



City and County of San Francisco

Meeting Agenda

Budget and Finance Sub-Committee

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

Members: Sandra Lee Fewer, Catherine Stefani, Rafael Mandelman

Clerk: Linda Wong (415) 554-7719

Wednesday, April 10, 2019

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

AGENDA CHANGES

REGULAR AGENDA

1. [190314](#) **[Multifamily Housing Revenue Bonds - 242 Hahn Street - Sunnydale Block 6 - Not to Exceed \$77,000,000]**

Sponsors: Mayor; Walton

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$77,000,000 for Sunnydale Block 6 with a current address of 242 Hahn Street; authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$77,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution, as defined herein; and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein.

3/19/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

4/3/19; CONTINUED.

2. [190315](#) **[Loan Agreement - Sunnydale HOPE SF - Not to Exceed \$28,478,891]**
Sponsors: Mayor; Walton
Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development to execute an Amended and Restated Loan Agreement with Sunnydale Infrastructure LLC, a California limited liability company, for a total loan amount not to exceed \$28,478,891 to finance the first phase of infrastructure improvements and housing development related to the revitalization and master development of up to 1770 units of replacement public housing, affordable housing, and market rate housing, commonly known as the Sunnydale HOPE SF Development ("Sunnydale Project"); and adopting findings that the loan agreement is consistent with the adopted Mitigation Monitoring and Reporting Program under the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(Fiscal Impact)

3/19/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

4/3/19; CONTINUED.

3. [181212](#) **[Administrative, Business and Tax Regulations Codes - Nonprofit Organizations' First-Right-to-Purchase Multi-Family Residential Buildings]**
Sponsors: Fewer; Ronen, Haney, Mar, Walton, Safai, Peskin, Mandelman, Brown, Yee and Stefani

Ordinance amending the Administrative Code to confer upon certain nonprofit organizations a first-right-to-purchase, consisting of both a right of first offer and a right of first refusal, over all multi-family residential buildings (and related construction sites and vacant lots) in the City, for the purpose of creating and preserving rent-restricted affordable rental housing, and to establish related procedures for the selection of such nonprofits, the preservation of rent-restricted affordable housing, and implementation and enforcement; amending the Business and Tax Regulations Code to exempt rent-restricted affordable housing created under this ordinance from increased rates of transfer tax; and affirming the Planning Department's determination under the California Environmental Quality Act.

12/11/18; ASSIGNED UNDER 30 DAY RULE to the Rules Committee.

12/27/18; REFERRED TO DEPARTMENT.

1/15/19; SUBSTITUTED AND ASSIGNED to the Rules Committee.

2/28/19; TRANSFERRED to the Budget and Finance Committee.

3/6/19; TRANSFERRED to the Budget and Finance Sub-Committee.

3/14/19; REFERRED TO DEPARTMENT.

4/1/19; RESPONSE RECEIVED.

4/3/19; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

4/3/19; CONTINUED AS AMENDED.

4. [190317](#) **[Lease Agreement - Tad's, Inc. - 44 Ellis Street - Annual Base Rent of \$5,317,064]**
Sponsor: Mayor
Resolution authorizing the Municipal Transportation Agency to execute a retail lease agreement with Tad's, Inc., for approximately 5,368 square feet of retail space at 44 Ellis Street, for a ten year term, to commence upon approval by the Board of Supervisors, plus two five-year extension options, at an initial annual base rent of \$5,317,064. (Municipal Transportation Agency)

3/19/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
5. [190316](#) **[Lease Termination Agreement - Tad's, Inc. - 44 Ellis Street]**
Sponsor: Mayor
Resolution authorizing the Municipal Transportation Agency to terminate the lease agreement with Tad's Inc. for retail space located at 44 Ellis Street in the Ellis-O'Farrell Garage. (Municipal Transportation Agency)

(Fiscal Impact)

3/19/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
6. [190290](#) **[Accept and Expend In-Kind Gift - Retroactive - City Innovate - Consulting Services - Total Value of Services \$125,000]**
Sponsor: Mayor
Resolution retroactively authorizing the Department of Technology to accept an in-kind gift of consulting services from City Innovate for a five-year term from October 9, 2018, through October 8, 2023, for a total value of \$125,000. (Department of Technology)

3/12/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
7. [190291](#) **[Accept and Expend Grant - Retroactive - California Department of Health Care Services - Homeless Mentally Ill Outreach and Treatment Grant - \$3,179,000]**
Sponsors: Mayor; Mandelman and Stefani
Resolution retroactively authorizing the Department of Public Health to accept and expend a grant in the total amount of \$3,179,000 from the California Department of Health Care Services to participate in a program, entitled "Homeless Mentally Ill Outreach and Treatment," for the period of January 1, 2019, through June 30, 2020, and waiving indirect costs. (Public Health Department)

3/12/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
8. [190292](#) **[Accept and Expend Grant - Retroactive - California Department of Public Health - California Perinatal Equity Initiative Grant - \$402,768]**
Sponsors: Mayor; Walton
Resolution retroactively authorizing the Department of Public Health to accept and expend a grant in the total amount of \$402,768 from the California Department of Public Health to participate in a program, entitled "California Perinatal Equity Initiative," for the period of December 1, 2018, through September 30, 2019, and waiving indirect costs. (Public Health Department)

3/12/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

9. [190204](#) **[Lease Agreement - The Marshall Retail Group, LLC - Boarding Area C Retail Concession Lease 2 - Lease No.18-0368 - \$600,000 Minimum Annual Guarantee]**

Resolution approving the Boarding Area C Retail Concession Lease 2 - Lease No. 18-0368, between The Marshall Retail Group, LLC, and the City and County of San Francisco, acting by and through its Airport Commission, for a term of seven years with two one-year options to extend, and a minimum annual guarantee of \$600,000 for the first year of the Lease, to commence following Board approval. (Airport Commission)

2/21/19; RECEIVED FROM DEPARTMENT.

3/5/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

10. [190191](#) **[Lease Agreement - Hudson Group (HG) Retail, LLC, RDJ Enterprises, LLC, and Stewart Manhattan Investments, Inc., a JV dba HG SFO Retailers 2017 JV - Boarding Area C Retail Concession Lease No. 1 - Lease No. 18-0367 - \$1,800,000 Minimum Annual Guarantee]**

Resolution approving the Boarding Area C Retail Concession Lease No. 1 - Lease No.18-0367, between Hudson Group (HG) Retail, LLC, RDJ Enterprises, LLC, and Stewart Manhattan Investments, Inc., a Joint Venture dba HG SFO Retailers 2017 JV, as joint tenants, and the City and County of San Francisco, acting by and through its Airport Commission, for a term of seven years with two one-year options to extend, and a minimum annual guarantee of \$1,800,000 for the first year of the Lease, to commence upon Board approval. (Airport Commission)

2/11/19; RECEIVED FROM DEPARTMENT.

2/26/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

11. [190245](#) **[Waiver of Banner Fee - Retroactive - Office of Economic and Workforce Development - Shop & Dine in the 49 Campaign]**

Sponsors: Mayor; Brown

Ordinance retroactively waiving the banner fees under Public Works Code, Section 184.78, for the placement of up to 300 banners per year, for three years, by the Office of Economic and Workforce Development to publicize the City's "Shop & Dine in the 49" campaign, beginning on November 20, 2018; and affirming the Planning Department's determination under the California Environmental Quality Act.

3/5/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

3/12/19; REFERRED TO DEPARTMENT.

12. [190105](#) **[Agreement Amendment - Community Awareness and Treatment Services - Behavioral Health Fiscal Intermediary Services - Not to Exceed \$23,186,920]**
Resolution approving Amendment No. 1 to the agreement between Community Awareness and Treatment Services and the Department of Public Health for behavioral health services, to increase the agreement amount by \$14,363,136 for an amount not to exceed \$23,186,920; and to extend the term by three years, from June 30, 2019, for a total agreement term of July 1, 2017, through June 30, 2022. (Public Health Department)

(Fiscal Impact)

1/25/19; RECEIVED FROM DEPARTMENT.

2/5/19; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

2/28/19; TRANSFERRED to the Budget and Finance Sub-Committee.

3/6/19; CONTINUED TO CALL OF THE CHAIR.
13. [190226](#) **[Accept and Expend Grant - Retroactive - California Department of Insurance - Workers' Compensation Insurance Fraud Program - \$801,148]**
Sponsor: Stefani
Resolution retroactively authorizing the Office of the District Attorney to accept and expend a grant in the amount of \$801,148 from the California Department of Insurance for the Workers' Compensation Insurance Fraud Program for the grant period of July 1, 2018, through June 30, 2019. (District Attorney)

2/26/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
14. [190227](#) **[Accept and Expend Grant - Retroactive - California Department of Insurance - Automobile Insurance Fraud Program - \$298,336]**
Sponsor: Stefani
Resolution retroactively authorizing the Office of the District Attorney to accept and expend a grant in the amount of \$298,336 from the California Department of Insurance for the Automobile Insurance Fraud Program for the grant period of July 1, 2018, through June 30, 2019. (District Attorney)

2/26/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
15. [190228](#) **[Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - Victim Witness Assistance Program - \$1,549,288]**
Sponsor: Stefani
Resolution retroactively authorizing the Office of the District Attorney to accept and expend a grant in the amount of \$1,549,288 from the California Governor's Office of Emergency Services for the Victim Witness Assistance Program for the grant period of October 1, 2018, through September 30, 2019. (District Attorney)

2/26/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-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.

190310

[Public Works Code - Waiver of Temporary Street Space Occupancy Permit Fee - Small Business Week Sidewalk Sales]

Sponsor: Brown

Ordinance waiving the fee required by Public Works Code, Section 724.1(b), for temporary street space occupancy permits on certain designated City streets on Saturday, May 11, 2019, to promote Small Business Week.

3/19/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

3/27/19; REFERRED TO DEPARTMENT.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation, 2) Budget and Legislative Analyst report,
- 3) Department or Agency cover letter and/or report, 4) Public correspondence

Items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

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 ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

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

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or 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 Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

LAPTOP COMPUTER FOR PRESENTATIONS: Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

COPYRIGHT: 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 utilize chamber digital, audio and visual technology may not display copyrighted or encrypted content during public proceedings.

AGENDA PACKET: Available for review in the Office of the Clerk of the Board, City Hall, 1 Dr. Carlton B Goodlett Place, Room 244, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

LANGUAGE INTERPRETERS: Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag ka sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

Disability Access

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47, and 49. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>

Lobbyist Registration and Reporting Requirements

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