetings in City-owned spaces for the Program and for funding grants to nonprofit spaces not owned by the City to cover costs associated with hosting meetings for the Program.

(Fiscal Impact; No Budget and Legislative Analyst Report)

10/6/26; ASSIGNED UNDER 30 DAY RULE to the Rules Committee.

10/19/26; TRANSFERRED to the Budget and Finance Committee.

261173 **[Business and Tax Regulations Code - Relief from Vacancy Tax Filing Obligation for Certain Lessees and Sublessees Who Owe No Tax]**

Sponsors: Mandelman; Wong and Mahmood

Ordinance amending the Business and Tax Regulations Code to relieve certain lessees and sublessees who do not owe tax from the obligation to file Vacancy Tax returns.

10/27/26; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than $500 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 $500 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 $500 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 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 sf.gov/sfbos-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 nor take public comment on matters which have been heard in committee. An opportunity for members of the public to provide remote comment is provided at full Board of Supervisors meetings (remote comment is not provided at committees), as required by California Government Code, Sections 54953.4 et seq.

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.

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AGENDA PACKET: Available at sf.gov/sfbos-meetings. Meetings are cablecast on SFGovTV, at sf.gov/tv or your Local Cable Channel (see your provider for channel listing).

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese, Filipino and Vietnamese 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 bos@sfgov.org or call (415) 554-5184.

傳譯服務：所有常規及特別市參事會會議和常務委員會會議將提供西班牙文，中文，菲律賓文，以及越南文的傳

譯服務，但必須在會議前最少兩（2）個工作日作出請求，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，請發電郵至 bos@sfgov.org 或致電（415）554-5184 聯絡我們.

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino español y vietnamita, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan para sa taga salin-wika sa Kastila, Tsino, Filipino at Vietnamese nang hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

PHIÊN DỊCH VIÊN: Dịch vụ ngôn ngữ bằng tiếng Tây Ban Nha, tiếng Trung, tiếng Filipino và tiếng Việt được cung cấp nếu quý vị gửi yêu cầu ít nhất hai (2) ngày làm việc trước cuộc họp, để đảm bảo có phiên dịch viên. Để biết thêm thông tin hoặc yêu cầu dịch vụ, vui lòng liên hệ qua email bos@sfgov.org hoặc gọi số (415) 554-5184.

Americans with Disabilities Act (ADA) and Reasonable Accommodations

Title II of the ADA and City policy enable people with disabilities to have equal access to all City services, activities, and benefits. Board and Committee meetings are real-time captioned and cablecast open-captioned on SFGovTV (sf.gov/tv) or your Local Cable Channel (see your provider for channel listing). [WN1.1]Agendas and minutes are available on the Board's website sf.gov/sfbos and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, email bos@sfgov.org, or call (415) 554-5184 or (415) 554-5227(TTY). Requests made at least two (2) business days in advance of the meeting will help to ensure availability.

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 at 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 sf.gov/sotf.

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 sfethics.org.

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 sfethics.org.