BOARD of SUPERVISORS

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M E M O R A N D U M

TO: Sarah Dennis-Phillips, Executive Director, Office of Economic and Workforce Development
Carmen Chu, City Administrator, Office of the City Administrator
Andrico Penick, Director, City Administrator's Real Estate Division
Rich Hillis, Director, Planning Department
Greg Wagner, City Controller, Office of the Controller

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee

DATE: April 29, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Budget and Finance Committee has received the following proposed legislation, introduced by Mayor London Breed:

File No. 240440

Ordinance amending the Administrative Code to establish the Downtown University Attraction and Retention Fund to provide financial incentives to attract public colleges or universities interested in having a physical location in the South of Market, Union Square, and Financial District neighborhoods, and to purchase or lease property for public college or university campuses in those neighborhoods.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Anne Taupier, Office of Economic and Workforce Development
Alesandra Lozano, Office of Economic and Workforce Development
Sophie Hayward, Office of the City Administrator
Vivian Po, Office of the City Administrator
Angela Yip, Office of the City Administrator
Dan Sider, Planning Department
Corey Teague, Planning Department
Tina Tam, Planning Department
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
Aaron Starr, Planning Department
Josh Switzky, Planning Department
Joy Navarette, Planning Department
Debra Dwyer, Planning Department
Elizabeth Watty, Planning Department
Todd Rydstrom, Office of the Controller
Ted Egan, Office of the Controller

[Administrative Code - Downtown University Attraction and Retention Fund]

Ordinance amending the Administrative Code to establish the Downtown University Attraction and Retention Fund to provide financial incentives to attract public colleges or universities interested in having a physical location in the South of Market, Union Square, and Financial District neighborhoods, and to purchase or lease property for public college or university campuses in those neighborhoods.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Article XIII of Chapter 10 of the Administrative Code is hereby amended by adding Section 10.100-65, to read as follows:

SEC. 10.100-65. DOWNTOWN UNIVERSITY ATTRACTION AND RETENTION FUND.

*(a) **Establishment of Fund.** The Downtown University Attraction and Retention Fund (the "Fund") is hereby established as a category four fund to receive any monies appropriated or donated for the following purposes: (1) to provide financial incentives to attract public colleges or universities interested in having a physical presence in the South of Market, Union Square, and Financial District neighborhoods ("Campus Neighborhoods"), and (2) to purchase or lease property that is 100,000 square feet or larger for use as campuses (including classrooms, housing, administrative space, and/or other uses) for public colleges or universities in those neighborhoods. For the purposes of this Section 10.100-65, a "public college or university" is an accredited college or university operated by a State,*

subdivision of a State, or governmental agency within a State, including but not limited to universities in the University of California and California State University systems and community colleges.

*(b) **Use and Administration of the Fund.***

(1) The Office of Economic and Workforce Development ("OEWD") shall approve all expenditures from the Fund, consistent with subsections (b)(2) and (b)(3) of this Section 10.100-65.

(2) OEWD may use monies in the Fund to provide financial incentives to attract public colleges or universities interested in having a physical presence in the Campus Neighborhoods. OEWD shall promulgate rules defining the types and amounts of incentives that are available, the eligibility criteria for public colleges or universities to receive those incentives, and OEWD's criteria for deciding which applicants will receive incentives. In developing these rules, OEWD shall consult with other City agencies, including but not limited to the Real Estate Division of the City Administrator's Office, the Planning Department, and the Controller's Office. OEWD shall publish on its website rules it adopts and shall submit a copy of the rules to the Board of Supervisors and the Mayor within 30 days after promulgating the rules.

(3) With the consent of OEWD and subject to the applicable provisions of Chapter 23 of this Code, and any required approvals thereunder, including Board of Supervisors approval, the Real Estate Division may use monies in the Fund to purchase or lease property that is 100,000 square feet or larger if the Real Estate Division and OEWD have a written plan describing the City's intention to lease or otherwise convey the property as a campus for a public college or university in those neighborhoods.

*(c) **Sunset and Termination.** Any monies in the Fund that the City has not expended or encumbered by July 31, 2034 shall be returned to the General Fund, and thereafter the City Attorney is authorized to cause this Section 10.100-65 to be removed from the Administrative Code unless the City enacts an ordinance extending it beyond that date.*

Section 2. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
JON GIVNER
Deputy City Attorney

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FILE NO. 240440

LEGISLATIVE DIGEST

[Administrative Code - Downtown University Attraction and Retention Fund]

Ordinance amending the Administrative Code to establish the Downtown University Attraction and Retention Fund to provide financial incentives to attract public colleges or universities interested in having a physical location in the South of Market, Union Square, and Financial District neighborhoods, and to purchase or lease property for public college or university campuses in those neighborhoods.

Existing Law

There is currently no City fund focused on providing financial incentives to attract colleges or universities to the City.

Amendments to Current Law

The proposed ordinance would establish the Downtown University Attraction and Retention Fund for money appropriated by the Board of Supervisors in the future or donated to the City. Money appropriated or donated to the fund could be used for two purposes: (1) to provide financial incentives to attract public colleges or universities interested in having a physical presence in the South of Market, Union Square, and Financial District neighborhoods, and (2) to purchase or lease property that is 100,000 square feet or larger for use as campuses for public colleges or universities in those neighborhoods. The Office of Economic and Workforce Development would approve all expenditures from the fund.

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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- [x] 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- [ ] 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- [ ] 3. Request for Hearing on a subject matter at Committee
- [ ] 4. Request for Letter beginning with "Supervisor _____ inquires..."
- [ ] 5. City Attorney Request
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget and Legislative Analyst Request (attached written Motion)
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

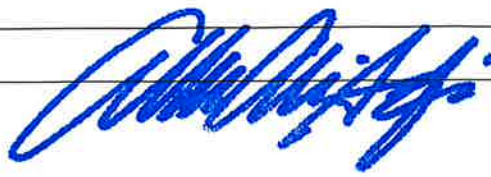
Sponsor(s):

Safai

Subject:

[Administrative Code - Downtown University Attraction and Retention Fund]

Long Title or text listed:

Ordinance amending the Administrative Code to establish the Downtown University Attraction and Retention Fund to provide financial incentives to attract public colleges or universities interested in having a physical location in the South of Market, Union Square, and Financial District neighborhoods, and to purchase or lease property for public college or university campuses in those neighborhoods.

Signature of Sponsoring Supervisor: