

File No. 240497

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date July 16, 2024

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| | | • Capital Planning Committee Memorandum 5/6/2024 |
| | | • Planning General Plan Referral 5/6/2024 |
| | | • Planning General Plan Note 7/10/2024 |
| | | • Controller's Costing Letter 7/11/2024 |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Click on the hyperlinks to view entirety of voluminous files)

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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>2024 Healthy, Safe and Vibrant SF Bond Report</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>FYI Referrals – PLN, CON, MYR, CAT, REG, ETH, ADM, RED, MOHCD, DPH, MTA, Housing Authority 5/20, 7/8, 7/10/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>FYI Referral – Meet and Confer – DHR 5/28, 7/8, 7/10/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Chan to MYR Letter 6/7/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DHR Meet and Confer Determination 7/9/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>MYR Presentation 6/26/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLN CEQA Determination 7/9/2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Committee Report Memo 7/11/2024</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Brent Jalipa Date July 11, 2024

Completed by: Brent Jalipa Date _____

1 [General Obligation Bond Election - Healthy, Safe, and Vibrant San Francisco - Not to Exceed
2 \$390,000,000]

3 **Ordinance calling and providing for a special election to be held in the City and County**
4 **of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to**
5 **San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed**
6 **\$390,000,000 to finance the acquisition or improvement of real property, including:**
7 **facilities to deliver primary healthcare services, emergency medical services, skilled**
8 **nursing services, and services for persons experiencing mental health challenges or**
9 **persons with substance use disorders; acquire, improve, and seismically upgrade**
10 **critical medical care and mental health facilities and emergency shelter facilities; and**
11 **improvements for certain transportation, pedestrian, and street safety related capital**
12 **improvements, streetscape enhancements and other public space improvements, and**
13 **related costs necessary or convenient for each of the foregoing purposes; authorizing**
14 **landlords to pass-through 50% of the resulting property tax increase, if any, to**
15 **residential tenants under Administrative Code Chapter 37; providing for the levy and**
16 **collection of taxes to pay both principal and interest on such Bonds; incorporating**
17 **review of Bond expenditures under the provisions of the Administrative Code by the**
18 **Citizens' General Obligation Bond Oversight Committee; setting certain procedures**
19 **and requirements for the election; adopting findings under the California**
20 **Environmental Quality Act; and finding that the proposed Bonds are in conformity with**
21 **the General Plan, and with the eight priority policies of Planning Code, Section**
22 **101.1(b).**

23 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
24 **Additions to Codes** are in single-underline italics Times New Roman font.
25 **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. Findings.

A. According to the City and County of San Francisco ("City") Point-in-Time Count conducted in January 2022, there were 7,754 people estimated as experiencing homelessness in the City, 4,397 of whom were unsheltered, and over the course of an entire year, many more people experience homelessness.

B. The City, through its Department of Homelessness and Supportive Housing, currently offers temporary shelter to over 3,500 people per night through a variety of shelter programs including emergency shelter, navigation centers, cabins, safe parking, and transitional housing, but additional shelter beds are needed to meet the needs of unsheltered adults, young adults, and families.

C. The City administers local, state, and federal funded supportive housing to provide long-term affordable housing with on-site social services to people exiting chronic homelessness through a portfolio that includes Single Room Occupancy hotels, newly constructed units, scattered-site units and apartment buildings ("permanent supportive housing" or "PSH"), but the City does not have a sufficient supply of PSH units to meet the demand.

D. The City, through its Department of Public Health, provides healthcare services in a number of settings and through a number of different mechanisms including at existing facilities such as Zuckerberg San Francisco General Hospital and Trauma Center, Residential Care Facilities, community clinics, and through contracts with nonprofit service providers.

1 E. When there is insufficient capacity at any one level of care or facility, longer wait
2 times for services have a detrimental effect on the ability of people to heal and become
3 healthier.

4 F. Limited state and federal resources and the high cost of construction place a
5 greater burden on local governments to contribute their own limited resources to produce
6 more facilities or expand capacity at existing facilities to provide emergency medical services,
7 preventive healthcare services, temporary shelter, and permanent supportive housing, but the
8 City's financial resources have not kept pace with demand.

9 G. The City is responsible for the state of good repair of more than 1,200 miles of
10 streets, approximately 50,000 curb ramp locations, 371 street structures, and 9 plazas, which
11 are heavily used and have longstanding deferred maintenance needs.

12 H. Streets, curb ramps, street structures, and plazas connect people to jobs,
13 hospitals, shopping centers, and transit -- places that are vital to daily life -- and providing
14 smooth and pothole-free streets and pedestrian rights-of-way is essential to reducing the
15 costs of road-induced damage, preventing accidents for bicyclists and drivers, and creating
16 safe passage for pedestrians.

17 I. City staff have identified projects to address public safety hazards and improve
18 disabled access, and have identified street repaving, curb ramp, street structures, and plaza
19 improvement programs to address public safety hazards, reduce the backlog of deferred
20 maintenance, improve disabled access, and equitably improve the public right-of-way.

21 J. Infrastructure improvements in the public right- of way that reduce traffic speed,
22 improve visibility, and create protected spaces for active modes of transportation have been
23 shown to decrease the number and severity of crashes for all roadway users. San Francisco
24 has implemented design and data-driven engineering tools towards the City's Vision Zero
25 goals, including over 13,000 traffic safety treatments. Of these, physical roadway

1 improvements have the greatest demonstrated impact. This Bond will provide critical funding
2 for road safety measures to accelerate the City's Vision Zero goals.

3 K. Due to the high office vacancy rates after the COVID-19 pandemic, there has
4 been a significant increase in retail vacancy and a significant decrease in sales tax revenue in
5 the Union Square and downtown areas. This Bond will make capital improvements in and
6 around the Union Square and downtown areas that are designed to improve the pedestrian
7 experience as part of a complementary strategy to sustain and improve the downtown retail
8 storefront economy.

9 L. Infrastructure investment is a known and tested jobs stimulus strategy with a
10 strong multiplier effect, estimated at 5.93 jobs for every million dollars in construction
11 spending according to the REMI Policy Insight model.

12 M. Since 2005, the City has engaged in regular, long-term capital planning to
13 identify and advance shovel-ready projects that deliver improvements in line with adopted
14 funding principles that prioritize legal and regulatory mandates, life safety and resilience,
15 asset preservation and sustainability, programmatic and planned needs, and economic
16 development.

17 N. City staff have identified needed capital improvements totaling \$390,000,000 in
18 projects and programs relating to acquiring or improving real property, including to improve
19 and make permanent investments in temporary shelters and/or facilities that provide
20 preventive healthcare, emergency medical care, and behavioral health services; invest in
21 critical repairs, renovations, and seismic upgrades at Zuckerberg San Francisco General
22 Hospital and Trauma Center and Laguna Honda Hospital; and transportation, pedestrian, and
23 street safety improvements, streetscape enhancements and other public space
24 improvements (as further described in Section 3 below, and herein collectively referred to as
25 the "Project").

1 O. The proposed Healthy, Safe, and Vibrant San Francisco Bond ("Bond") will
2 provide a portion of the critical funding necessary to finance the costs of the Project in the
3 most cost-effective manner possible.

4 P. The proposed Bond is recommended by the City's 10-year capital plan,
5 approved each odd-numbered year by the Mayor of the City and this Board of Supervisors of
6 the City ("Board").
7

8 Section 2. A special election is called and ordered to be held in the City on Tuesday,
9 November 5, 2024, for the purpose of submitting to the electors of the City a proposition to
10 incur bonded indebtedness of the City for the Project:

11 "HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO BOND. \$390,000,000 to
12 acquire, construct, or improve real property, including: temporary shelters, particularly for
13 families; facilities that deliver healthcare services, including preventive care and behavioral
14 health services, such as the Chinatown Public Health Center; critical repairs, renovations and
15 seismic upgrades at Zuckerberg San Francisco General Hospital and Trauma Center and
16 Laguna Honda Hospital; and pedestrian and street safety improvements, streetscape
17 enhancements, and other public space improvements; and to pay related costs; with a
18 duration of up to 30 years from the time of issuance, an estimated average tax rate of
19 \$0.0069/\$100 of assessed property value, and projected average annual revenues of
20 \$31,000,000, all subject to independent citizen oversight and regular audits; and authorizing
21 landlords to pass-through to residential tenants in units subject to Administrative Code
22 Chapter 37 ("Residential Rent Stabilization and Arbitration Ordinance") 50% of the increase, if
23 any, in the real property taxes attributable to the cost of the repayment of such Bonds."

24 The special election called and ordered to be held hereby shall be referred to in this
25 ordinance as the "Bond Special Election."

1 Section 3. PROPOSED PROGRAM. Contractors and City departments shall
2 comply with all applicable City laws when awarding contracts or performing work funded with
3 the proceeds of Bonds authorized by this measure, including these projects; provided
4 however that no Contractor owned or controlled by a member of the Board of Supervisors that
5 votes on submitting this measure to the voters shall be permitted to bid on any work funded
6 with proceeds of the Bonds:

7 A. EXPANDING AND IMPROVING COMMUNITY HEALTH CENTERS TO
8 DELIVER PREVENTIVE PRIMARY CARE SERVICES, BEHAVIORAL HEALTH SERVICES,
9 SEXUAL HEALTH SERVICES, AND OTHER ANCILLARY HEALTHCARE SERVICES. Up to
10 \$99,100,000 of bond proceeds will be allocated to acquire or improve real property, including
11 but not limited to finance the construction, acquisition, development, improvement, expansion,
12 and rehabilitation of community health centers, including up to \$71,100,000 to seismically
13 retrofit and renovate the Chinatown Public Health Center and up to \$28,000,000 to acquire
14 and improve real property for the relocation of the City Clinic.

15 B. CRITICAL REPAIRS AND RENOVATIONS AT ZUCKERBERG SAN
16 FRANCISCO GENERAL HOSPITAL AND TRAUMA CENTER AND LAGUNA HONDA
17 HOSPITAL. Up to ~~\$56,000,000~~ 66,000,000 of bond proceeds will be used to make critical
18 repairs and renovations to Zuckerberg San Francisco General Hospital and Trauma Center
19 and Laguna Honda Hospital, including the repair of mechanical systems, fire control systems,
20 and other deferred maintenance needs as well as real property improvements to hospital
21 infrastructure required to meet new regulatory requirements to ensure the hospitals remain
22 operational and in regulatory compliance.

23 C. SEISMIC UPGRADES AT ZUCKERBERG SAN FRANCISCO GENERAL
24 HOSPITAL AND TRAUMA CENTER TO ENSURE SAFETY. Up to \$40,000,000 of bond
25 proceeds will be used to pay the costs of improvements at Building 3 at Zuckerberg San

1 Francisco General Hospital and Trauma Center for seismic retrofits to provide 65,000 square
2 feet of safe and secure working space.

3 D. STREET SAFETY IMPROVEMENTS. Up to ~~\$68,900,000~~ 63,900,000 of bond
4 proceeds will be used to pay the cost of certain street safety projects Citywide, including
5 projects on the High Injury Network, and making investments to improve pedestrian, bicycle,
6 and traffic safety by repairing, constructing, and improving transportation infrastructure and
7 equipment, including traffic signal upgrades, constructing and redesigning streets and
8 sidewalks, and certain multimodal streetscape projects.

9 E. MODERN AND ACCESSIBLE PUBLIC REALM PROJECTS. Up to
10 ~~\$46,000,000~~ 41,000,000 of bond proceeds will be used to improve and modernize public spaces
11 in the downtown San Francisco areas, which could include areas near Powell and Market
12 Streets, including accessibility improvements, and transit access and pedestrian experience
13 enhancements; up to \$25,000,000 of bond proceeds will be used to improve accessibility,
14 safety, and design at the Harvey Milk Plaza; and up to \$5,000,000 of bond proceeds will be
15 used to rehabilitate and modernize park infrastructure and improve active recreational spaces.

16 F. NEW SHELTER SITES. Up to \$50,000,000 of bond proceeds will be used to
17 pay the costs to acquire, construct, finance, or improve shelter or interim housing sites to
18 reduce unsheltered homelessness, particularly for families.

19 G. CITIZENS' OVERSIGHT COMMITTEE. A portion of Bond proceeds shall be
20 used to perform audits of Bond expenditures implied by or necessarily incident to the
21 acquisition or improvement of real property for the Project, as further described in Section 4
22 and Section 16 herein.

23
24 Section 4. BOND ACCOUNTABILITY MEASURES.

25 The Bonds shall include the following administrative rules and principles:

1 A. OVERSIGHT. The proposed Bond funds shall be subject to approval processes
2 and rules described in the San Francisco Charter and Administrative Code, which together
3 shall comprise the specific local program through which the potential programs and projects
4 listed in Section 3 shall be funded. Funds from this measure shall be committed to potential
5 programs and projects, to the extent authorized by law and subject to required environmental
6 review. Pursuant to Administrative Code Section 5.31, the Citizens' General Obligation Bond
7 Oversight Committee shall conduct ~~an~~ annual, independent financial and performance audits
8 review of Bond spending, to ensure that the Bond expenditures have been spent to serve
9 taxpayers of the City in accordance with the objects and purposes of this Ordinance, and shall
10 provide an annual report of the Bond program to the Mayor and the Board. The audits shall
11 be posted in a manner that is easily accessible to the public as provided in subsection B
12 below.

13 To the extent required by law, the Citizens' General Bond Oversight Committee shall
14 provide copies of such audit reports to the California State Auditor for its review.

15
16 B. TRANSPARENCY. The City shall create and maintain a web page outlining and
17 describing the bond program, progress, and activity updates, and shall make copies of any
18 financial or performance audits available and reasonably accessible to members of the public.
19 Each of the City's Capital Planning Committee and the Citizens' General Obligation Oversight
20 Committee shall also hold an annual public hearing and review on the bond program and its
21 implementation.

22
23 Section 5. The estimated cost of the bond-financed portion of the project described
24 in Section 2 above was fixed by the Board by the following resolution and in the amount
25 specified below:

1 Resolution No. _____, on file with the Clerk of the Board in

2 File No. 240498 \$390,000,000.

3 Such resolution was passed by two-thirds or more of the Board and approved by the Mayor.
4 In such resolution it was recited and found by the Board that the sum of money specified is
5 too great to be paid out of the ordinary annual income and revenue of the City in addition to
6 the other annual expenses or other funds derived from taxes levied for those purposes and
7 will require expenditures greater than the amount allowed by the annual tax levy.

8 The method and manner of payment of the estimated costs described in this ordinance
9 are by the issuance of Bonds by the City not exceeding the principal amount specified.

10 Such estimate of costs as set forth in such resolution is adopted and determined to be
11 the estimated cost of such bond-financed improvements and financing, respectively.
12

13 Section 6. The Bond Special Election shall be held and conducted and the votes
14 received and canvassed, and the returns made and the results ascertained, determined, and
15 declared as provided in this ordinance and in all particulars not recited in this ordinance such
16 election shall be held according to the laws of the State of California ("State") and the Charter
17 of the City ("Charter") and any regulations adopted under State law or the Charter, providing
18 for and governing elections in the City, and the polls for such election shall be and remain
19 open during the time required by such laws and regulations.
20

21 Section 7. The Bond Special Election is consolidated with the General Election
22 scheduled to be held in the City on Tuesday, November 5, 2024 ("General Election"). The
23 voting precincts, polling places, and officers of election for the General Election are hereby
24 adopted, established, designated, and named, respectively, as the voting precincts, polling
25 places, and officers of election for the Bond Special Election called, and reference is made to

1 the notice of election setting forth the voting precincts, polling places, and officers of election
2 for the General Election by the Director of Elections to be published in the official newspaper
3 of the City on the date required under the laws of the State.
4

5 Section 8. The ballots to be used at the Bond Special Election shall be the ballots to
6 be used at the General Election. The word limit for ballot propositions imposed by Municipal
7 Elections Code Section 510 is waived. On the ballots to be used at the Bond Special
8 Election, in addition to any other matter required by law to be printed thereon, shall appear the
9 following as a separate proposition:

10 "HEALTHY, SAFE, AND VIBRANT SAN FRANCISCO BOND. To finance the
11 acquisition or improvement of real property, including: temporary shelters, particularly for
12 families; facilities that deliver healthcare services, including preventive care and behavioral
13 health services, such as the Chinatown Public Health Center; critical repairs, renovations, and
14 seismic upgrades at Zuckerberg San Francisco General Hospital and Trauma Center and
15 Laguna Honda Hospital; and pedestrian and street safety improvements, streetscape
16 enhancements, and other public space improvements; and to pay related costs; shall the City
17 and County of San Francisco issue \$390,000,000 in general obligation bonds with a duration
18 of up to 30 years from the time of issuance, an estimated average tax rate of \$0.0069/\$100 of
19 assessed property value, and projected average annual revenues of \$31,000,000, subject to
20 independent citizen oversight and regular audits?"

21 The City's current debt management policy is to keep the property tax rate for City
22 general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired
23 and the tax base grows, though this property tax rate may vary based on other factors.
24
25

1 Each voter to vote in favor of the foregoing bond proposition shall mark the ballot in the
2 location corresponding to a "YES" vote for the proposition, and to vote against the proposition
3 shall mark the ballot in the location corresponding to a "NO" vote for the proposition.
4

5 Section 9. If at the Bond Special Election it shall appear that two-thirds of all the
6 voters voting on the proposition voted in favor of and authorized the incurring of bonded
7 indebtedness for the purposes set forth in such proposition, then such proposition shall have
8 been accepted by the electors, and the Bonds authorized shall be issued upon the order of
9 the Board. Such Bonds shall bear interest at a rate not exceeding that permitted by law.

10 The votes cast for and against the proposition shall be counted separately and when
11 two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition
12 shall be deemed adopted.
13

14 Section 10. The actual expenditure of Bond proceeds provided for in this ordinance
15 shall be net of financing costs.
16

17 Section 11. For the purpose of paying the principal and interest on the Bonds, the
18 Board shall, at the time of fixing the general tax levy and in the manner for such general tax
19 levy provided, levy and collect annually each year until such Bonds are paid, or until there is a
20 sum in the Treasury of the City, or other account held on behalf of the Treasurer of the City,
21 set apart for that purpose to meet all sums coming due for the principal and interest on the
22 Bonds, a tax sufficient to pay the annual interest on such Bonds as the same becomes due
23 and also such part of the principal thereof as shall become due before the proceeds of a tax
24 levied at the time for making the next general tax levy can be made available for the payment
25 of such principal.

1
2 Section 12. This ordinance shall be published in accordance with any State law
3 requirements, and such publication shall constitute notice of the Bond Special Election and no
4 other notice of the Bond Special Election hereby called need be given.
5

6 Section 13. The Board, having reviewed the proposed legislation, makes the following
7 findings in compliance with the California Environmental Quality Act ("CEQA"), California
8 Public Resources Code, Sections 21000 et seq., the CEQA Guidelines, Title 14 of the
9 California Code of Regulations, Sections 15000 et seq. ("CEQA Guidelines"), and San
10 Francisco Administrative Code, Chapter 31. The Board finds, affirms, and declares:

11 A. EXPANDING AND IMPROVING COMMUNITY HEALTH CENTERS TO
12 DELIVER PREVENTIVE PRIMARY CARE SERVICES, BEHAVIORAL HEALTH SERVICES,
13 SEXUAL HEALTH SERVICES, AND OTHER ANCILLARY HEALTHCARE SERVICES:

14 (i) The proposed funding for the Chinatown Public Health Center project was
15 determined by the Planning Department to be exempt from CEQA as a Class 1 exemption for
16 existing facilities pursuant to CEQA Guidelines Section 15301, as set forth in the Planning
17 Department's memorandum dated May 6, 2024 , which determination is on file with the Clerk
18 of the Board of Supervisors in File No. 240497 ("Planning Department Memorandum") and is
19 hereby affirmed and adopted by this Board for the reasons set forth in the Planning
20 Department Memorandum.

21 (ii) The remaining portion of the proposed funding described in Section 3A of
22 this ordinance is not an activity subject to CEQA because it would not result in a direct or
23 indirect physical change in the environment pursuant to CEQA Section 21065 and CEQA
24 Guidelines Section 15378 and is not a "project" as defined under CEQA Guidelines Sections
25 15378(b)(4), as set forth in the Planning Department Memorandum, which determination is

1 hereby affirmed and adopted by this Board for the reasons set forth in the Planning
2 Department Memorandum.

3 B. CRITICAL REPAIRS AND RENOVATIONS AT ZUCKERBERG SAN
4 FRANCISCO GENERAL HOSPITAL AND TRAUMA CENTER AND LAGUNA HONDA
5 HOSPITAL: The proposed funding for critical repairs and renovations at Zuckerberg General
6 Hospital and Trauma Center and Laguna Honda Hospital is not an activity subject to CEQA
7 because it would not result in a direct or indirect physical change in the environment pursuant
8 to CEQA Section 21065 and CEQA Guidelines Section 15378 and is not a "project" as
9 defined under CEQA Guidelines Sections 15378(b)(4), as set forth in the Planning
10 Department Memorandum, which determination is hereby affirmed and adopted by this Board
11 for the reasons set forth in the Planning Department Memorandum.

12 C. SEISMIC UPGRADES AT ZUCKERBERG SAN FRANCISCO GENERAL
13 HOSPITAL AND TRAUMA CENTER TO ENSURE SAFETY: The proposed funding for
14 seismic upgrades at Zuckerberg General Hospital and Trauma Center Building 3 was
15 determined by the Planning Department to be not a "project" as defined under CEQA Section
16 21065 and CEQA Guidelines Sections 15378, as it is not an activity which may cause either a
17 direct physical change in the environment, or a reasonably foreseeable indirect physical
18 change in the environment, and the scope of the project is consistent with San Francisco
19 Planning's "Processing Guidance: Not a Project Under CEQA" memorandum dated
20 September 18, 2013, as set forth in the Planning Department Memorandum, which
21 determination is hereby affirmed and adopted by this Board for the reasons set forth in the
22 Planning Department Memorandum.

23 D. STREET SAFETY IMPROVEMENTS: The proposed investments for street
24 safety are not an activity subject to CEQA because they would not result in a direct or indirect
25 physical change in the environment pursuant to CEQA Section 21065 and CEQA Guidelines

1 Section 15378 and are not a "project" as defined under CEQA Guidelines Section
2 15378(b)(4), as set forth in the Planning Department Memorandum, which determination is
3 hereby affirmed and adopted by this Board for the reasons set forth in the Planning
4 Department Memorandum.

5 E. MODERN AND ACCESSIBLE PUBLIC REALM PROJECTS:

6 (i) HARVEY MILK PLAZA: The proposed funding for Harvey Milk Plaza has
7 been determined to be exempt from CEQA as a Class 2 exemption for replacement or
8 reconstruction of existing structures and facilities pursuant to CEQA Guidelines Section
9 15302, as set forth in the Planning Department Memorandum, which determination is hereby
10 affirmed and adopted by this Board for the reasons set forth in the Planning Department
11 Memorandum.

12 (ii) The remaining portion of the proposed funding described in Section 3E of
13 this ordinance is not an activity subject to CEQA because it would not result in a direct or
14 indirect physical change in the environment pursuant to CEQA Section 21065 and CEQA
15 Guidelines Section 15378 and is not a "project" as defined under CEQA Guidelines Sections
16 15378(b)(4), as set forth in the Planning Department Memorandum, which determination is
17 hereby affirmed and adopted by this Board for the reasons set forth in the Planning
18 Department Memorandum.

19 F. NEW SHELTER SITES: The proposed funding for New Shelter Sites is not an
20 activity subject to CEQA because it would not result in a direct or indirect physical change in
21 the environment pursuant to CEQA Section 21065 and CEQA Guidelines Section 15378 and
22 is not a "project" as defined under CEQA Guidelines Sections 15378(b)(4), as set forth in the
23 Planning Department Memorandum, which determination is hereby affirmed and adopted by
24 this Board for the reasons set forth in the Planning Department Memorandum.

25 G. CITIZENS' OVERSIGHT COMMITTEE: The proposed role of the Citizens'

1 Oversight Committee is not an activity subject to CEQA because it would not result in a direct
2 or indirect physical change in the environment pursuant to Guidelines Section 15060(c)(2) and
3 is not a "project" as defined under CEQA Guidelines Section 15378(b)(4), as set forth in the
4 Planning Department Memorandum, which determination is hereby affirmed and adopted by
5 this Board for the reasons set forth in the Planning Department Memorandum.

6 H. Based on the whole record before the Board, there are no substantial project
7 changes, no substantial changes in project circumstances, and no new information of
8 substantial importance that would change the conclusions set forth in the exemption
9 determinations by the Planning Department that, as described above, the proposed projects
10 are exempt from environmental review.

11 I. For the portion of the proposed funding that does not constitute a project
12 pursuant to CEQA, the use of bond proceeds to finance any specific project or portion of any
13 specific project will be subject to approval of the applicable decision-making body at that time,
14 upon completion of planning and any further required environmental review under CEQA.

15
16 Section 14. The Board finds and declares that the proposed Bonds (a) were referred
17 to the Planning Department in accordance with Section 4.105 of the San Francisco Charter
18 and Section 2A.53(f) of the Administrative Code, (b) are in conformity with the priority policies
19 of Section 101.1(b) of the San Francisco Planning Code, and (c) are consistent with the City's
20 General Plan, and adopts the findings of the Planning Department, as set forth in the General
21 Plan Referral Report dated May 6, 2024, a copy of which is on file with the Clerk of the Board
22 in File No. 240497 and incorporates such findings by this reference.

23
24 Section 15. Under Section 53410 of the California Government Code, the Bonds shall
25 be for the specific purposes authorized in this ordinance and the proceeds of such Bonds will

1 be applied only for such specific purposes. The City will comply with the requirements of
2 Sections 53410(c) and 53410(d) of the California Government Code.

3
4 Section 16. CITIZENS' OVERSIGHT COMMITTEE. The Bonds are subject to, and
5 incorporate by reference, the applicable provisions of Administrative Code Sections 5.30-5.36
6 ("Citizens' General Obligation Bond Oversight Committee"). Under Administrative Code
7 Section 5.31, to the extent permitted by law, 0.1% of the gross proceeds of the Bonds shall be
8 deposited in a fund established by the Controller's Office and appropriated by the Board of
9 Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to
10 cover the costs of such committee.

11
12 Section 17. The time requirements specified in Administrative Code Section 2.34 are
13 waived.

14
15 Section 18. The City hereby declares its official intent to reimburse prior expenditures
16 of the City incurred or expected to be incurred prior to the issuance and sale of any series of
17 the Bonds in connection with the Project. The Board hereby declares the City's intent to
18 reimburse the City with the proceeds of the Bonds for expenditures with respect to the Project
19 (the "Expenditures" and each, an "Expenditure") made on and after that date that is no more
20 than 60 days prior to the passage of this Ordinance. The City reasonably expects on the date
21 hereof that it will reimburse the Expenditures with the proceeds of the Bonds.

22 Each Expenditure was and will be either (a) of a type properly chargeable to a capital
23 account under general federal income tax principles (determined in each case as of the date
24 of the Expenditure), (b) a cost of issuance with respect to the Bonds, or (c) a nonrecurring
25 item that is not customarily payable from current revenues. The maximum aggregate principal

1 amount of the Bonds expected to be issued for the Project is \$390,000,000. The City shall
2 make a reimbursement allocation, which is a written allocation by the City that evidences the
3 City's use of proceeds of the applicable series of Bonds to reimburse an Expenditure, no later
4 than 18 months after the later of the date on which the Expenditure is paid or the related
5 portion of the Project is placed in service or abandoned, but in no event more than three years
6 after the date on which the Expenditure is paid. The City recognizes that exceptions are
7 available for certain "preliminary expenditures," costs of issuance, certain de minimis
8 amounts, expenditures by "small issuers" (based on the year of issuance and not the year of
9 expenditure) and Expenditures for construction projects of at least five years.

10
11 Section 19. Landlords may pass through to residential tenants under the Residential
12 Rent Stabilization and Arbitration Ordinance (Administrative Code Chapter 37) 50% of any
13 property tax increase, if any, that may result from the issuance of Bonds authorized by this
14 ordinance. The City may enact ordinances authorizing tenants to seek waivers from the pass-
15 through based on financial hardship.

16
17 Section 20. The appropriate officers, employees, representatives, and agents of the
18 City are hereby authorized and directed to do everything necessary or desirable to accomplish
19 the calling and holding of the Bond Special Election, and to otherwise carry out the provisions
20 of this ordinance.

21
22 Section 21. Documents referenced in this ordinance are on file with the Clerk of the
23 Board of Supervisors in File No. 240497, which is hereby declared to be a part of this
24 ordinance as if set forth fully herein.

1 APPROVED AS TO FORM:
2 DAVID CHIU, City Attorney

3 By: /s/MARK D. BLAKE
4 MARK D. BLAKE
5 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 7/10/2024)

[Healthy, Safe, and Vibrant San Francisco General Obligation Bond Election]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for the respective 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Existing Law

This is new legislation.

Background Information

The proposed Ordinance calls for a general obligation bond election to be held on November 5, 2024. The general obligation bonds are authorized in an amount up to \$390,000,000 for the acquisition or improvement of real property.

If the measure passes, proceeds of the bonds will be used as provided below:

- **Expanding and Improving Community Health Centers to Deliver Preventive Primary Care Services, Behavioral Health Services, Sexual Health Services, and other Ancillary Healthcare Services.** Up to \$99,100,000 of bond proceeds will be used for the construction, acquisition, development,

improvement, expansion, and rehabilitation of community health centers, including up to \$71,100,000 to seismically retrofit and renovate the Chinatown Public Health Center and up to \$28,000,000 to acquire and improve real property for the relocation of the City Clinic for facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders.

- **Critical Repairs and Renovations at Zuckerberg San Francisco General Hospital and Trauma Center and Laguna Honda Hospital.** Up to ~~\$56,000,000~~ \$66,000,000 of bond proceeds will be used to make critical repairs and renovations to Zuckerberg San Francisco General Hospital and Trauma Center and Laguna Honda Hospital, including the repair of mechanical systems, fire control systems, and other deferred maintenance needs for hospital infrastructure required to meet new regulatory requirements to ensure the hospitals remain operational and in regulatory compliance.
- **Seismic Upgrades at Zuckerberg San Francisco General Hospital and Trauma Center to Ensure Safety.** Up to \$40,000,000 of bond proceeds will be used for the improvements at Building 3 at Zuckerberg San Francisco General Hospital and Trauma consisting of seismic retrofits to provide 65,000 square feet of safe and secure working space.
- **Street Safety Improvements.** Up to ~~\$68,900,000~~ \$63,900,000 of bond proceeds will be used to pay the cost of certain street safety projects Citywide, including projects on the High Injury Network, and making investments to improve pedestrian, bicycle, and traffic safety by repairing, constructing, and improving transportation infrastructure and equipment, including traffic signal upgrades, constructing and redesigning streets and sidewalks, and certain multimodal streetscape projects.
- **New Sites.** Up to \$50,000,000 of bond proceeds will be used to pay the costs to acquire, construct, finance, or improve shelter or interim housing sites to reduce unsheltered homelessness, particularly for families.
- **Modern and Accessible Public Realm Improvement Projects.** Up to ~~\$46,000,000~~ \$41,000,000 of bond proceeds will be used to improve and modernize public spaces in the downtown San Francisco areas, which could include areas near Powell and Market Streets, including accessibility improvements, and transit access and pedestrian experience enhancements; up to \$25,000,000 of bond proceeds will be used to improve accessibility, safety, and design at the Harvey Milk Plaza; and up to \$5,000,000 of bond proceeds will be used to

rehabilitate and modernize park infrastructure and improve active recreational spaces.

The proposed ballot measure must be approved by two-thirds of all the voters voting on the measure to pass.

The bond measure contains transparency measures. If passed, the proposed bond funds will be subject to oversight of the Citizen's General Obligation Bond Oversight Committee ("Oversight Committee"), and the Oversight Committee will conduct annual performance and financial audits to ensure that the Bond expenditures have been spent to serve taxpayers of the City in accordance with the objects and purposes of the Ordinance. The Oversight Committee will ensure that such audits are posted in a manner that is easily accessible to the public.

If required by law, the Oversight Committee shall provide copies of such audits reports to the California State Auditor for review.

In addition, the City will create and maintain a web page describing the bond program, progress, and activity updates.

The City will also hold an annual public hearing and reviews on the bond program and its implementation before the Capital Planning Committee and the Citizen's General Obligation Bond Oversight Committee.

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| | |
|--|---|
| Items 3 & 4 Files 24-0497 and 24-0498 <i>(Continued from 6/26/24 meeting)</i> | Department: Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks, City Administrator, Controller |
| EXECUTIVE SUMMARY | |
| <p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • File 24-0497: is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond • File 24-0498: is a resolution that would determine and declare that incurring the proposed debt is necessary and in the public interest. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • The proposed bond would fund: \$99.1 million for community health centers, \$40 million for seismic upgrades at General Hospital, \$56 million for repairs and General Hospital and Laguna Honda, \$50 million for homeless shelters, \$68.9 million for street safety and repaving, and \$76 million for public space improvements. • The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the amount in the ten-year capital plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and \$30 million in bond capacity identified by the Controller's Office. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • According to the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • The proposed bonds are different in amount and scope from the ten-year capital plan the Board of Supervisors approved in May 2023. That capital plan does not include operating costs resulting from capital spending. The list of projects is not fully known at this time but includes work to address life safety and less urgent work to beautify public space. <p style="text-align: center;">Recommendations</p> <p>(1) Approve the proposed resolution and ordinance. (2) Work with Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan. (3) Request City Departments to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization. (4) Request City Departments report to the Board of Supervisors the criteria on how projects will be prioritized for bond funding, either at a Budget & Finance meeting or in a letter to be included in the legislative files for these items.</p> | |

MANDATE STATEMENT

City Administrative Code Section 2.34 requires that a resolution determining the public interest and necessity for the acquisition, construction or completion of any municipal improvement funded by property taxes be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. Approval of such resolutions requires a 2/3 vote by the Board of Supervisors.

City Charter Section 9.106 states that the Board of Supervisors is authorized to provide for the issuance of general obligation bonds in accordance with the Constitution of the State of California. There shall be a limit on outstanding general obligation bond indebtedness of three percent of the assessed value of all taxable real and personal property, located within the City and County.

According to Article 16, Section 18(a) of the State of California Constitution, no county, city, town, township, board of education, or school district, shall incur any indebtedness or liability for any purpose exceeding in any year the income and revenue provided for such year, without the approval of two-thirds of the voters of the public entity voting at an election to be held for that purpose.

BACKGROUND

The FY 2024-2033 Capital Plan includes a schedule of planned debt and other capital financing and was approved by the Board of Supervisors in May 2023 (File 23-0265). The schedule shows a \$340 million general obligation bond for Affordable Housing & Shelters in March 2024, a \$320 million Public Health & Shelters general obligation bond in November 2024, and a \$300 million Transportation general obligation bond in November 2026.

In November 2023, the Board of Supervisors approved legislation to add a \$300 million Affordable Housing general obligation bond to the March 2024 ballot (Files 23-0971, 23-0972), which was approved by voters. The \$300 million Affordable Housing bond spending plan did not include a shelter component, as originally intended in the ten-year capital plan.

In May 2024, the Controller's Office revised its general obligation bond model to incorporate more recent assessed valuations, recent bond sales, and the \$300 million bond approved by voters in March 2024. The analysis determined that the City had an additional \$30 million in general obligation bond debt capacity relative to the City's debt management policies.

The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the \$320 million amount in the FY 2024 – 2033 Ten Year Capital Plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and the additional \$30 million in bond capacity identified by the Controller's Office. It includes funding for public health facilities, homeless shelters, and street improvement projects – elements that were originally planned for the March 2024, November 2024, and November 2026 general obligation bonds.

DETAILS OF PROPOSED LEGISLATION

File 24-0497: is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond to fund six programs listed below. The ordinance was amended at the June 26, 2024 Budget & Finance meeting to provide funding for the following capital programs, as shown below:

- (1) \$99.1 million for community health centers,
- (2) \$66 million for General Hospital and Laguna Honda repair projects,
- (3) \$40 million for seismic upgrades at General Hospital,
- (4) \$63.9 million for street safety improvements,
- (5) \$71 million for public space improvements
- (6) \$50 million for homeless shelters.

File 24-0498: is a resolution that would determine and declare that the public interest and necessity demand acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety-related capital improvements, streetscape enhancements, and other public space improvements

The proposed legislation would also:

- Find that the estimated cost of \$390 million for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Find that the bond proposal is not subject to review under the California Environmental Quality Act (CEQA);
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b);
- Waive the time requirements for approving the resolution specified in Administrative Code Section 2.34;
- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; and,
- Declare the City's intention to use bond proceeds to reimburse capital expenses incurred prior to the issuance of the proposed bonds.

Proposed uses of the bond proceeds are shown in Exhibit 1 below, including projects that have been identified in the bond report associated with this request and projects that could be funded within each program.

Exhibit 1: Uses of Bond Funds

| Project | Amount | Potential Projects |
|---|--------------|---|
| Community Health Centers (DPH) | \$99,100,000 | Chinatown Public Health Center renovation, new site for City Clinic (both confirmed) |
| General Hospital Seismic Upgrades (DPH) | \$40,000,000 | Building 3 retrofit (confirmed) |
| Critical Repairs at General Hospital and Laguna Honda (DPH) | \$66,000,000 | Replacing windows, HVAC systems, plumbing and waste systems, power systems |
| Homeless Shelters (HSH) | \$50,000,000 | Renovate seismically unsafe existing homeless shelters and/or acquire new shelter sites |
| Street Safety & Repaving (MTA, DPW) | \$63,900,000 | Sloat Boulevard improvements, other street projects to improve traffic flow, pedestrian and bicycle safety and accessibility, traffic signal upgrades, and street repaving. |
| Public Space Improvements (DPW, REC, MTA) | \$71,000,000 | Harvey Milk Plaza (confirmed), Powell Street enhancements, Hallidie Plaza improvements, and potentially others. |

Sources: File 24-0497, 24-0498, 2024 Healthy, Safe and Vibrant San Francisco Bond Report

Approval of the proposed \$390 general obligation bond would require approval by at least two-thirds of San Francisco voters. All issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval. At that time, CEQA review and approval of the specific projects may be required, and the project costs would be identified.

FISCAL IMPACT

Debt Service

According to Vishal Trivedi, Financial Analyst in the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million.

Property Taxes

Property tax revenue would be used to secure and pay for the proposed debt service. According to the Office of Public Finance, the average property tax rate for the proposed bonds would be \$6.90 per \$100,000 of assessed valuation, half of which could be passed through to tenants.

Debt Limit

According to the Controller's Office of Public Finance, the proposed bonds are consistent with the City's current debt management policy to maintain the property tax rate for City general obligation bonds below the FY 2005-06 rate of \$0.12 per \$100 of assessed value and is also consistent with the City Charter limit for outstanding general obligation bond indebtedness to stay below three percent of assessed property values.

POLICY CONSIDERATION**Capital Planning Process is Not Functioning as Legislatively Intended***Amending the Capital Plan*

Administrative Code Section 3.20 states that the Mayor and Board of Supervisors should approve a ten-year capital by May 1 of each odd-numbered year and that the Mayor and Board may update the plan as appropriate. The Board approved the current ten-year capital plan in May 2023 (File 23-0265). However, as noted above in the Background Section of this report, the general obligation bond schedule for March 2024 and November 2024 is different than what is in the plan. The Board tacitly approved a change to the plan by placing a \$300 million rather than a \$340 million bond on the March 2024 ballot. However, it has not taken formal action to amend the capital plan to reflect that change or the increase in the proposed November 2024 bond from \$320 million to \$390 million.

In the past, consistent with Administrative Code 3.20, the Board has passed resolutions to memorialize changes to the ten-year capital plan. For example, in 2020, the Board of Supervisors approved a resolution amending the FY 2020-2029 Capital Plan to reflect changes to three bonds, including changing the \$183.5 million 2020 Parks and Open Space bond to a \$438.5 million Health and Recovery bond (File 20-0487). The Board of Supervisors should consider a similar action to reflect changes to the FY 2024-2033 capital plan. Such a resolution could be introduced by the City Administrator or by the Board of Supervisors.

Operating Costs Associated with Capital Projects

Administrative Code 3.20 also requires that the capital plan include a summary of operating costs resulting from capital investments. However, such estimates are typically not available until projects are fully designed and therefore not included in the ten-year capital plan. City Departments should prepare estimates of operating cost impacts when they request Board of Supervisors' approval of bond sales, which occur closer to the construction phase of capital projects.

The proposed bond may fund an expansion of the City's capital assets that adds operations costs. For example, this proposed bond includes \$50 million for shelter, which could be used to renovate existing sites or to acquire new sites for shelter. Operating costs for shelter are \$70,000 - \$90,000 per bed, so an expansion of the City's shelter capacity will create new ongoing costs. Similarly, changes to streets and public space may require additional permanent staff and maintenance spending. Operating costs may decrease as well, such as replacing old building systems with more efficient ones.

List of Projects to Be Funded Not Yet Final

Because most projects that will be funded by the proposed bonds are still in the design phase and do not have environmental approval, we do not know the full set of projects that will be funded by the proposed bonds.¹ We also note the potential list of projects includes work to address life safety and less urgent work to beautify public space.

When departments return to the Board for approval of bond sales, the projects to be funded should be known. In the meantime, we recommend that the departments requesting approval of bond funding provide the Board of Supervisors with the criteria on how projects will be prioritized for bond funding, either at the June 26, 2024, Budget & Finance meeting or in a letter to be included in the legislative files for these items.

At the June 26, 2024 Budget & Finance meeting, the Chief Resilience Officer and Director, Brian Strong, agree with the above recommendations.

RECOMMENDATIONS

1. Approve the proposed resolution and ordinance.
2. Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan.
3. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization.
4. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report to the Board of Supervisors the criteria for how projects will be prioritized for bond funding, either at a meeting or in a letter to be included in the legislative files for these items.

¹ Per the bond report in the legislative file for these items, the following projects are confirmed for bond funding, up to the following amounts: \$71.1 million for Chinatown Public Health Center, \$28 million for a new building for City Clinic, \$25 million for Harvey Milk plaza, and \$40 million for General Hospital, Building 3.

| | |
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| Item 5 & 6 Files 24-0497, 24-0498 | Department: Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks, City Administrator, Controller |
| EXECUTIVE SUMMARY | |
| <p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • File 24-0497: is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond • File 24-0498: is a resolution that would determine and declare that incurring the proposed debt is necessary and in the public interest. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • The proposed bond would fund: \$99.1 million for community health centers, \$40 million for seismic upgrades at General Hospital, \$56 million for repairs and General Hospital and Laguna Honda, \$50 million for homeless shelters, \$68.9 million for street safety and repaving, and \$76 million for public space improvements. • The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the amount in the ten-year capital plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and \$30 million in bond capacity identified by the Controller's Office. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • According to the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • The proposed bonds are different in amount and scope from the ten-year capital plan the Board of Supervisors approved in May 2023. That capital plan does not include operating costs resulting from capital spending. The list of projects is not fully known at this time but includes work to address life safety and less urgent work to beautify public space. <p style="text-align: center;">Recommendations</p> <p>(1) Approve File 24-0498. (2) Amend File 24-0497 to correctly state the amount of bond funding for public realm improvement projects: replace \$46 million with \$76 million on page 7, 8. (3) Approve File 24-0497, as amended. (4) Work with Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan. (5) Request City Departments to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization. (6) Request City Departments report to the Board of Supervisors the criteria on how projects will be prioritized for bond funding, either at the June 26, 2024 Budget & Finance meeting or in a letter to be included in the legislative files for these items.</p> | |

MANDATE STATEMENT

City Administrative Code Section 2.34 requires that a resolution determining the public interest and necessity for the acquisition, construction or completion of any municipal improvement funded by property taxes be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. Approval of such resolutions requires a 2/3 vote by the Board of Supervisors.

City Charter Section 9.106 states that the Board of Supervisors is authorized to provide for the issuance of general obligation bonds in accordance with the Constitution of the State of California. There shall be a limit on outstanding general obligation bond indebtedness of three percent of the assessed value of all taxable real and personal property, located within the City and County.

According to Article 16, Section 18(a) of the State of California Constitution, no county, city, town, township, board of education, or school district, shall incur any indebtedness or liability for any purpose exceeding in any year the income and revenue provided for such year, without the approval of two-thirds of the voters of the public entity voting at an election to be held for that purpose.

BACKGROUND

The FY 2024-2033 Capital Plan includes a schedule of planned debt and other capital financing and was approved by the Board of Supervisors in May 2023 (File 23-0265). The schedule shows a \$340 million general obligation bond for Affordable Housing & Shelters in March 2024, a \$320 million Public Health & Shelters general obligation bond in November 2024, and a \$300 million Transportation general obligation bond in November 2026.

In November 2023, the Board of Supervisors approved legislation to add a \$300 million Affordable Housing general obligation bond to the March 2024 ballot (Files 23-0971, 23-0972), which was approved by voters. The \$300 million Affordable Housing bond spending plan did not include a shelter component, as originally intended in the ten-year capital plan.

In May 2024, the Controller's Office revised its general obligation bond model to incorporate more recent assessed valuations, recent bond sales, and the \$300 million bond approved by voters in March 2024. The analysis determined that the City had an additional \$30 million in general obligation bond debt capacity relative to the City's debt management policies.

The proposed \$390 Healthy, Safe, and Vibrant San Francisco general obligation bond is higher than the \$320 million amount in the FY 2024 – 2033 Ten Year Capital Plan because it includes the \$40 million originally planned for the March 2024 general obligation bond and the additional \$30 million in bond capacity identified by the Controller's Office. It includes funding for public health facilities, homeless shelters, and street improvement projects – elements that were originally planned for the March 2024, November 2024, and November 2026 general obligation bonds.

DETAILS OF PROPOSED LEGISLATION

File 24-0497: is an ordinance that would provide for a special election on November 5, 2024, to request voter approval for a \$390 million general obligation bond to fund six programs listed below.

- (1) \$99.1 million for community health centers,
- (2) \$56 million for General Hospital and Laguna Honda repair projects,
- (3) \$40 million for seismic upgrades at General Hospital,
- (4) \$68.9 million for street safety improvements,
- (5) \$76 million for public space improvements
- (6) \$50 million for homeless shelters.

The program amounts listed above are taken from bond report included in the legislative file. However, the proposed ordinance appears to have an error on page 7, which states that \$46 million will be allocated to public space improvements, rather than the \$76 million stated in the bond report. We recommend this language, which will be submitted to voters, be amended to reflect the \$76 million bond spending plan.

File 24-0498: is a resolution that would determine and declare that the public interest and necessity demand acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety-related capital improvements, streetscape enhancements, and other public space improvements

The proposed legislation would also:

- Find that the estimated cost of \$390 million for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Find that the bond proposal is not subject to review under the California Environmental Quality Act (CEQA);
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b);
- Waive the time requirements for approving the resolution specified in Administrative Code Section 2.34;
- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; and,

- Declare the City's intention to use bond proceeds to reimburse capital expenses incurred prior to the issuance of the proposed bonds.

Proposed uses of the bond proceeds are shown in Exhibit 1 below, including projects that have been identified in the bond report associated with this request and projects that could be funded within each program.

Exhibit 1: Uses of Bond Funds

| Project | Amount | Potential Projects |
|---|--------------|---|
| Community Health Centers (DPH) | \$99,100,000 | Chinatown Public Health Center renovation, new site for City Clinic (both confirmed) |
| General Hospital Seismic Upgrades (DPH) | \$40,000,000 | Building 3 retrofit (confirmed) |
| Critical Repairs at General Hospital and Laguna Honda (DPH) | \$56,000,000 | Replacing windows, HVAC systems, plumbing and waste systems, power systems |
| Homeless Shelters (HSH) | \$50,000,000 | Renovate seismically unsafe existing homeless shelters and/or acquire new shelter sites |
| Street Safety & Repaving (MTA, DPW) | \$68,900,000 | Sloat Boulevard improvements, other street projects to improve traffic flow, pedestrian and bicycle safety and accessibility, traffic signal upgrades, and street repaving. |
| Public Space Improvements (DPW, REC, MTA) | \$76,000,000 | Harvey Milk Plaza (confirmed), Powell Street enhancements, Hallidie Plaza improvements, and potentially others. |

Sources: File 24-0497, 24-0498, 2024 Healthy, Safe and Vibrant San Francisco Bond Report

Approval of the proposed \$390 general obligation bond would require approval by at least two-thirds of San Francisco voters. All issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval. At that time, CEQA review and approval of the specific projects may be required, and the project costs would be identified.

FISCAL IMPACT

Debt Service

According to Vishal Trivedi, Financial Analyst in the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 7.0 percent over approximately 20 years, with estimated total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. Because the bonds will be sold in tranches, the Office of Public Finance estimates average annual debt service payments of \$31 million.

Property Taxes

Property tax revenue would be used to secure and pay for the proposed debt service. According to the Office of Public Finance, the average property tax rate for the proposed bonds would be \$6.90 per \$100,000 of assessed valuation, half of which could be passed through to tenants.

Debt Limit

According to the Controller's Office of Public Finance, the proposed bonds are consistent with the City's current debt management policy to maintain the property tax rate for City general obligation bonds below the FY 2005-06 rate of \$0.12 per \$100 of assessed value and is also consistent with the City Charter limit for outstanding general obligation bond indebtedness to stay below three percent of assessed property values.

POLICY CONSIDERATION**Capital Planning Process is Not Functioning as Legislatively Intended***Amending the Capital Plan*

Administrative Code Section 3.20 states that the Mayor and Board of Supervisors should approve a ten-year capital by May 1 of each odd-numbered year and that the Mayor and Board may update the plan as appropriate. The Board approved the current ten-year capital plan in May 2023 (File 23-0265). However, as noted above in the Background Section of this report, the general obligation bond schedule for March 2024 and November 2024 is different than what is in the plan. The Board tacitly approved a change to the plan by placing a \$300 million rather than a \$340 million bond on the March 2024 ballot. However, it has not taken formal action to amend the capital plan to reflect that change or the increase in the proposed November 2024 bond from \$320 million to \$390 million.

In the past, consistent with Administrative Code 3.20, the Board has passed resolutions to memorialize changes to the ten-year capital plan. For example, in 2020, the Board of Supervisors approved a resolution amending the FY 2020-2029 Capital Plan to reflect changes to three bonds, including changing the \$183.5 million 2020 Parks and Open Space bond to a \$438.5 million Health and Recovery bond (File 20-0487). The Board of Supervisors should consider a similar action to reflect changes to the FY 2024-2033 capital plan. Such a resolution could be introduced by the City Administrator or by the Board of Supervisors.

Operating Costs Associated with Capital Projects

Administrative Code 3.20 also requires that the capital plan include a summary of operating costs resulting from capital investments. However, such estimates are typically not available until projects are fully designed and therefore not included in the ten-year capital plan. City Departments should prepare estimates of operating cost impacts when they request Board of Supervisors' approval of bond sales, which occur closer to the construction phase of capital projects.

The proposed bond may fund an expansion of the City's capital assets that adds operations costs. For example, this proposed bond includes \$50 million for shelter, which could be used to renovate existing sites or to acquire new sites for shelter. Operating costs for shelter are \$70,000 - \$90,000 per bed, so an expansion of the City's shelter capacity will create new ongoing costs. Similarly, changes to streets and public space may require additional permanent staff and maintenance spending. Operating costs may decrease as well, such as replacing old building systems with more efficient ones.

List of Projects to Be Funded Not Yet Final

Because most projects that will be funded by the proposed bonds are still in the design phase and do not have environmental approval, we do not know the full set of projects that will be funded by the proposed bonds.¹ We also note the potential list of projects includes work to address life safety and less urgent work to beautify public space.

When departments return to the Board for approval of bond sales, the projects to be funded should be known. In the meantime, we recommend that the departments requesting approval of bond funding provide the Board of Supervisors with the criteria on how projects will be prioritized for bond funding, either at the June 26, 2024, Budget & Finance meeting or in a letter to be included in the legislative files for these items.

RECOMMENDATIONS

1. Approve the proposed resolution (File 24-0498).
2. Amend the proposed ordinance (File 24-0497) to correctly state the amount of bond funding for public realm improvement projects: replace \$46 million with \$76 million on page 7, 8.
3. Approve File 24-0497, as amended.
4. Work with the City Administrator and Chief Resilience Officer and Director to develop and approve a resolution to amend the FY 2024-2033 Capital Plan.
5. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization.
6. Request the Departments of Public Works, Public Health, Municipal Transportation Agency, Homelessness & Supportive Housing, Recreation and Parks to report to the Board of Supervisors the criteria for how projects will be prioritized for bond funding, either at the

¹ Per the bond report in the legislative file for these items, the following projects are confirmed for bond funding, up to the following amounts: \$71.1 million for Chinatown Public Health Center, \$28 million for a new building for City Clinic, \$25 million for Harvey Milk plaza, and \$40 million for General Hospital, Building 3.

June 26, 2024 Budget & Finance meeting or in a letter to be included in the legislative files for these items.

Member, Board of Supervisors
District 1



City and County of San Francisco

CONNIE CHAN

陳詩敏

第一區市參事

June 7, 2024

London N. Breed
Mayor
1 Dr. Carlton B. Goodlett Place
City Hall, room 200
San Francisco, CA 94102s

Dear Mayor London N. Breed:

On May 14, 2024, you introduced a \$390 General Obligation Bond for the General Election scheduled for November 5, 2024. I am concerned about elements of this bond proposal that are a departure from the [City's Ten-Year Capital Expenditure Plan](#) approved by the Budget and Appropriations Committee on May 3, 2023 and adopted by the Board of Supervisors on May 9, 2023, and signed by you on May 19 of the very same year.

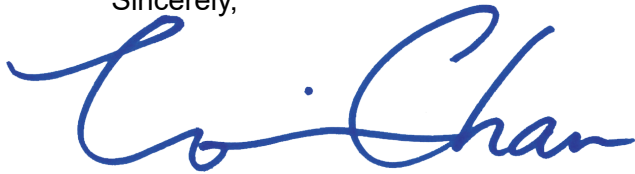
The 2023 Capital Plan focuses on the critical needs of the City's Public Health capital improvements recognizing that, if these facilities are neglected, it will have an outsized detrimental impact on the health and well-being of San Franciscans. As elected leaders, if we have learned any important lesson from the pandemic, it is that our public health systems and infrastructure are paramount to keeping our City safe and healthy and saving lives. San Franciscans, especially those who are most vulnerable, will suffer great consequences if we allow capital repairs and renovations to go unaddressed. We must invest in our public health facilities as they are essential to a healthy, safe, and vibrant San Francisco.

We know based on the 2023 proposed and approved capital plan, Chinatown Public Health Center Seismic Retrofit, Silver Avenue Family Health Center Renovation, SF General Hospital Building 3 Retrofit and Renovation, City Clinic Relocation, Critical Infrastructure Repairs for both Laguna Honda Hospital and General Hospital should be high-priority public health bond projects in 2024. The City ought to consider the emerging public health projects such as a childcare center at General Hospital, General Hospital Campus Security Enhancements, and other aging infrastructure projects addressing long outstanding needs at neighborhood clinics. I am pleased to hear your support for these important projects and look forward to working with your administration on how we can fund these priorities and, if possible, to be included in this bond. These are all essential public health infrastructures that deliver vital health care to San Francisco residents.

With the inclusion of \$68.9 million for street improvements in this \$390 million General Obligation Bond, including \$30 million for public plaza and parks improvements. These may reflect important infrastructure needs but they are not critical public health safety needs. As we discussed, I would be happy to work with the administration to identify and secure funding sources for these projects as well, including the recently approved Proposition L in 2022, our sales tax renewal that will bring the City \$2.6 billion worth of transit and street safety improvements; or the state's SB 1 and Federal's Infrastructure Investment and Jobs Act can also provide public dollars to support these proposed street improvement projects; Certificates of Participation; or other federal and state funding sources.

We must prioritize the health and safety of San Franciscans and those who provide them care. I ask that you prioritize the City's bond dollars and capital investments in public health projects.

Sincerely,



Connie Chan
Chair, Budget Committee
Supervisor, District 1

CC:

Aaron Peskin, Board President

Carmen Chu, City Administrator

Brian Strong, Director of Office of Resilience and Capital Planning
Capital Planning Committee

Dr. Grant Colfax, Director San Francisco Department of Public Health

Kim Tavaglione was named Executive Director of the San Francisco Labor Council

Rudy Gonzalez, Secretary-Treasurer, International Brotherhood of Teamsters

Kim Meredith, Chief Executive Officer of the San Francisco General Hospital Foundation

Suresh Gunasekaran, President and Chief Executive Officer UCSF Health

From:Director Ingrid Mezquita
Department of Early Childhood

July 10, 2024

Re:Early Learning San Francisco – Facilities
Pipeline opportunities and investments**Background**

The Department of Early Childhood (DEC) is committed to its mission to weave together family, community, and system supports so that all children who grow up in San Francisco have a strong foundation of nurturing, health, and learning. With unprecedented resources and a clear purpose, DEC is committed to expanding access to high-quality early childhood services to children under 6 years old in San Francisco. As the City's largest funder of early childhood, DEC is committed to creating a system that ensures every child can thrive and learn. The department provides public investment, expertise, and leadership to put resources into the hands of those who care for our City's youngest children through the following efforts:

- Making early care and education more affordable to families through subsidies
- Building a robust licensed network of Early Care and Education (ECE) providers
- Cultivating a strong early educator workforce
- Capital investments in licensed child care facilities

Facilities

DEC strategically invests to improve and update existing early care and education facilities as well as to develop new facilities to increase San Francisco's licensed early learning capacity. The Department aims to eliminate neighborhood-specific child-care deserts and ensure equitable access to state-of-the-art indoor and outdoor spaces that spark children's imagination, creativity, and learning. Through the Babies and Families First Fund, the DEC has identified dedicated funding to develop, acquire, renovate, or repair childcare facilities across San Francisco.

During the FY24-26 Budget Years, the Department expects to expend approximately \$70M for proposed projects, representing over 830 individual spaces (or “slots”) across the city. Known eligible facilities include:

| Center Name | Grant Type | Grant Year (Expected) | Total Spaces | Zip Code |
|--------------------------------------|-------------------------|----------------------------------|-------------------------|-----------------|
| Slippery Fish | Capital New Development | FY25 | 52 | 94132 |
| FranDelJa - Oakdale | Capital New Development | FY25 | 49 | 94124 |
| CCCC - City Hall | Capital New Development | FY25 | 45 | 94102 |
| Glide FYCC | Capital New Development | FY25 | 32 | 94102 |
| Kai Ming - 6001 Geary | Capital New Development | FY25 | 41 | 94121 |
| Felton - CCDC - TNDC - Stanyan | Capital New Development | FY25 | 33 | 94117 |
| Felton - Sunnydale - Hope SF | Capital New Development | FY25 | 76 | 94134 |
| Guidry Early Care Education | Capital New Development | FY25 | 41 | 94112 |
| Wu Yee - TB2 | Capital New Development | FY25 | 46 | 94105 |
| CCCC - Clay St. | Renovation & Repair | FY25 | 59 | 94108 |
| Jojo's Playhouse | Renovation & Repair | FY25 | 25 | 94103 |
| Pacific Primary - Orange Sun School | Renovation & Repair | FY25 | 75 | 94117 |
| FACES SF - 100 Whitney Young | Renovation & Repair | FY25 | 60 | 94124 |
| Kibby Care | Renovation & Repair | FY25 | 40 | 94121 |
| Wu Yee - Martin Bldg. Group - Sutter | Capital New Development | FY26 | 30 | 94109 |
| FACES SF - Masonic | Capital New Development | FY26 | 62 | 94117 |
| Catholic Charities - Treasure Island | Capital New Development | FY26 | 70 | 94130 |

In addition, the Department has identified and will engage in capital development planning for an additional \$98M in unappropriated funds for pipeline projects. Funding will be expended through the Department's granting process, with funding available when needed. Any consideration for new childcare facilities will be criteria-driven and through a vetted process.

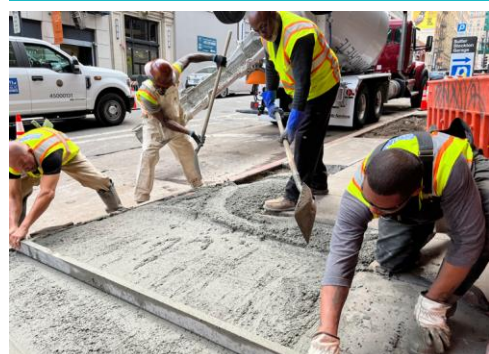
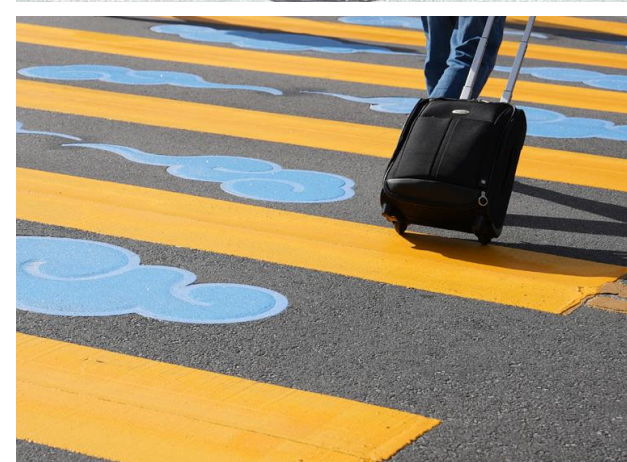
While the Department does not expect these funds to be required during the next two fiscal years, it has assumed funding for certain strategic facilities in its pipeline. Eligible Facilities include:

| Center Name | Type | Zip Code | Est \$\$ (m) |
|---|-------------------------|----------|----------------|
| SF General ZSFG Child Care | Capital New Development | 94110 | \$10.00 |
| Stonestown Development | Capital New Development | 94132 | \$10.00 |
| UCSF - Parnassus | Capital New Development | 94143 | \$7.00 |
| 2205 Mission (MOHCD) | Capital New Development | 94110 | \$7.00 |
| 1515 South Van Ness (MOHCD) | Capital New Development | 94110 | \$7.00 |
| 1979 Mission (MOHCD) | Capital New Development | 94103 | \$7.00 |
| 249 Pennsylvania (5 years out) | Capital New Development | 94107 | \$7.00 |
| 250 Laguna Honda (5 years out) | Capital New Development | 94116 | \$10.00 |
| 650 Divisadero (5 years out) | Capital New Development | 94117 | \$7.00 |
| Potrero Power Plant | Capital New Development | 94107 | \$7.00 |
| Pier 70 | Capital New Development | 94107 | \$7.00 |
| 303 Second St - Former Bright Horizons | Renovation & Repair | 94107 | \$7.00 |
| 1700 Montgomery St - Former Bright Horizons | Renovation & Repair | 94111 | \$5.00 |
| Total Future Pipeline: | | | \$98.00 |



2024 Healthy, Safe and Vibrant San Francisco

GENERAL OBLIGATION BOND





2024 Health, Safe & Vibrant SF | Goals



Expand & Strengthen Public Health

Invest resources to ensure safe, resilient, and accessible public health infrastructure.



Support Homeless Families

Dedicate funding to address the increasing need for family housing and shelter.



Deliver Street Safety

Improve street and sidewalk design and improve street infrastructure.



Improve Community Spaces

Make improvements to civic spaces to provide welcoming gathering spaces for the public.



2024 Healthy, Safe & Vibrant SF | Proposed Allocations

| Category | Example Projects | Proposed Allocation |
|--|--|---------------------|
| Expand and Strengthen Public Health | Chinatown Public Health Center; City Clinic; ZSFG Building 3; Critical Repairs and Renovations at LHH & ZSFG | \$205.1M |
| Support Homeless Families | Flexible funding for shelter infrastructure to address homelessness | \$50M |
| Deliver Street Safety | Pedestrian & roadway safety, streetscape enhancements (e.g. Sloat Blvd. and other high injury corridors) | \$63.9M |
| Improve Community Spaces | Improved accessibility & design for public spaces (e.g. downtown, Harvey Milk Plaza, active recreation) | \$71M |
| Total | | \$390M |



Expand and Strengthen Public Health: \$205.1 Million



Chinatown Public Health Center Renovation **\$71,100,000**



City Clinic Relocation **\$28,000,000**



ZSFG Building 3 Retrofit **\$40,000,000**



ZSFG & LHH Critical Repairs & Renovations **\$66,000,000**



| Delivery of Quality Care Through Past Funding



Remodel and
seismic retrofit:
**Maxine Hall
Health Center**

Reopened:
October 2021



Remodel and
seismic retrofit:
**Castro-Mission
Health Center**

Reopened:
August 2022



Construction of
new building:
**Southeast Family
Health Center**

Opened:
July 2022



Construction of
new building:
**Maria X Martinez
Health Resource
Center**

Opened:
September 2022

The 2024 Healthy, Safe and Vibrant San Francisco Bond will not raise property tax rates.

CHINATOWN PUBLIC HEALTH CENTER – Request: \$71,100,000

Structural Enhancement:

Renovations ensure a safer environment, reducing seismic vulnerability—

The Network's only Seismic Hazard Rating 4 clinic

Consolidate & Integrate Mental Health:

Co-locating Chinatown Child Development Center in CPHC will streamline access to mental health services and help CCDC move out of leased space

CCDC served 270 children last year in addition to children served through SFUSD outreach; co-locating will expand reach

Expand & Improve Services:

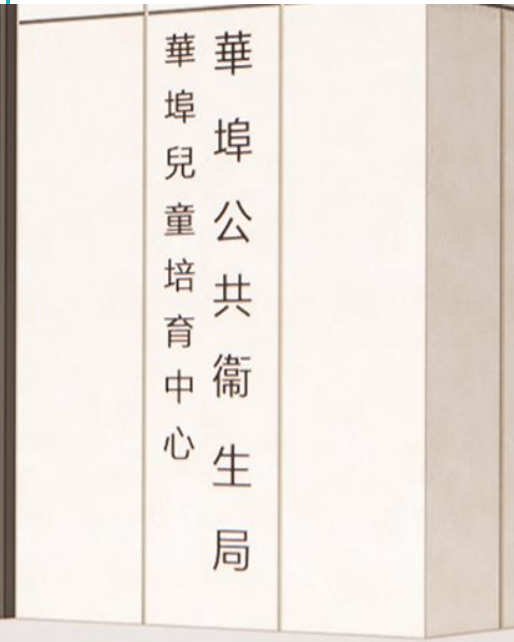
The project will expand primary care, mental health, and dental services, accommodating more patients in a more modern setting

Renovation adds 1 exam room and 1 dental chair

Culturally Responsive Care:

Renovation enables more and better services in languages reflective of the community's diversity

Majority of CPHC and CCDC patients are primarily Chinese-speaking



Shovel-Ready Project:

Thanks to Critical Project Development Funds, construction can start immediately



CITY CLINIC – Request: \$28,000,000



Efficiency, Modernization, and Reliability:

Relocating City Clinic will provide the team a modern space that meets clinic needs and allows the team to reliably serve patients

In 2024, City Clinic had to close to patients for 2 weeks due to failing mechanical systems in the converted firehouse where they serve patients

Improved Quality of Care:

Relocation will allow City Clinic to expand consultation and patient interview rooms

Providers counsel patients in cramped rooms without adequate cooling and the clinic lacks consultation rooms that fit the equipment required to treat patients

Increased Lab Efficiency and Reliability:

Moving will allow City Clinic to expand their lab space

Current lab is in a cramped room with inadequate temperature control compromising its ability to operate efficiently and reliably

ZSFG & LHH CRITICAL REPAIRS & RENOVATIONS – Request: \$66,000,000

Funding will help ZSFG and LHH complete projects that are most critical to safety, regulatory compliance and certification

If projects are delayed, costs will increase



Essential Infrastructure Renewal:

Urgent repairs are needed for aging infrastructure at ZSFG and LHH campuses to sustain critical patient services and remain operational and in regulatory compliance.

Safety Imperatives:

Current level of disrepair poses safety concerns for hospital patients, visitors, and staff

Compliance and Certification:

Many projects are critical to maintaining licensing, certification, and staying in regulatory compliance

If disrepair is cited by regulatory bodies, hospitals risk suspending critical services

Financial Sustainability and Escalating Costs:

Leveraging bond dollars for these major projects reduces request in Pay-As-You-Go General Fund programs. In addition, cost and consequences of deferred maintenance will increase over time

For example, if ZSFG Building 5 fire alarms fail before they are replaced, ZSFG will pay over \$6M/year in fire watch services in addition to cost of replacement

ZSFG BUILDING 3 RETROFIT– Request: \$40,000,000

- Increasing seismically safe space at ZSFG will help ensure continuity of hospital services in the aftermath of an earthquake
- This project will add 65,000 sq ft of additional seismically safe useable space at ZSFG



Enhancing Safety Measures:

Retrofitting Building 3 aligns with DPH and City priorities to mitigate earthquake risks for employees and patients

This retrofit will strengthen a key public health resource against risk of partial or total collapse during a major earthquake

Expanded Seismic Safety:

Renovation will introduce 65,000 sq. ft. of additional seismically safe workspace to the ZSFG campus

This retrofit is part of DPH's Safe Building Program, which is increasing seismically safe square footage across the department.

Relocating Essential Employees:

With additional secure space, ZSFG can efficiently relocate employees from structurally vulnerable buildings to ensure their safety

Ensuring employee safety during a major earthquake ensures ZSFG can continue to operate in the aftermath

ADULT & EMERGENCY SHELTER – Request \$50,000,000



Deliver Family and Adult Emergency Shelter:

Funding will allow HSH to acquire, construct, renovate, or finance through private loans to developers, family and adult emergency shelters

Demand for family shelter beds has increased and now exceeds pre-pandemic levels

Reduce Racial Inequities:

San Francisco's homeless population is overrepresented by Black, indigenous, and people of color. Additional funding will allow the City to better serve these disproportionately affected groups

38% of unhoused residents are Black, African American, or African, and 30% of unhoused residents are Hispanic/Latinx, despite only representing 6% and 16%, respectively, of San Francisco's population



Deliver Street Safety: \$63.9 Million



Street Safety Priorities:



Pedestrian & Bicycle Safety Improvements



Traffic Signal Infrastructure Improvements

Streetscape Improvements

PEDESTRIAN & BICYCLE SAFETY

Support a Transit-First City:

San Francisco is a walkable city, and even when using public transit, every transit trip begins and ends with a walk

Modernizing street design to account for the needs of bicyclists and pedestrians, including people with disabilities, will ensure all people can travel safely

Supporting Local Businesses and Building Community:

Streets in good condition create a safer and more inviting environment for everyone.

Safer streets increase opportunities for people to congregate in community areas, access local shops, and feel safe in their neighborhoods.



Photo: Walk SF

TRAFFIC SIGNAL INFRASTRUCTURE IMPROVEMENTS



Support a Transit-First City:

Reliability of public transit is one of the most important factors influencing a person's decision to use public transit

This bond will invest in improvements to reduce traffic bottlenecks and keep traffic moving on main thoroughfares, improving transit reliability

Prioritize Improving San Francisco's High Injury Network:

The City's High Injury Network flags streets where most serious traffic injuries occur

Improvements, such as modernizing traffic signal infrastructure and enhancing safety at pedestrian crossings can reduce injuries on these high-priority streets

Advance Equity:

Streets in historically disadvantaged communities are twice as likely to be on the High Injury Network

Improving High Injury Network streets advances equitable access to safe transportation options

STREETSCAPE IMPROVEMENTS



Coordinated Infrastructure Upgrades:

Improve resiliency of public infrastructure by leveraging street improvements with utility upgrades

Minimize disruption to residents and businesses by timing projects to dig-once policy



Neighborhood Beautification and Greening:

Support the City's economic recovery and climate action initiatives through ecological project elements, including street trees, landscaping and stormwater gardens

Designing streets to include elements that provide traffic calming, improve drainage to reduce flooding, and improve pedestrian visibility.



Street Resurfacing and Expanded Accessibility:

Create safer streets through strategic paving and provide expanded curb ramp ADA compliance in the High Injury Network as part of larger street safety improvement projects

Improving and maintaining City streets and curb ramps improves safety and accessibility

Improve Community Spaces: \$71 Million



Harvey Milk Plaza

\$25,000,000

Downtown Improvements

\$41,000,000

Modernizing Recreational Spaces

\$5,000,000

HARVEY MILK PLAZA

Improve Plaza Accessibility:

This project will add elevator access to Harvey Milk Plaza in addition to improving streets and paths in the plaza's vicinity

Funding will expand accessibility to this important transit hub

Honor Harvey Milk's Legacy:

In addition to accessibility improvements, this bond will fund memorial elements to honor Harvey Milk's legacy in San Francisco

This renovation will create a welcoming public gathering space to serve as a new, iconic gateway to the historic Castro neighborhood that honors Harvey Milk



DOWNTOWN IMPROVEMENTS



Revitalize Downtown San Francisco:

There has been a significant increase in office vacancy rates after the COVID-19 pandemic, reducing sales tax revenue that funds critical City services

Improvements in and around Union Square and other downtown areas aim to increase foot traffic and improve the downtown retail storefront economy

Improve the Pedestrian Experience:

Investments could include improvements in the public right of way near Powell & Market, and improvements to accessibility and connections between transit and the downtown area

An example of potential improvements could be accessibility improvements to Hallidie Plaza, which has insufficient elevator access

MODERNIZING RECREATIONAL SPACES



Enhance the Visitor Experience:

Investing in public open spaces will allow for more recreational programming for events

These improvements will help create a vibrant, welcoming place for residents and visitors and will increase economic activity in the city

Improve Safety and Accessibility:

Modernizing recreational spaces also means making them safe and accessible for more people

Improvements to recreational spaces could include improved lighting to help people feel safe in their parks, while paving paths to expand park accessibility

Thank you.



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner
Controller

ChiaYu Ma
Deputy Controller

Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689

July 11, 2024

RE: File 240497 – Ordinance Authorizing \$390 Million General Obligation Bond Issuance for Healthy, Safe, and Vibrant San Francisco (Third Draft)

Dear Ms. Calvillo,

Should the proposed \$390 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- a) In Fiscal Year (FY) 2025-2026, following issuance of the first series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0040 per \$100 (\$4.00 per \$100,000) of assessed valuation.
- b) In FY 2029-2030, the year with the highest estimated tax rate following the issuance of the last series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0101 per \$100 (\$10.10 per \$100,000) of assessed valuation.
- c) The best estimate of the average tax rate for these bonds over the entire projected duration of the bond debt service from FY 2025-2026 through FY 2046-2047 is \$0.0069 per \$100 (\$6.90 per \$100,000) of assessed valuation.
- d) Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$700,000 would be approximately \$70.00.

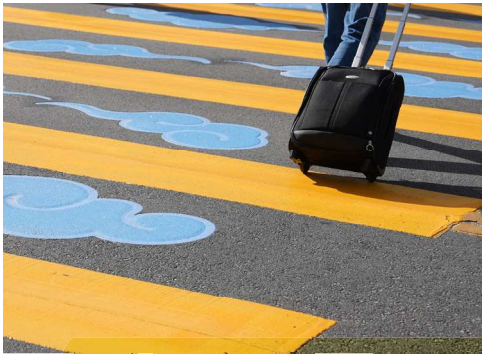
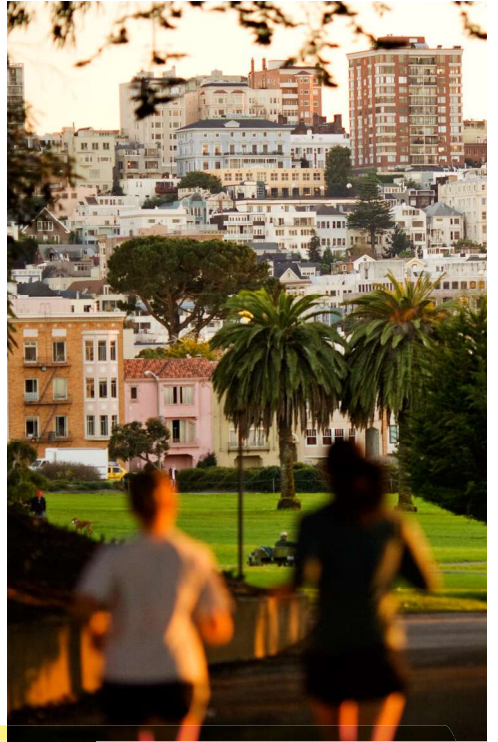
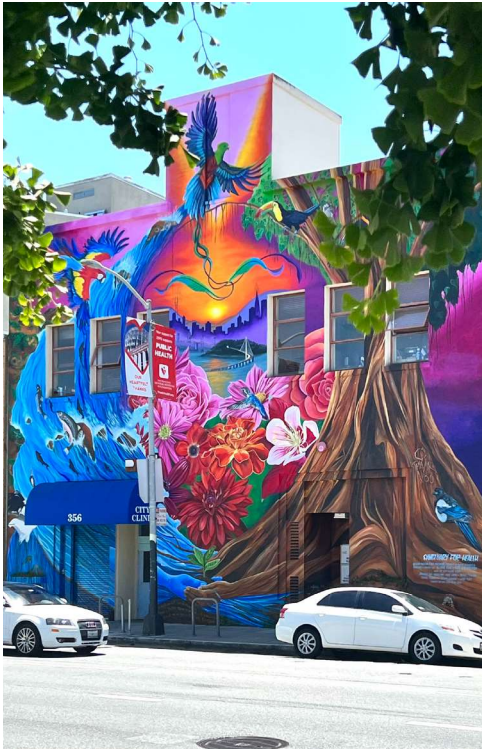
The best estimate of total debt service, including principal and interest, that would be required to be repaid if all proposed \$390 million in bonds are issued and sold, would be approximately \$737 million. These estimates are based on projections only, which are not binding upon the City. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above. The City's current non-binding debt management policy is to keep the property tax rate for City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

Sincerely,

Natasha Mihal

For
Greg Wagner
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.



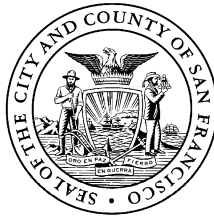
Click on this page to view the entirety of this voluminous document



2024 Healthy, Safe and Vibrant San Francisco


GENERAL OBLIGATION BOND





MEMORANDUM

May 6, 2024

To: Members of the Board of Supervisors
From: Carmen Chu, City Administrator & Capital Planning Committee Chair 
Copy: Angela Calvillo, Clerk of the Board
Capital Planning Committee
Regarding: (1) 2016 Public Health & Safety Bond Interest (2) FY25 & FY26 General Fund Department Capital Budget (3) 2024 Healthy, Safe, and Vibrant San Francisco General Obligation (G.O.) Bond

In accordance with Section 3.21 of the Administrative Code, on May 6, 2024, the Capital Planning Committee (CPC) approved the following action items to be considered by the Board of Supervisors. The CPC's recommendations are set forth below.

1. Board File Number: TBD

Approval of the appropriation of interest funds from the 2016 Public Health & Safety Bond interest in an aggregate amount not to exceed \$14,040,442

CPC Recommendation:

The CPC recommends approval this appropriation.

Comments:

The CPC approves this item by a vote of 11-0. These items will be incorporated into the proposed FY25 budget.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Aaron Peskin, Board President; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

2. Board File Number: TBD

Approval of the FY25 & FY26 General Fund Department budget (including Certificates of

Participation) in an aggregate amount not to exceed \$310 million

CPC Recommendation:

The CPC recommends approval of this capital budget as amended by the Mayor's Budget Office to reduce the Department of Technology's Fiber to Housing allocation to \$500,000 in FY25 and \$300,000 in FY26. If the Mayor's Budget Office determines that revenues cannot support this \$310 million budget, CPC also recommends an alternative scenario in an aggregate amount of \$280 million.

Comments:

The CPC approves this item by a vote of 10-0.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

Abstained:

Aaron Peskin, Board President

3. Board File Number: TBD

Approval of the 2024 Healthy, Safe, and Vibrant San Francisco General Obligation Bond not to exceed \$390 million

CPC Recommendation:

The CPC recommends approval of this G.O. Bond.

Comments:

The CPC approves this item by a vote of 10-0. This item will come back to CPC for further review and approval of additional projects proposed for funding through the bond as they are identified.

Committee members or representatives in favor:

Carmen Chu, City Administrator; Public Works, Bruce Robertson; Greg Wagner, Controller; Ann Duning, Mayor's Budget Director; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Rich Hillis, Director, Planning; Elaine Forbes, Executive Director, Port of San Francisco; Stacy Bradley, Recreation and Parks; Ivar Satero, Director, San Francisco International Airport.

Abstained:

Aaron Peskin, Board President

FY 2024-25 & FY 2025-26 Capital Budget



Office of Resilience and Capital Planning | May 6, 2024

CPC AGENDA

General Fund Dept Capital Budget

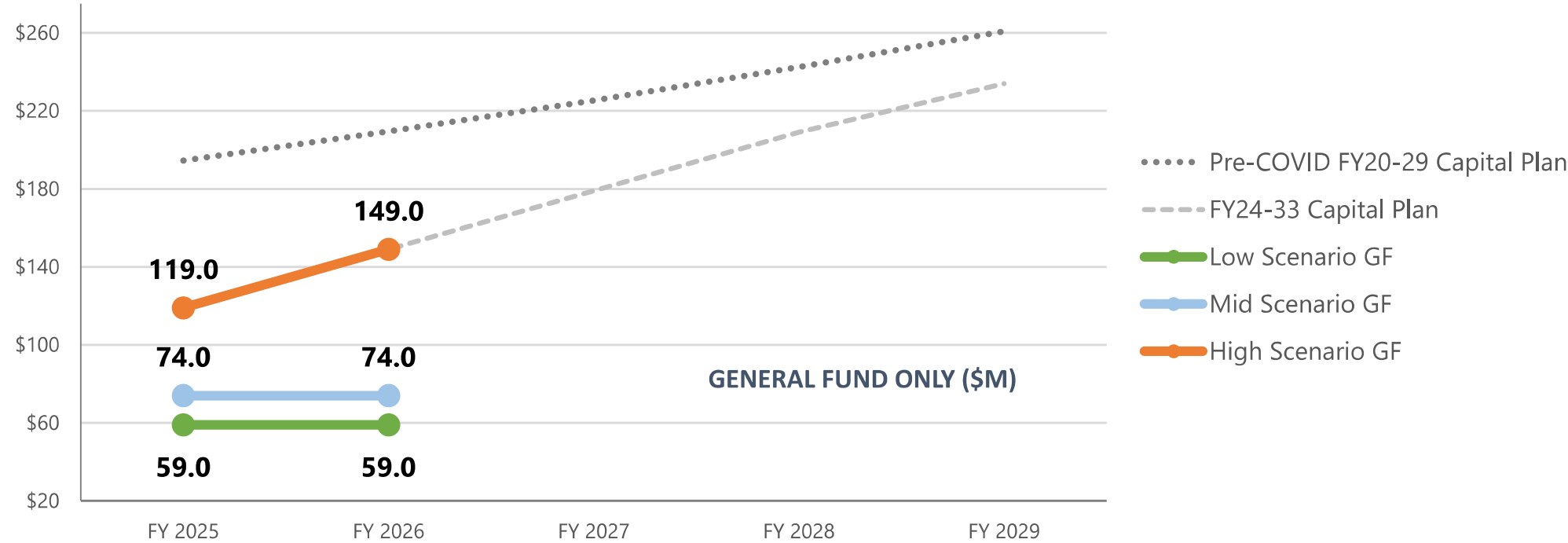
Action Item

- Approve the FY25 & FY26 Proposed General Fund Dept Capital Budget for recommendation to Board of Supervisors;
- Approve the recommended FY25 Certificates of Participation for Streets & Critical Repairs
 - Admin Code Section 3.21: CPC reviews the Capital Budget to ensure it aligns with recommendations in Capital Plan

CAPITAL BUDGET

Scenario Recap

| | CAPITAL PLAN RECOMMENDATION | | | | | |
|-------------------------------|-----------------------------|-------|-----------------------|------|--------------------|------|
| | High Scenario (\$M) | | Medium Scenario (\$M) | | Low Scenario (\$M) | |
| | FY25 | FY26 | FY25 | FY26 | FY25 | FY26 |
| General Fund | 119.0 | 149.0 | 74.0 | 74.0 | 59.0 | 59.0 |
| Certificates of Participation | 30.0 | - | 45.0 | - | 45.0 | - |
| TOTAL | 149.0 | 149.0 | 119.0 | 74.0 | 104.0 | 59.0 |



CAPITAL BUDGET

Changes to Mid Scenario since April 22

- Mayor’s Office presented a proposal for the November 2024 G.O. Bond on April 29
 - DPH allocations in the proposed bond are lower than previously anticipated
- To meet regulatory and cash flow needs for DPH, projects worth \$7.3M are being brought forward from FY26 to FY25

| | ORIGINAL | | | | NEW | | |
|--------------|-----------------------|------|-------|--|-----------------------|------|-------|
| | Medium Scenario (\$M) | | | | Medium Scenario (\$M) | | |
| | FY25 | FY26 | Total | | FY25 | FY26 | Total |
| General Fund | 74.0 | 74.0 | 148.0 | | 81.3 | 66.7 | 148.0 |

- Two-year total investment for DPH is unchanged

CAPITAL BUDGET

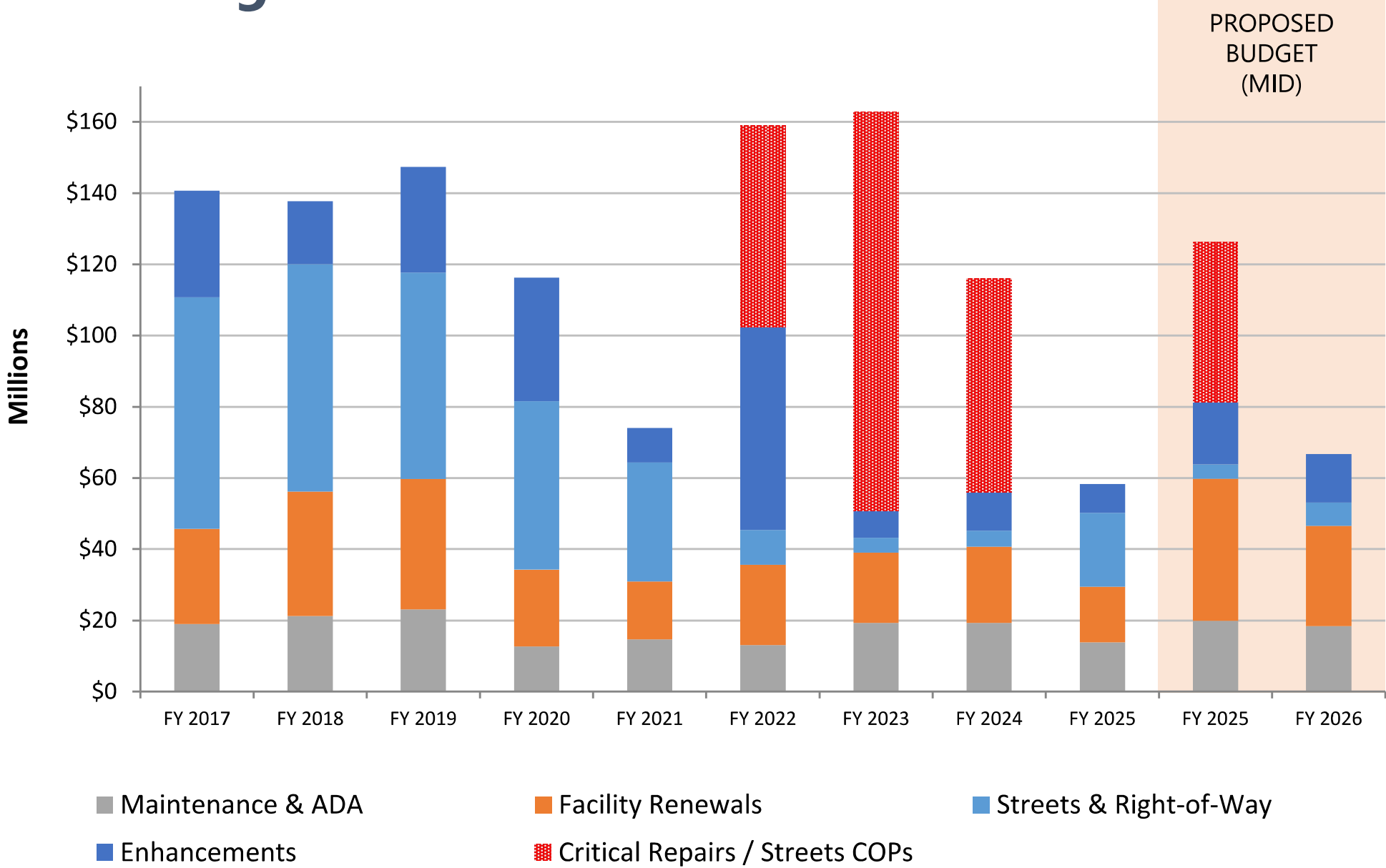
Recommendation

- Capital Planning Committee (CPC) recommends **Mid Scenario** to Board of Supervisors
- If Mayor’s Office determines that revenue is not available to fund the Mid Scenario, CPC recommends the Low Scenario

| | Medium Scenario (\$M) | | Low Scenario (\$M) | |
|-------------------------------|-----------------------|------|--------------------|------|
| | FY25 | FY26 | FY25 | FY26 |
| General Fund | 81.3 | 66.7 | 59.0 | 59.0 |
| Certificates of Participation | 45.0 | - | 45.0 | - |
| TOTAL | 126.3 | 66.7 | 104.0 | 59.0 |

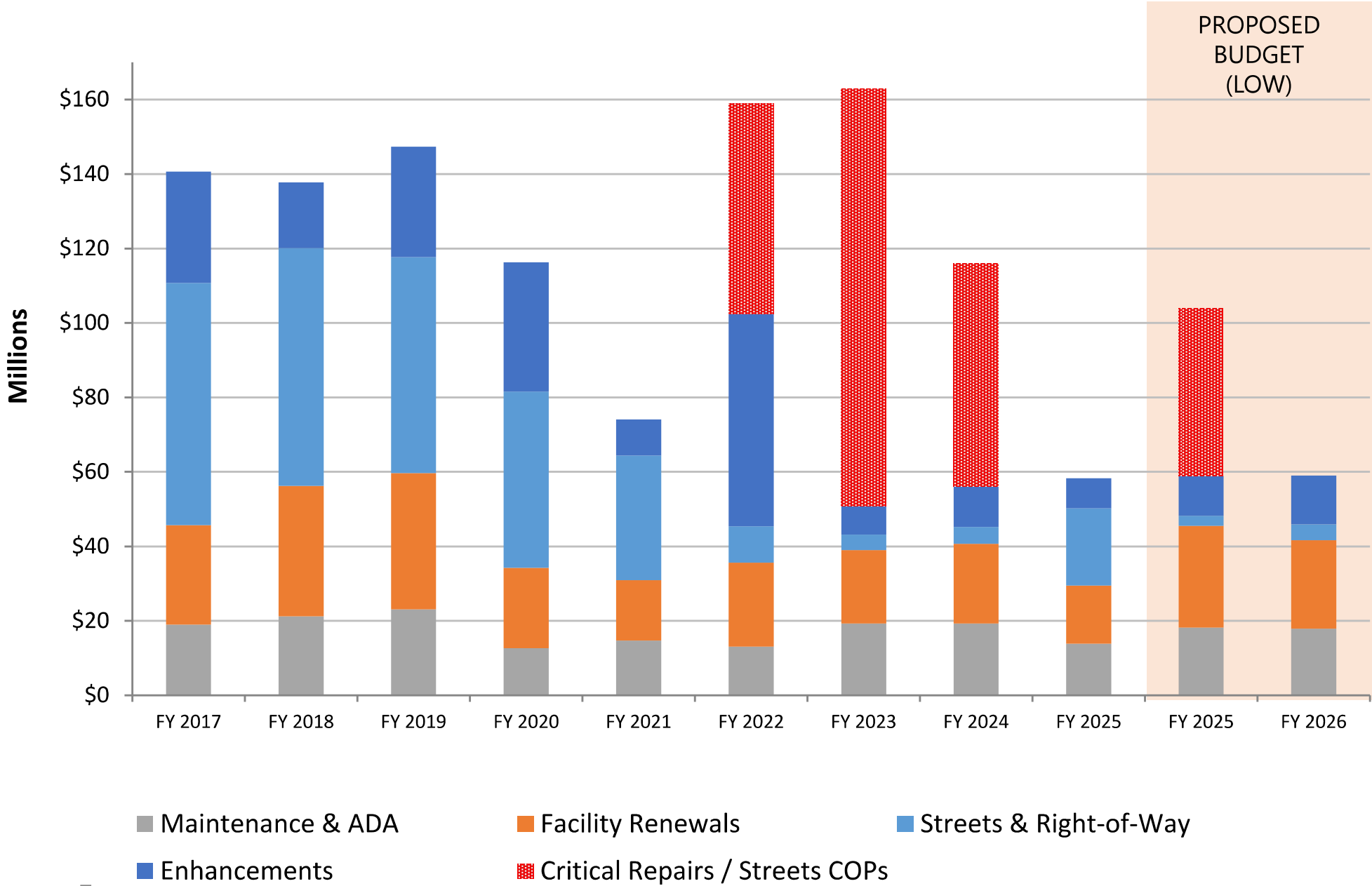
CAPITAL BUDGET

Past Budgets vs. Mid Scenario



CAPITAL BUDGET

Past Budgets vs. Low Scenario



CAPITAL BUDGET

General Fund Allocations (Mid Scenario)

| Set-asides & Policies | FY25 | FY26 |
|---|-------------|-------------|
| REC Set-Aside (<i>Prop B, 2016</i>) | 15.0 | 15.0 |
| Street Trees Set-Aside (<i>supports Prop E, 2016</i>) | 6.4 | 6.8 |
| Routine maintenance allocations for all depts. | 11.5 | 12.3 |
| SUB-TOTAL | 32.9 | 34.1 |

| Remaining Expenditure Categories | FY25 | FY26 |
|---|-------------|-------------|
| ADA (<i>Curb Ramps, City Hall Wheelchair Lift, Opera House Elevator etc.</i>) | 6.8 | 4.4 |
| Critical Enhancements (<i>legal mandates, security improvements etc.</i>) | 10.8 | 6.7 |
| Facility Renewals (<i>life-safety, HVAC, roof leaks, boilers etc.</i>) | 26.8 | 15.0 |
| ROW Renewals (<i>potholes, plazas, medians, bridges etc.</i>) | 4.0 | 6.6 |
| SUB-TOTAL | 48.4 | 32.7 |
| TOTAL | 81.3 | 66.7 |

CAPITAL BUDGET

Projects reduced / eliminated in Low Scenario

| DPH Projects | | Mid Scenario (\$M) | | Low Scenario (\$M) | |
|--------------|--------------------------|--------------------|------|--------------------|------|
| Campus | Project | FY25 | FY26 | FY25 | FY26 |
| ZSFG | Clinical Lab Replacement | 5.4 | - | - | - |
| ZSFG | NPC4 Compliance | 0.5 | - | 0.3 | - |
| LHH | X-Ray Replacement | 1.0 | - | - | - |
| LHH | Kitchen Coil Replacement | 0.6 | - | - | - |
| LHH | Roof Replacements | 0.2 | - | - | - |

- These projects are prioritized for funding in the mid scenario based on regulatory need and cash flow requirements

CAPITAL BUDGET

Projects reduced / eliminated in Low Scenario (\$20M reduction)

Other departments

← HIGHEST PRIORITY

| Dept | Project |
|------|-----------------------------------|
| ADM | 1099 Sunnydale Electrification |
| ADM | Satellite Building Safety Repairs |
| DPW | Great Highway Sand Clearing |
| DPW | Pothole Repair |
| JUV | Admin Building Windows |
| POL | Security Enhancement & Cameras |
| SHF | County Jail 3 Heaters & Boilers |

| Dept | Project |
|------|---|
| AAM | HVAC & Roof |
| ART | Civic Art Collection |
| DPW | Plazas, Street Structures, Bridges, Medians |
| FAM | Fire and Building Systems |
| FIR | HVAC, Paint, Roofs |
| POL | Fire Panels, Paint |
| SHF | County Jail 3 Roof & Exteriors |

| Dept | Project |
|------|-----------------------------------|
| AAM | Floor Resurfacing |
| ART | Doors at Cultural Centers |
| DPW | Street Tree Planting |
| DPW | Emergency Capital Repairs |
| DPW | Community Beautification Projects |
| DT | Fiber Programs |
| POL | Stable Repairs |

- If available funding is in between the mid and low scenarios, we recommend reducing / eliminating lower priority projects first

CAPITAL BUDGET

Recommended FY25 Certificates of Participation

\$ in millions

| Dept | Project | Mid Scenario | Low Scenario |
|--------------|--|--------------|--------------|
| PW | Street Resurfacing | 23.9 | 17.9 |
| PW | Sunset Blvd. Recycled Water | 2.9 | 2.9 |
| PW | Bridge Inspection and Repair (4 th Street Bridge) | 2.5 | 2.5 |
| ADM | Underground Fuel Tank Replacement (Legal mandate) | 11.1 | 11.1 |
| ADM | 25 Van Ness Heat Pump and Cooling Tower | 2.3 | 2.3 |
| ADM | 50 Raymond Repairs | 1.3 | 1.3 |
| DPH | Laguna Honda Emergency Power | GF-funded | 4.5 |
| SHF | San Bruno County Water Line Replacement | 1.0 | 1.0 |
| WAR | Opera House Elevator Modernization | GF-funded | 1.5 |
| TOTAL | | 45.0 | 45.0 |



GENERAL PLAN REFERRAL NOTE TO FILE

July 10, 2024

CASE NO. 2024-001896GPR

Healthy, Safe and Vibrant San Francisco General Obligation Bond (Board File No. 240497)

On May 6, 2024 the San Francisco Planning Department issued a General Plan Referral letter (attached) finding the \$390 million Healthy, Safe and Vibrant San Francisco General Obligation Bond proposed for the November 2024 ballot to be consistent with the San Francisco General Plan and the priority policies of Planning Code Section 101.1.

Since completing that Referral, the draft ordinance related to the proposed bond was amended by Board of Supervisors to revise the specific allocations of funds to the various expenditure categories (see attached), without changing the categories of expenditure covered by the bond or adding new categories of expenditure.

Changes to the dollar amounts allocated to the categories of expenditure or the overall size of the bond would not change any of the analysis or the findings in the referral, as the referral analysis was not specific as to any of the particular dollar amounts proposed or the relative degree of investment in comparison to each other, or the overall aggregate amount of the bond, but rather was more generally related to the list of projects and categories of expenditure covered by the proposed bond. Other than referencing the aggregate amount of the proposed bond (i.e. \$390m) for informational purposes, the May 6 referral letter did not reference any of the specific then-proposed expenditure allocations for any category.

This Note to the File thus clarifies that the proposed bond ordinance in Board File 240497 as amended to date and as might be amended in the future to change individual categorical expenditure allocations or the aggregate dollar amount of the bond, without changing the categories of expenditure or adding new categories of expenditure, would be consistent with the General Plan and Planning Code Section 101.1 for the reasons set forth in the May 6 referral letter; and the Board of Supervisors can rely on the General Plan and Planning Code Section 101.1 Consistency Findings set forth in the May 6 letter.

Sincerely,

Joshua Switzky, Deputy Director of Citywide Policy



GENERAL PLAN REFERRAL

May 6, 2024

Case No.: 2024-001896GPR
Block/Lot Nos.: Various, Citywide
Project Sponsor:
Applicant:
Staff Contact: Amnon Ben-Pazi – (628) 652-7428
amnon.ben-pazi@sfgov.org

Recommended By:

Joshua Switzky, Deputy Director of Citywide Policy for
Rich Hillis, Director of Planning

Finding: The project, on balance, is **in conformity** with the General Plan.

Project Description

The City and County of San Francisco is proposing the Healthy, Safe and Vibrant San Francisco Bond, a \$390 million General Obligation Bond for the November 2024 ballot to fund investments in public emergency shelters, including shelters and interim housing sites; new health facilities and institutions; and pedestrian and roadway safety improvements; streetscape enhancements; and other public space improvements. Investments may include:

1. Expanding and improving community health centers to deliver preventative and primary care services, behavioral health services, sexual health services, and other ancillary healthcare services including the seismic retrofit and renovation of the Chinatown Public Health Center and the acquisition and improvement of a new building for the relocation of the City Clinic.
2. Critical repairs and renovations at Zuckerberg San Francisco General Hospital and Laguna Honda Hospital, including the repair of mechanical systems, fire control systems, and other deferred maintenance needs as well as improvements to hospital infrastructure required to meet new regulatory requirements to ensure the hospital remains operational and in

regulatory compliance.

3. Seismic upgrades at Zuckerberg San Francisco General Hospital to ensure staff safety, including improvements at building 3 and other safety measures at the hospital.
4. New shelter site, including the acquisition, construction, and improvement of a shelter or interim housing site to reduce unsheltered homelessness for families.
5. Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving and certain multimodal transit projects.
6. Modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround, at Harvey Milk Plaza, and other park locations, such as at the Jerry Garcia Amphitheater in McLaren Park.
7. A portion of Bond proceeds shall be used to perform audits of Bond expenditures implied by or necessary incident to the acquisition or improvement of real property, including establishment and operation of a Citizens' Oversight Committee.

Environmental Review

Except for the projects noted below, the Healthy, Safe and Vibrant San Francisco Bond is not an activity subject to CEQA because it would not result in a direct or indirect physical change in the environment pursuant to Guidelines Section 15378(b)(4). Further, CEQA Guidelines Section 15378(b)(4) provides that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As to the exception noted above, the Healthy, Safe and Vibrant San Francisco Bond includes funding for two specific projects, which are categorically exempt under CEQA.

The Planning Department determined that the Chinatown Health Center project is categorically exempt under CEQA Guidelines Section 15301 on September 14, 2023 (Planning Case No. 2021-012063ENV).

The Planning Department found the Harvey Milk Plaza project to be categorically exempt under CEQA Guidelines Section 15302 on November 3, 2022 (Planning Case No. 2019-013425ENV).

Note that the proposed seismic improvements of Building 3 at Zuckerberg San Francisco General Hospital were determined to be “not a project” under CEQA on May 2, 2024, as the scope of the project is consistent with San Francisco Planning’s “Processing Guidance: Not a Project Under CEQA” memorandum dated September 18, 2013.

If the Bond is approved, Bond-funded projects that are not yet identified or proposed would be referred to the Planning Department for a separate environmental review.

General Plan Compliance and Basis for Recommendation

As described below, the proposed Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new commercial activity in the City’s retail core.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposed Bond, if approved, would provide resources to improve and expand health services to multiple populations in San Francisco without disrupting adjacent residential uses.

POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The proposed Bond, if approved, would provide resources to improve accessibility of community clinics and shelters, provide seismic upgrades to maintain services in perpetuity and provide critical repairs to the City's large hospitals. These improvements would take place across geographies, promoting health services for all.

HOUSING ELEMENT

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS.

POLICY 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

The proposed Bond, if approved, would provide resources to improve and expand shelters that serve individuals and families experiencing homelessness to allow for an increased volume of services and improved service delivery.

SAFETY AND RESILIENCE ELEMENT

OBJECTIVE 3.1

EXISTING BUILDINGS. ENSURE RETROFITS AND RENOVATIONS TO EXISTING STRUCTURES INCREASE BUILDING LONGEVITY AND MEET CURRENT BEST PRACTICES TO PROTECT OCCUPANTS AND STRUCTURES.

POLICY 3.1.1

Reduce the risks presented by City-owned structures and privately-owned buildings and provide assistance to vulnerable communities with limited adaptive capacity to reduce those risks.

POLICY 3.1.3

Abate structural and non-structural hazards in City-owned properties.

OBJECTIVE 3.3

INFRASTRUCTURE AND PUBLIC REALM. ENSURE THE CITY'S LIFELINE SYSTEMS, TRANSPORTATION AND EMERGENCY RESPONSE FACILITIES, UTILITIES, STREETS, PUBLIC SPACES, AND COASTS CAN WITHSTAND AND ADAPT TO ALL HAZARDS.

POLICY 3.3.1

Reduce the risk of all hazards to community facilities and lifeline infrastructure, starting with Environmental Justice Communities.

The proposed Bond, if approved, would provide resources for preventative and deferred maintenance and seismic upgrades for City-owned properties, reducing the risks to these City-owned structures and critical lifeline services.

TRANSPORTATION ELEMENT

OBJECTIVE 18**ACHIEVE STREET SAFETY FOR ALL.****POLICY 18.3**

Focus the City's limited resources toward those areas most in need of safety improvements, based on appropriate data, recognizing that those most disproportionately impacted by traffic injuries and deaths are children, seniors, people of color and those in low-income communities.

OBJECTIVE 24**DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING.****POLICY 24.1**

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

The proposed Bond, if approved, would provide funding for Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving projects in accordance with the Better Streets Plan.

DOWNTOWN AREA PLAN**OBJECTIVE 9****PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.****POLICY 9.2**

Provide different kinds of open space downtown.

The proposed Bond, if approved, would provide funding for modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Bond, if approved, would have no effect on existing neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Bond, if approved, would have no effect on existing housing. It would provide improved services to neighborhoods, especially in the case of community clinics with expanded capacity and increased care standards, thus enhancing neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Bond, if approved, would have no effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Bond, if approved, would have no effect on commuter traffic, MUNI, or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new retail and other service sector activity in the City's retail core. The proposed Bond would have no effect on the City's industrial sector.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Bond, if approved, would fund seismic improvements that will improve the City's earthquake preparedness.

7. That landmarks and historic buildings be preserved;

The proposed Bond, if approved, may fund seismic improvements of buildings at Zuckerberg San Francisco General and Laguna Honda Hospitals, helping to preserve historic buildings at these locations.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Bond, if approved, would provide resources to improve public spaces downtown, in the Upper Market area, and in McLaren Park.

| | |
|-----------------|---|
| Finding: | The project, on balance, is in conformity with the General Plan. |
|-----------------|---|

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: July 8, 2024
To: Planning Department / Commission
From: Brent Jalipa, Clerk of the Budget and Finance Committee
Subject: Board of Supervisors Legislation Referral - File No. 240497 General Obligation Bond Election - Healthy, Safe, and Vibrant San Francisco - Not to Exceed \$390,000,000

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution CEQA clearance under General Plan Referral issued on 5/6/2024 (Case No. 2024-001896GPR)
 - ☐ Ballot Measure

7/9/2024 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☒ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Brent Jalipa at Brent.Jalipa@sfgov.org.

From: [Chisti, Aliya \(HRD\)](#)
To: [Somera, Alisa \(BOS\)](#)
Cc: [Young, Victor \(BOS\)](#); [Jalipa, Brent \(BOS\)](#)
Subject: Re: 240497 Referral
Date: Wednesday, June 26, 2024 1:17:58 PM
Attachments: [240676 CA DHR ver1 Meet and Confer referral-signed.pdf](#)
[240497-240498 DHR MaC Referral 052824-signed.pdf](#)
[Outlook-eqa0qgw1.png](#)

Hi Alisa,

Please see attached meet and confer document indicating that meet and confer is not required for the GO bond.

Additionally for the student success fund, meet and confer is not required and I am attaching that document as well.



Aliya Chisti

[She, Her]

Senior Policy Analyst

Department of Human Resources

One South Van Ness Ave., 4th Floor

San Francisco, CA 94103

Website: www.sfdhr.org

From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Sent: Monday, June 24, 2024 2:02 PM
To: Chisti, Aliya (HRD) <aliya.chisti@sfgov.org>
Cc: Young, Victor (BOS) <victor.young@sfgov.org>; Jalipa, Brent (BOS) <brent.jalipa@sfgov.org>
Subject: 240497 Referral

Hey Aliya,

Checking in on the attached referral for the GO Bond that will be heard in Budget this Wednesday, June 26th. If you could review and send back the referral memo, that would be great. Thanks!

Alisa Somera

Legislative Deputy Director

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
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TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Carol Isen, Director, Department of Human Resources

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: May 28, 2024

SUBJECT: LEGISLATION INTRODUCED – MEET AND CONFER DETERMINATION

The Board of Supervisors' Budget and Finance has received the following Legislation. This matter is being **referred** to you as it may require the Department of Human Resources to fulfill "**Meet and Confer**" requirements. Please review, assess the impact and provide proper noticing as required and report back to on the status of the "Meet and Confer" requirement.

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in

conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please email or forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM THE DEPARTMENT OF HUMAN RESOURCES - Date: _____

 Meet and Confer requirement has been fulfilled.

X **Meet and Confer requirement not applicable.**

 Additional information attached.

Mawuli Tugbenyoh
Department of Human Resources

c: Mawuli Tugbenyoh, Department of Human Resources
Aliya Chisti, Department of Human Resources



June 21, 2024

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

We, the undersigned members of the Friends of Harvey Milk Plaza Honorary Committee, are writing to express our unequivocal support for the Harvey Milk Plaza project. As members of the LGBTQ+ community in San Francisco, we understand the profound significance of commemorating Harvey Milk's legacy and the vital role this memorial will play in both honoring our history and inspiring future generations to continue working toward greater social justice for all marginalized people.

Harvey Milk was a trailblazer whose dedication to social justice and equality transcended the LGBTQ+ community, leaving an indelible mark on the Castro, our city, and the world. The proposed Harvey Milk Plaza is more than just a physical space; it is a symbol of hope, resilience, and the enduring fight for human rights.

We believe that the new Harvey Milk Plaza will become an iconic landmark, drawing visitors from around the globe and reinforcing San Francisco's reputation as a beacon of diversity and inclusion. Furthermore, we have witnessed the strong support this project has received from members of the LGBTQ+ community in San Francisco, as well as the broader community, and are inspired by how this vision has unified a wide variety of viewpoints and interests.

We urge the Board of Supervisors to approve the necessary measures to bring this important project to fruition. Your support will not only honor Harvey Milk's memory but also reinforce San Francisco's commitment to equality, diversity, and human rights.

Thank you for your consideration and your dedication to preserving the rich history and values of our City.

Sincerely,

Rob Epstein

Academy Award Winning Director, Writer,
Producer, *"The Times of Harvey Milk"*

Joshua "Peaches Christ" Grannell

Entertainer, Filmmaker, Event Producer

Cleve Jones

Activist, Author & Community Leader

Anne Kronenberg

Activist, Civil Servant,
Harvey's 1977 Campaign Manager

Juanita MORE!

Activist, Entertainer, Community Organizer

Dan Nicoletta

Photographer & Artist

Tom Nolan

Transportation Leader, Activist

Sister Roma

Sisters of the Perpetual Indulgence

Donna Sachet

LGBT Activist and Entertainer

Jeff Sheehy

Former SF Supervisor - District 8

Gary Virginia

Past President, SF Pride

Sen. Scott Wiener

CA State Senator - District 11

Thursday June 20, 2024

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

Harvey was not only a loving uncle but he is a critically important and pioneering figure in the global LGBTQ+ rights movement. His legacy continues to inspire countless communities and civil society movements across the globe. The Harvey Milk Plaza project represents more than a tribute to his memory; it is a beacon of hope and progress for future generations.

This project aims to transform the existing space into a vibrant, inclusive, and educational environment. By creating a plaza that celebrates Harvey's life and accomplishments, we are providing a gathering place where both the residents of San Francisco and folks from around the world can connect with the importance of equality, diversity, and be inspired for their own activism.

The Harvey Milk Plaza project is not just a local initiative but a symbol of global importance. It serves as a reminder of the strides we have made in the fight for LGBTQ+ rights and the work that still lies ahead. The plaza will be a testament to Uncle Harvey's enduring impact and a source of inspiration for those who continue to advocate for justice and equality.

I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk
Milk family spokesperson
Chair, Harvey Milk Foundation

Thursday June 20, 2024

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

Harvey was not only a loving uncle but he is a critically important and pioneering figure in the global LGBTQ+ rights movement. His legacy continues to inspire countless communities and civil society movements across the globe. The Harvey Milk Plaza project represents more than a tribute to his memory; it is a beacon of hope and progress for future generations.

This project aims to transform the existing space into a vibrant, inclusive, and educational environment. By creating a plaza that celebrates Harvey's life and accomplishments, we are providing a gathering place where both the residents of San Francisco and folks from around the world can connect with the importance of equality, diversity, and be inspired for their own activism.

The Harvey Milk Plaza project is not just a local initiative but a symbol of global importance. It serves as a reminder of the strides we have made in the fight for LGBTQ+ rights and the work that still lies ahead. The plaza will be a testament to Uncle Harvey's enduring impact and a source of inspiration for those who continue to advocate for justice and equality.

I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk
Milk family spokesperson
Chair, Harvey Milk Foundation

From: [Brian Springfield](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Budget & Finance Committee Agenda item #240498 - Letter of Support, Compiled Supporters
Date: Friday, June 21, 2024 4:38:59 PM
Attachments: [2024-0620 Letter to SF BOS.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached a compiled set of letters of support gained to date for the Harvey Milk Plaza project under consideration by the Budget & Finance Committee as part of agenda item #240498.

Thank you,
Brian

--

Brian Springfield, Executive Director
he/him/his
The Friends of Harvey Milk Plaza
San Francisco, CA 94114
brian@friendsofharveymilkplaza.org | (415) 378-9577



June 20, 2024

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the Board of Supervisors,

I am writing to you on behalf of Friends of Harvey Milk Plaza, the organization dedicated to organizing the community-led effort to reimagine Harvey Milk Plaza into a more inspiring commemorative space that more adequately honors the legacy of Harvey Milk and provides a vibrant community space in the very heart of our City.

To demonstrate the broad support for this initiative, we have gathered letters of endorsement from various community leaders, organizations, and stakeholders who share our enthusiasm for the project. These letters, attached herewith, highlight the widespread recognition of the importance and impact of the Harvey Milk Plaza project.

We respectfully urge the Board of Supervisors to consider these voices of support and to approve the necessary measures to move this project forward. The realization of Harvey Milk Plaza will be a monumental step in honoring a trailblazer's legacy and providing a lasting resource for education, reflection, and community engagement.

Thank you for your attention and consideration. We look forward to your favorable response and are available to discuss any aspects of the project in further detail.

Warm regards,

Brian Springfield, Executive Director
The Friends of Harvey Milk Plaza

Attachments: Letters of Support for Harvey Milk Plaza Project



February 22, 2024

Subject: Letter of Support for Friends of Harvey Milk Plaza

To whom it may concern:

SF Travel is pleased to provide our wholehearted support for the proposed redesign of the Harvey Milk Plaza as presented by the Friends of the Harvey Milk Plaza to our organization in November 2023.

Harvey Milk Plaza is a place of historic significance and stands as a worldwide symbol of the values our city holds most dear. As the site of numerous significant marches and protests, including the Candlelight Vigil that departed from Castro Street at the intersection on the evening of the assassinations of Harvey Milk and Mayor Moscone, and then headed toward to the San Francisco City Hall.

The Plaza—visited by thousands of locals every day and by countless visitors who want to see the Castro and learn about the City's LGBTQ+ community and history—has earned this opportunity to be re-imagined and to continue to be a beacon of our community's sense of welcome.

The proposed new design goes far beyond providing an improved alternative to the current design; it offers a vision of a civic space that promises to become a must-see attraction for those who visit or live in San Francisco. The new design also carefully weaves in improvements to accessibility at the Castro Muni Station and enhances the beauty of the Castro neighborhood, one of our city's most well-known and beloved places.

Whether evaluating the Friends of Harvey Milk Plaza's attached design for funding, licenses or permits, or permission to proceed, please be advised that SF Travel encourages those evaluating to do so favorably.

Warmly,

Scott Beck
President & CEO



Subject: Letter of Support for Friends of Harvey Milk Plaza

To whom it may concern:

The San Francisco Chamber of Commerce is pleased to support the proposed redesign of the Harvey Milk Plaza as presented by the Friends of the Harvey Milk Plaza to the Chamber on August 30, 2023.

Harvey Milk Plaza is a place of historic importance dating back to the days when crowds would gather to hear Harvey Milk speak and to participate in marches and protests. Over the years, the Plaza has continued to be an important home base and gathering space that connects and inspires the community.

Unfortunately, the plaza has fallen into disrepair with constant flooding during the rainy season, an inaccessible and unsightly garden, and moisture and discoloration, which has occurred over time. The Plaza—visited by thousands of commuters every day and by countless tourists who want to visit the Castro and learn about the City’s LGBTQIQ community and history—is no longer the beacon of hope that it once was and no longer sets a desirable tone.

The new design presents a fresh, exciting alternative to the current design, and it will also improve accessibility and enhance the beauty of the neighborhood.

Whether evaluating the Friends of Harvey Milk Plaza’s attached design for funding, licenses or permits, or permission to proceed, please be advised that the San Francisco Chamber of Commerce encourages those evaluating to do so favorably.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney Fong", with a stylized flourish at the end.

Rodney Fong
President & CEO
San Francisco Chamber of Commerce

235 Montgomery St., Ste. 760
San Francisco, CA 94104
415.392.4520
info@sfchamber.com



Thursday, 02 September 2021

Subject: Letter of Support for
Friends of Harvey Milk Plaza
1074 Folsom St
San Francisco, CA 94103

To whom it may concern:

Castro Merchants is writing to publicly express its support for the proposed redesign of Harvey Milk Plaza as presented by the Friends of Harvey Milk Plaza to the Castro Merchants membership on 02 September 2021.

As with other neighborhood organizations, Castro Merchants has been waiting with bated breath to see what the Friends of Harvey Milk Plaza would come up with. When a design had been announced, Castro Merchants invited representatives Brian Springfield and Daniel Cunningham to showcase it at our monthly member meeting on 02 September 2021. The design was greeted with excitement, and a motion was raised to issue a Letter of Support of the design. Our membership voted, and the motion easily passed: Castro Merchants supports the design they were shown.

The current state of Harvey Milk Plaza is an increasingly worsening stain on both the legacy of Harvey Milk and the Castro itself. With the flooding upon every rainfall, the inaccessible and unsightly garden, the moisture and time discoloration, and ersatz brutalist cum brick design, it captures nothing of the hope that Harvey Milk inspires in so many. As it is the first and last thing many visitors to the Castro see, it does not set a desirable tone.

[continued on next page]

Whether evaluating the Friends of Harvey Milk Plaza's attached design for funding, licenses or permits, or permission to proceed, please be advised that Merchants of Upper Market and Castro, Inc., D.B.A. Castro Merchants, the merchants association of record whose footprint Harvey Milk Plaza falls within, officially encourages those evaluating to do so favorably, as we have.

Supportively,

A handwritten signature in black ink, appearing to read "Masood", followed by a long, horizontal, wavy line that extends to the right.

Masood Samereie, President
Castro Merchants

September 20, 2021

Brian Springfield
Executive Director
Friends of Harvey Milk Plaza
brian@friendsofharveymilkplaza.org

RE: Letter of support for Redesign of Harvey Milk Plaza

Dear Brian,

It is my pleasure to share that the Castro LGBTQ Cultural District advisory board has passed a motion to provide this letter of support for the redesign of Harvey Milk Plaza.

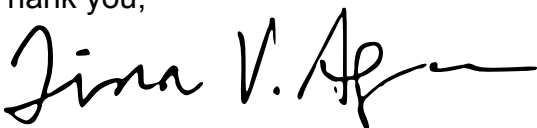
Thank you for presenting iterations of the design in progress over the last few months and thank you and Sister Tilda for meeting with us at our last advisory board meeting on September 15, 2021. Your work to seek and integrate feedback, even when it is challenging and divergent from plans that were already developed, was very helpful in this process. The design firm you worked with was open to feedback and incorporated many of our recommendations.

I am glad that we were in agreement that Harvey Milk's legacy is that of coalition building among people of color community organizers, gay liberation front groups, and radical feminists. Because of this, I am glad that this redesign elevates the representation and priorities of LGBTQ people of color, transgender individuals, and lesbians and queer women.

We look forward to playing a role in ensuring the the curation of images in the new plaza and the use of the space both function to enhance racial, gender and queer equity in the Castro. This is important for LGBTQ people who live in, work in, and visit the Castro.

Our Mission: The Castro LGBTQ Cultural District is committed to preserving, sustaining, and promoting the rich cultural legacy of the Castro and its significance to San Francisco's LGBTQ+ community and beyond. Our goals are to highlight the structures and sites important to our history; foster racial, ethnic, gender and cultural diversity among residents and businesses; and create a safe, beautiful, and inclusive space for LGBTQ+ and allied communities, to visit from around the world and call the Castro home.

Thank you,

A handwritten signature in black ink, reading "Tina V. Aguirre" with a stylized flourish at the end.

Tina Aguirre (they/them/theirs)
Castro LGBTQ Cultural District Manager



November 9, 2021

Dear Brian,

The Castro Community Benefit District is writing to express its strong support for the Memorial at Harvey Milk Plaza. As the city rises from this pandemic is the perfect time to reclaim this important public space in the Castro and to show the world that the Castro is still the leader in the fight for social justice and LGBT rights. And to create a world class destination at Castro and Market so that tourists and visitors from across the globe will continue to come to the Castro and support our small businesses.

Our small businesses need this reimagined plaza. To thrive, our small businesses need regular foot traffic, not just on weekends or in June. This reimagined plaza will draw people over and over again to visit the Castro

The Castro MUNI Station has long been an area of blight for the Castro and though in 1985, it was named to honor Harvey Milk, it has never lived up to this huge responsibility. Over the years, the space has degraded so that at this point many have little hope that it can be revitalized and brought up to world class standards to give justice to its namesake, Harvey Milk.

The Memorial at Harvey Milk Plaza does this. It has been able to cleverly thread the needle to boldly honor Harvey's bright personality and inspiring message, provide the neighborhood with critical space to gather, create a space that will attract visitors, be easier to manage from a public safety and public realm perspective and has garnered significant community support. The Castro CBD Board of Directors believes that this new improved public space in the Castro will serve to not only appropriately honor Harvey Milk, but to also help to revitalize the Castro and support our small businesses by bringing increased visitors and foot traffic to the Castro. The Memorial at Harvey Milk Plaza will become a significant and meaningful destination point in San Francisco, a place where people will come to visit, to learn and to be inspired and to tell their friends back home to visit. The creation of this new public space is an important step in the revitalization of the Castro. The time to build It is now.

Sincerely,

A handwritten signature in black ink that reads "Justine Shoemaker". The signature is fluid and cursive, with a large loop at the end of the last name.

Justine Shoemaker
President

Castro Community Benefit District
693 14th Street
S.F., CA 94114
www.castrocbd.org
415-500-1181



ALICE B. TOKLAS
LESBIAN • GAY • BISEXUAL • TRANS • QUEER
DEMOCRATIC CLUB

October 12, 2021

To Whom It May Concern:

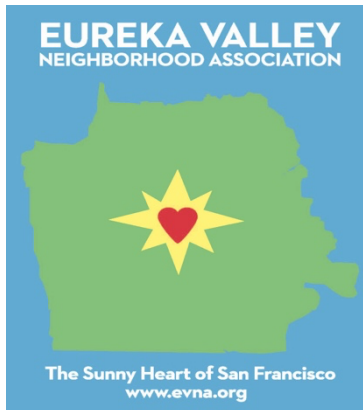
The Alice B. Toklas LGBTQ Democratic Club is dedicated to advocating for human rights, social and economic justice, and equality for all persons, foremost the Lesbian, Gay, Bisexual, Transgender, and Queer community. We strive to ensure that all persons are valued and represented, regardless of sexual orientation or gender identity. As a community-based and community-focused organization, we recognize and appreciate the outreach efforts undertaken by the Friends of Harvey Milk Plaza and support their continued efforts to include in the process as many voices from as wide a range of the community as is possible.

Many of our members use the Castro Muni Station in their daily lives as a transportation hub. For these members, along with all Castro neighborhood residents, any work that improves the usability and efficiency of the station is most welcome, as is any work to create new usable public and park space that will provide benefits to the neighborhood and create opportunities to strengthen the community through activation.

We support improving Harvey Milk Plaza so that it accurately represents Harvey's enduring place in history as a civil rights leader of global significance and celebrates both his message of hope and his call to action toward greater social justice for all marginalized people.

Sincerely,

Gary McCoy, Co-Chair
Alice B. Toklas LGBTQ Democratic Club
2261 Market Street #1800
San Francisco, CA 94114



EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
board@evna.org
Individual Emails:
first.last@evna.org

EVNA, a non-profit organization,
Tax ID: 51-0141022

EXECUTIVE COMMITTEE

Alex Lemberg, President

[Vacant], Vice President

Andrew Gabel, Secretary

Kevin Cureton, Treasurer

DIRECTORS AT LARGE

Desmond Morgan

Mary Edna Harrell

Loïc Olichon

Rob LeVan

PAST PRESIDENT

Mark D McHale

WEBMASTER

Steve Clark Hall

EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

San Francisco Arts Commission
401 Van Ness Ave., Suite 325
San Francisco, CA 94102

Via Email: maysoun.wazwaz@sfgov.org; cc: Brian Springfield, EVNA Board

September 19, 2021

RE: EVNA Support for Friends of Harvey Milk Plaza Redesign

Dear Esteemed Arts Commissioners,

The Eureka Valley Neighborhood Association (EVNA) is the oldest continuously operating neighborhood association in San Francisco established in 1881. For 140 years, our members have been working to make this neighborhood a great place to live, work and play. As the City begins to reopen and rebuild from the COVID-19 pandemic, we are excited to see big new projects in our neighborhood and elsewhere.

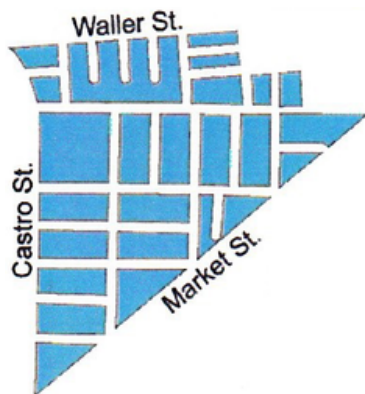
To that end, on September 14, 2021, the EVNA Board voted unanimously to support the present iteration of the community-driven redesign of Harvey Milk Plaza, being presented at your September 20, 2021 hearing by the Friends of Harvey Milk Plaza (FHMP).

The EVNA and its leadership have continued to be impressed by the robustness of the community process led by FHMP and is very pleased with the present design. The Castro has been struggling to attract tourists and has a large space at the center of the neighborhood (Harvey Milk Plaza) that has long been unusable and inaccessible. The EVNA believes that this design meaningfully addresses the space's current shortcomings and notes that FHMP has incorporated a massive amount of community feedback since the last time this matter has been heard by this Commission.

We urge you to support and approve this excellent design as presented by FHMP.

Respectfully,

Alex Lemberg
President, EVNA



Duboce Triangle Neighborhood Association

2261 Market Street, PMB #301, San Francisco, CA 94114

www.dtna.org

September 16th, 2021

To: San Francisco Municipal Transportation Agency
San Francisco Arts Commission
Supervisor Rafael Mandelman

From: Duboce Triangle Neighborhood Association

Re: Harvey Milk Plaza & Castro MUNI Station

To whom it may concern,

The Duboce Triangle Neighborhood Association (DTNA) is writing to support the Friends of Harvey Milk Plaza's proposed renovation and re-design of Harvey Milk Plaza and Castro Street MUNI Station.

The Friends presented at DTNA's August Land Use and General meetings. Neighbors were invited to share their opinions and ask questions. A common theme at both meetings was the importance of accessibility. Our neighbors were adamant that everyone, no matter their mobility status, should be able to enjoy all features of the plaza. In response, The Friends updated their design to be more accessible - including a new ramp to the "pedestal" - ensuring all are welcome to utilize the new space. We applaud The Friend's outreach and extensive survey work to learn from and include the broader community.

DTNA understands that the design of the new Plaza and Concourse is iterative. We support the overall intent and wish to stay involved in the development. We request that DTNA be made aware of any significant changes and updates as the project moves forward.

The Duboce Triangle Neighborhood Association supports Friends of the Harvey Milk Plaza's goals to create a new public space centered around hope and action. The new plaza will be a long-overdue improvement to the existing conditions, a proper terminus to the Market Street corridor, and a proud entrance for the Castro. We look forward to this investment in our transportation infrastructure and enjoying a new public space worthy of our neighborhood.

On behalf of the DTNA Board,

Kevin Riley | DTNA Land Use Chair

CAPITOL OFFICE
STATE CAPITOL, ROOM 5100
SACRAMENTO, CA 95814
TEL (916) 651-4011
FAX (916) 651-4911

DISTRICT OFFICE
455 GOLDEN GATE AVENUE
SUITE 14800
SAN FRANCISCO, CA 94102
TEL (415) 557-1300
FAX (415) 557-1252

SENATOR.WIENER@SENATE.CA.GOV

California State Senate

SENATOR
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT



ASSISTANT MAJORITY WHIP
LEGISLATIVE JEWISH CAUCUS
VICE CHAIR
MENTAL HEALTH CAUCUS
CHAIR
COMMITTEES:
HOUSING
CHAIR
GOVERNANCE & FINANCE
HEALTH
JUDICIARY
PUBLIC SAFETY
LEGISLATIVE ETHICS
CHAIR
SELECT COMMITTEE ON
MENTAL HEALTH & ADDICTION
CHAIR

September 16, 2021

Kimberlee Stryker, Chair
Civic Design Review Committee
San Francisco Arts Commission
401 Van Ness Ave., Suite 325
San Francisco, CA 94102

Dear Chair Stryker,

I am writing this letter to express my strong support for the Memorial at Harvey Milk Plaza, led by the community based organization Friends of Harvey Milk Plaza. The project has come a long way since the Conceptual Review in 2018, and has gained a significant amount of community support and input during community meetings held in April and June of this year.

The design before you achieves a lot when it comes to increasing accessibility to the MUNI Station and flattening site lines to improve public safety issues. However, most importantly, this design is a memorial to Harvey Milk. The memorial has been designed to remain engaged with the community – built with the flexibility to acknowledge all groups working toward social justice.

When completed, the Castro and San Francisco will finally have a memorial to Harvey Milk at Harvey Milk Plaza that is commensurate with Harvey's importance to the larger LGBTQ movement. The corner of Castro and Market will be transformed to honor Harvey and the LGBTQ community. It is for these reasons I have secured critical early funding for this important civic project – first \$1 million, and now, in this year's state budget, \$1.5 million. This funding will allow the project to achieve "shovel ready" status by summer 2022.

If you have any questions about my support for this project, please do not hesitate to contact Jeff Sparks in my office at jeff.sparks@sen.ca.gov or at (415) 557-1300.

Sincerely,

A handwritten signature in blue ink that reads "Scott Wiener".

Scott Wiener
Senator

From: [Brian Springfield](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Budget & Finance Committee Agenda item #240498 - Letter of Support, Stuart Milk
Date: Friday, June 21, 2024 3:27:53 PM
Attachments: [Letter of Support - Stuart Milk.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached a letter of support for Agenda Item #240498 from Stuart Milk.

Thank you,
Brian

--

Brian Springfield, Executive Director
he/him/his

The Friends of Harvey Milk Plaza

San Francisco, CA 94114

brian@friendsofharveymilkplaza.org | (415) 378-9577

Thursday June 20, 2024

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

Harvey was not only a loving uncle but he is a critically important and pioneering figure in the global LGBTQ+ rights movement. His legacy continues to inspire countless communities and civil society movements across the globe. The Harvey Milk Plaza project represents more than a tribute to his memory; it is a beacon of hope and progress for future generations.

This project aims to transform the existing space into a vibrant, inclusive, and educational environment. By creating a plaza that celebrates Harvey's life and accomplishments, we are providing a gathering place where both the residents of San Francisco and folks from around the world can connect with the importance of equality, diversity, and be inspired for their own activism.

The Harvey Milk Plaza project is not just a local initiative but a symbol of global importance. It serves as a reminder of the strides we have made in the fight for LGBTQ+ rights and the work that still lies ahead. The plaza will be a testament to Uncle Harvey's enduring impact and a source of inspiration for those who continue to advocate for justice and equality.

I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk
Milk family spokesperson
Chair, Harvey Milk Foundation

From: [Brian Springfield](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Re: Budget & Finance Committee Agenda item #240498 - Letter of Support
Date: Friday, June 21, 2024 3:26:33 PM
Attachments: [FHMP Honorary Committee LOS.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

with attachment

BSD

On Fri, Jun 21, 2024 at 3:21 PM Brian Springfield <brian@friendsofharveymilkplaza.org> wrote:

Please find attached a letter of support for Agenda Item #240498 from the Friends of Harvey Milk Plaza Honorary Committee.

Thank you,
Brian

--

Brian Springfield, Executive Director
he/him/his

The Friends of Harvey Milk Plaza

San Francisco, CA 94114

brian@friendsofharveymilkplaza.org | (415) 378-9577

--

Brian Springfield, Executive Director
he/him/his

The Friends of Harvey Milk Plaza

San Francisco, CA 94114

brian@friendsofharveymilkplaza.org | (415) 378-9577



June 21, 2024

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

We, the undersigned members of the Friends of Harvey Milk Plaza Honorary Committee, are writing to express our unequivocal support for the Harvey Milk Plaza project. As members of the LGBTQ+ community in San Francisco, we understand the profound significance of commemorating Harvey Milk's legacy and the vital role this memorial will play in both honoring our history and inspiring future generations to continue working toward greater social justice for all marginalized people.

Harvey Milk was a trailblazer whose dedication to social justice and equality transcended the LGBTQ+ community, leaving an indelible mark on the Castro, our city, and the world. The proposed Harvey Milk Plaza is more than just a physical space; it is a symbol of hope, resilience, and the enduring fight for human rights.

We believe that the new Harvey Milk Plaza will become an iconic landmark, drawing visitors from around the globe and reinforcing San Francisco's reputation as a beacon of diversity and inclusion. Furthermore, we have witnessed the strong support this project has received from members of the LGBTQ+ community in San Francisco, as well as the broader community, and are inspired by how this vision has unified a wide variety of viewpoints and interests.

We urge the Board of Supervisors to approve the necessary measures to bring this important project to fruition. Your support will not only honor Harvey Milk's memory but also reinforce San Francisco's commitment to equality, diversity, and human rights.

Thank you for your consideration and your dedication to preserving the rich history and values of our City.

Sincerely,

Rob Epstein

Academy Award Winning Director, Writer,
Producer, *"The Times of Harvey Milk"*

Joshua "Peaches Christ" Grannell

Entertainer, Filmmaker, Event Producer

Cleve Jones

Activist, Author & Community Leader

Anne Kronenberg

Activist, Civil Servant,
Harvey's 1977 Campaign Manager

Juanita MORE!

Activist, Entertainer, Community Organizer

Dan Nicoletta

Photographer & Artist

Tom Nolan

Transportation Leader, Activist

Sister Roma

Sisters of the Perpetual Indulgence

Donna Sachet

LGBT Activist and Entertainer

Jeff Sheehy

Former SF Supervisor - District 8

Gary Virginia

Past President, SF Pride

Sen. Scott Wiener

CA State Senator - District 11

From: [Brian Springfield](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Budget & Finance Committee Agenda item #240498 - Letter of Support
Date: Friday, June 21, 2024 3:21:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached a letter of support for Agenda Item #240498 from the Friends of Harvey Milk Plaza Honorary Committee.

Thank you,
Brian

--

Brian Springfield, Executive Director
he/him/his

The Friends of Harvey Milk Plaza

San Francisco, CA 94114

brian@friendsofharveymilkplaza.org | (415) 378-9577

From: [Stern, Julie](#)
To: [Somera, Alisa \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Miriam Richter](#)
Subject: Fwd: Harvey Milk Plaza
Date: Friday, June 21, 2024 8:36:01 AM
Attachments: [Letter of Support - Stuart Milk.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Members of the Board of Supervisors:

Please find attached and below a letter for your kind consideration sent by Stuart Milk on behalf of both the Family of Harvey Milk and of the Harvey Milk Foundation

Thursday June 20, 2024

**San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102**

Dear Honorable Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

Harvey was not only a loving uncle but he is a critically important and pioneering figure in the global LGBTQ+ rights movement. His legacy continues to inspire countless communities and civil society movements across the globe. The Harvey Milk Plaza project represents more than a tribute to his memory; it is a beacon of hope and progress for future generations.

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The Harvey Milk Plaza project is not just a local initiative but a symbol of global importance. It serves as a reminder of the strides we have made in the fight for LGBTQ+ rights and the work that still lies ahead. The plaza will be a testament to Uncle Harvey's enduring impact and a source of inspiration for those who continue to advocate for justice and equality.

I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk
Milk family spokesperson
Chair, Harvey Milk Foundation

Regards,

Julie Stern
Executive Coordinator
Harvey Milk Foundation
A legacy of global equality
Julie@MilkFoundation.org



Director and Counsel: Miriam Richter +1 954/240-8819
Global Initiatives Lead: Rafael Marquez: [+1 514 290-3005](tel:+15142903005)
Bilingual Education & Caribbean Lead: Enemencio Gomez +1 832 606 7951
Euro/Asia Lead: Michael Colby +30 697 318 0237
Eastern Europe Lead: Tom Hoppel +36 20 802 0262
Central and South America Lead: Marcy Nathan +1 520 236 6773
Event Coordinator: Kelli Hannaford [+1 916/443-3855](tel:+19164433855)

Thursday June 20, 2024

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

As both the nephew of Harvey Milk, the family spokesperson, and founder of the Harvey Milk Foundation. I am honored to support the Harvey Milk Plaza project, which holds vital historical and personal significance to all of us and to the greater legacy of my uncle.

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I urge the Board of Supervisors to support this project, recognizing its potential to positively impact the community and preserve Harvey Milk's legacy. By supporting the Harvey Milk Plaza, you are contributing to a future that embraces diversity, champions human rights, and honors the memory of a trailblazer who gave his life in the line of justice and freedom.

Thank you for your consideration and for your commitment to creating a more inclusive and equitable society.

Sincerely,

Stuart Milk
Milk family spokesperson
Chair, Harvey Milk Foundation

Patrick Monette-Shaw

975 Sutter Street, Apt. 6

San Francisco, CA 94109

Phone: (415) 292-6969 • e-mail: pmonette-shaw@eartlink.net

July 10, 2024

Board of Supervisors Budget and Finance Committee

The Honorable Connie Chan, Chair

The Honorable Rafael Mandelman, Member

The Honorable Mryna Melgar, Member

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: **Testimony on File 240497 Healthy, Safe, and Vibrant San Francisco
Bond Measure November 2024**

Dear Chair Chan, and Members of the Budget and Finance Committee,

Regarding agenda item # 3 on the Budget and Finance Committee's July 10 meeting agenda, both the Budget and Legislative Analyst and Budget and Finance Committee Chair Connie Chan have called for amendments to the language in the proposed Ordinance being considered today.

Both Chair Chan and the BLA noted that this \$390 million Bond is different than what the Capital Planning Committee had originally approved in the current "*Capital Plan*."

I join them in recommending that this Budget and Finance

Committee reject approval today of the \$390 million General Obligation Bond for the November 2024 municipal election in order to make changes to Legislative File Version #2 of the proposed language to be put before the voters for several reasons. This item should be tabled, at a minimum.

Supervisor Chan Letter to Mayor Breed dated June 7, 2024

Supervisor Chan's letter to Mayor Breed indicated that she is concerned elements of this Bond proposal are a departure from the "*City's Ten-Year Capital Expenditure Plan*" approved by the Budget and Appropriations Committee on May 3, 2023, adopted by the Board of Supervisors on May 9, 2023, and signed by Mayor Breed on May 19 of the same year.

Chan also wrote this Board of Supervisors know based on the 2023 approved "*Capital Plan*," that the Chinatown Public Health Center Seismic Retrofit, Silver Avenue Family Health Center Renovation, SF General Hospital Building 3 Retrofit and Renovation, City Clinic Relocation, Critical Infrastructure Repairs for both Laguna Honda Hospital and General Hospital should be high-priority public health bond projects in 2024. Chan rightfully noted these are all essential public health infrastructures that deliver vital health care to San Francisco residents.

Chan also wrote to the Mayor that The City ought to consider other emerging public health projects at General Hospital, such as SFGH Campus Security Enhancements and other aging infrastructure projects addressing long outstanding needs.

But I wholeheartedly disagree that the proposed \$18.5 million childcare center at SFGH (Capital Planning Committee project ID #1105) is an essential, pressing, or high-priority essential public health need. After all, LHH also doesn't have a childcare facility for its employees, and there are many other City Departments that don't have childcare centers for City employees, either. It would be a disservice to divert scarce City healthcare funds away from San Franciscans experiencing a lack of healthcare services in order to provide a childcare "*perk*" for select City employees!

Chan informed Breed that including of \$68.9 million for street improvements in the proposed \$390 million General Obligation Bond, plus \$30 million for public plaza and parks improvements may reflect important infrastructure needs, but are obviously **not** critical public health safety needs. The projects Chan mentioned total at least \$98.9 million.

"Both the Budget and Legislative Analyst and Chair Connie Chan have called for amendments to the language in today's proposed Ordinance."

"They both noted this \$390 million Bond is different than what the Capital Planning Committee had originally approved in the City's current 'Capital Plan'."

July 10, 2024

File 240497: Healthy, Safe, and Vibrant San Francisco Bond Measure November 2024

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However, page 4 of the updated BLA report dated July 10 being presented today lists those two projects at \$63.9 million and \$71 million, respectively, for a total of \$134.9 million, not \$98.9 million. In addition the BLA's report also includes \$50 million for homeless shelters for the Department of Homelessness and Supportive Services. Shelters are also not a public health-related project, and that \$50 million drives the total in this proposed bond unrelated to critical public health projects to \$184.9 million.

Chan rightfully noted there are alternative funding sources for those projects that should be explored, and enumerated a list of alternative funding sources. They should **NOT** be included in this proposed Bonds.

Chan astutely noted that we must prioritize the health and safety of San Franciscans and those who provide them with healthcare. She asked the Mayor to prioritize the City's bond dollars and capital investments in public health projects.

I wholeheartedly agree with Supervisor Chan in her role as Budget and Finance Committee Chair.

Budget and Legislative Analyst's Two Reports

The BLA's July 10 report notes this proposed bond is estimated to total debt service payments of \$737 million, including approximately \$347 million in interest and \$390 million in principal. The interest on this Bond is almost equal to the \$390 million principal, which suggests alternate sources of financing should be pursued, including using annual Facilities Maintenance funds awarded through the City's annual Departmental budget awards.

Like Supervisor Chan, the BLA also noted this proposed Bond is different in amount and scope from the ten-year "*Capital Plan*" the Board of Supervisors approved in May 2023. That capital plan does not include increased operating costs resulting from capital spending projects.

The BLA recommended in his July 10 BLA report that the Board of Supervisors should request City Departments to report on operating cost impacts of capital projects when requesting Board approval of issuances from proposed bond authorizations. There doesn't seem to be any documents in all of the background files for today's Agenda item on this Bond, or any reports from City Departments any detail about the operating cost impacts of capital projects.

Voters should have access to that information prior to the November 2024 election.

The BLA report notes that the Mayor and Board may update the ten-year "*Capital Plan*," as appropriate. The BLA noted in the "*Background Section*" of his report, that the general obligation bond schedule for March 2024 and November 2024 is different than what originally approved in the "*Capital Plan*," but the Board of Supervisors has not taken formal action to amend the Capital Plan to reflect those changes and increases in the March 2024 Bond, the proposed November 2024 bond, or the Bond proposed for November 2026.

List of Projects to Be Funded Not Yet Final

Shockingly, the BLA noted a list of projects is not fully known at this time. but includes work to address life safety and *less urgent* work to beautify public spaces. The BLA recommended that City Departments should be requested to report

“ Chan informed Breed that including \$68.9 million for street improvements plus \$30 million for public plaza and parks improvements that total at least \$98.9 million are obviously not critical public health safety needs.

Today's updated BLA report lists those two projects at a total of \$134.9 million, not \$98.9 million.”

“ Chan asked the Mayor to prioritize the City's bond dollars and capital investments in public health projects.

I wholeheartedly agree with Supervisor Chan in her role as Budget Chair.”

“ Shockingly, the BLA noted a list of projects is not fully known at this time and includes less urgent work to beautify public spaces. He indicated the full list of projects to be funded by this Bond will only become known and enumerated at the point City Departments return to the Board of Supervisors seeking approval of Bond sales.”

July 10, 2024

File 240497: Healthy, Safe, and Vibrant San Francisco Bond Measure November 2024

Page 3

on operating cost impacts of capital projects when requesting Board approval of issuances from the proposed bond authorization. That is far too late in the process to inform voters about what they are being asked to vote on.

The BLA appears to have indicated the full list of projects to be funded by this Bond will only become known and enumerated at the point City Departments return to the Board of Supervisors for approval of Bond sales, if then at all. The BLA's statement that the projects to be funded should be known and named at the point of requesting permission to actually sell the Bonds seems to suggest these projects will only become known and explicitly be named — if at all — at that point, and may not have become known when Bonds for other projects have been issued in the past.

The BLA also requested City Departments report to the Board of Supervisors criteria on how projects will be prioritized for Bond funding, either at the June 26, 2024 Budget and Finance meeting or in a letter to be included in the legislative files for these items.

Of note, in all of the background files for today's Agenda item on this Bond, there does **not** seem to be any letters in the background materials from any City Department, and not in either of the June 26 or July 10 "*Committee Packets*" with a response to the BLA or to the Board of Supervisors on how projects will be prioritized for Bond funding should the proposed ballot measure be approved by the voters.

Because most projects that will be funded by the proposed bonds are still in the design phase and do not have environmental approval, we do not know the full set of projects that will actually be funded by this proposed Bond.

Misinformation Provided to San Francisco Health Commission

San Francisco's Director of Public Health, Grant Colfax, has falsely asserted in public meetings of the Health Commission that Mayor Breed's and Board President Peskin's announced November 2024 "*Healthy, Safe and Vibrant San Francisco Bond*" ballot will "*fully fund needed capital repairs for SFGH and LHH.*" It's clear Colfax was engaging in semantic backflips, without parsing context. In other words, he wasn't telling the truth.

Although this proposed Bond increases funds for SFGH/LHH capital projects by \$10 million — from \$56 million initially announced by having moved \$10 million around from street improvement projects and other public space accessibility projects — that \$66 million in this bond won't "*fully fund*" either of the SFGH and LHH facility's capital projects.

On May 6, 2024, the Capital Planning Committee itemized FY25 and FY26 "*asks*" of \$134.7 million for SFGH and \$68.5 million for LHH capital projects, totalling \$203.2 million. This Bond's \$66 million for the two hospitals represents 32.5% of full funding, less than one-third asks.

Of an additional \$38 million for the two hospitals in Mayor Breed's proposed annual City budget, at least \$9.2 million is generic, routine "*facilities maintenance*" for SFDPH facilities, not capital repairs!

Colfax should have avoided use of the adverb "*fully*" when he wrongly claimed LHH's repairs have been quote, "fully funded."

I, for one, will be voting against the November bond measure, because all we have seen in the pre-election "*Bond Report*" marketing materials doing even more semantic backflips is vague language Bond funds for SFGH and LHH, "*could allow*" funding projects at LHH like LHH's rooftop HVAC units, "*could fund*" replacement of LHH's power transformer, and "*could allow*" funding of LHH's emergency waste-holding system. But there's no actual list in the "*Bond Report*" of which projects will actually be funded, and perhaps none of those projects will actually receive any of the bond funds.

Worse, the current Section 3, "*Proposed Program*" in Legislative Version #2 of this proposed Ordinance containing the language that will appear on the November ballot and in the "Voter Guide" does **not** contain any lists of actual projects that either SFGH or LHH will receive funding from the \$66 million portion of this Bond.

“ On May 6, 2024 the Capital Planning Committee itemized FY25 and FY26 ‘asks’ of \$134.7 million for SFGH and \$68.5 million for LHH capital projects, totalling \$203.2 million. This Bond’s \$66 million for the two hospitals represents 32.5% of full funding, less than one-third of their asks.”

July 10, 2024

File 240497: Healthy, Safe, and Vibrant San Francisco Bond Measure November 2024

Page 4

As it is, on May 6 the Capital Planning Committee approved \$800,000 for Fiscal Year 2025 of the projected \$5.6 million LHH requested for its “*NPC Sewage Emergency Containment*” project to deal with wastewater holding tanks. How much of the \$66 million for SFGH and LHH combined in the November bod will go towards fully funding the remaining \$4.8 million needed for LHH’s wastewater-holding system? Obviously, we’re not being told, probably for a good reason that it may not be funded — let alone, fully funded — at all.

This Budget and Finance Committee should **not** forward a positive recommendation to the full Board of Supervisors, unless and until Chair Chan’s and the BLA’s concerns are fully incorporated, including removing the \$184.9 million that are **not** Public Health priority projects and don’t even belong in this proposed Bond.

Respectfully submitted,

Patrick Monette-Shaw

Columnist/Reporter

Westside Observer Newspaper

cc: The Honorable Aaron Peskin, Supervisor, District 3
The Honorable Catherine Stefani, Supervisor, District 1
The Honorable Joel Engardio, District 14
The Honorable Dean Preston, Supervisor, District 5
The Honorable Matt Dorsey, Supervisor, District 6
The Honorable Myrna Melgar, Supervisor, District 7
The Honorable Hillary Ronen, Supervisor, District 9
The Honorable Ahsha Safai, Supervisor, District 11

“ This Budget Committee should not forward a positive recommendation to the full Board of Supervisors, unless and until Chair Chan’s and the BLA’s concerns are fully incorporated, including removing the \$184.9 million in projects that are not Public Health priority projects and don’t even belong in this proposed Bond. ”

Member, Board of Supervisors
District 1



City and County of San Francisco


CONNIE CHAN

陳詩敏

第一區市參事

MEMORANDUM

DATE: June 11, 2024
TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Connie Chan 
Chair

RE: Budget and Finance Committee
Committee Report

Pursuant to Board Rule 4.20, as Chair of the Budget and Finance Committee, I have deemed the following matters to be of an urgent nature and request that each be considered by the full Board on July 16, 2024, as Committee Reports:

240497 [General Obligation Bond Election - Healthy, Safe, and Vibrant San Francisco - Not to Exceed \$390,000,000]

240498 [General Obligation Bonds - Healthy, Safe and Vibrant San Francisco - Not to Exceed \$390,000,000]

These matters will be heard at a special Budget and Finance meeting on July 16, 2024 at 11:00 am.

BOARD of SUPERVISORS



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Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

May 20, 2024

Rich Hillis, Director
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Director Hillis:

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed:

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

File No. 240498

Resolution determining and declaring that the public interest and necessity demand the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements, and other public space improvements, and related costs necessary or convenient for the respective foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

The proposed ordinance and resolution are being transmitted to the Planning Department for review and determination under the California Environmental Quality Act, and consistency with the City's General Plan and eight priority policies of Planning Code, Section 101.1. The ordinance is pending before the Budget and Finance Committee and will be scheduled for hearing following receipt of your response.

Angela Calvillo, Clerk of the Board

Brent Jalipa

By: Brent Jalipa, Assistant Clerk
Budget and Finance Committee

Attachment

c: Jonas Ionin, Director of Commission Affairs
Dan Sider, Chief of Staff
Corey Teague, Zoning Administrator
Tina Tam, Deputy Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
Aaron Starr, Manager of Legislative Affairs
Josh Switzky, Acting Director of Citywide Planning
Joy Navarrete, Environmental Planning
Debra Dwyer, Principal Environmental Planner
Elizabeth Watty, Current Planning Division

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MEMORANDUM

Date: July 8, 2024
To: Planning Department / Commission
From: Brent Jalipa, Clerk of the Budget and Finance Committee
Subject: Board of Supervisors Legislation Referral - File No. 240497 General Obligation Bond Election - Healthy, Safe, and Vibrant San Francisco - Not to Exceed \$390,000,000

-
- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
- ☒ Ordinance / Resolution
- ☐ Ballot Measure
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☒ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Brent Jalipa at Brent.Jalipa@sfgov.org.

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Subject: Board of Supervisors Legislation Referral - File No. 240497 General Obligation Bond Election - Healthy, Safe, and Vibrant San Francisco - Not to Exceed \$390,000,000

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MEMORANDUM

TO: Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office
Anne Pearson, Deputy City Attorney, Office of the City Attorney
John Arntz, Director, Department of Elections
Patrick Ford, Executive Director, Ethics Commission
Carmen Chu, City Administrator, Office of the City Administrator
Andrico Penick, Director, Real Estate Division
Daniel Adams, Director, Mayor's Office of Housing and Community Development
Dr. Grant Colfax, Director, Department of Public Health
Jeffrey Tumlin, Executive Director, Municipal Transportation Agency
Tonia Lediju, Chief Executive Officer, Housing Authority

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: May 20, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed.

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

File No. 240498

Resolution determining and declaring that the public interest and necessity demand the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements, and other public space improvements, and related costs necessary or convenient for the respective foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Please review and submit any reports or comments you wish to be included with the legislative file.

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Andres Power, Mayor's Office
 Michael Canning, Ethics Commission
 Sophie Hayward, Office of the City Administrator
 Vivian Po, Office of the City Administrator
 Angela Yip, Office of the City Administrator
 Lydia Ely, Mayor's Office of Housing and Community Development
 Brian Cheu, Mayor's Office of Housing and Community Development
 Maria Benjamin, Mayor's Office of Housing and Community Development
 Sheila Nickolopoulos, Mayor's Office of Housing and Community Development
 Dr. Naveena Bobba, Department of Public Health
 Sneha Patil, Department of Public Health
 Ana Validzic, Department of Public Health
 Janet Martinsen, Municipal Transportation Agency
 Joel Ramos, Municipal Transportation Agency
 Linda Mason, Housing Authority

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M E M O R A N D U M

TO: Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office
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Dr. Grant Colfax, Director, Department of Public Health
Jeffrey Tumlin, Executive Director, Municipal Transportation Agency
Tonia Lediju, Chief Executive Officer, Housing Authority

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 8, 2024

SUBJECT: GENERAL OBLIGATION BOND AMENDMENT
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following amendment to General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed.

File No. 240497-2

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Please review and submit any reports or comments you wish to be included with the legislative file.

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Jeffrey Tumlin, Executive Director, Municipal Transportation Agency
Tonia Lediju, Chief Executive Officer, Housing Authority

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 11, 2024

SUBJECT: GENERAL OBLIGATION BOND AMENDMENT
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following amendment to General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed.

File No. 240497-3

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

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 Vivian Po, Office of the City Administrator
 Angela Yip, Office of the City Administrator
 Lydia Ely, Mayor's Office of Housing and Community Development
 Brian Cheu, Mayor's Office of Housing and Community Development
 Maria Benjamin, Mayor's Office of Housing and Community Development
 Sheila Nickolopoulos, Mayor's Office of Housing and Community Development
 Dr. Naveena Bobba, Department of Public Health
 Sneha Patil, Department of Public Health
 Ana Validzic, Department of Public Health
 Janet Martinsen, Municipal Transportation Agency
 Joel Ramos, Municipal Transportation Agency
 Linda Mason, Housing Authority

BOARD of SUPERVISORS



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Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Greg Wagner, City Controller, Office of the Controller

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: May 20, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed. These matters are being referred to you in accordance with Administrative Code 2.33.

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

File No. 240498

Resolution determining and declaring that the public interest and necessity demand the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, services for persons experiencing mental health challenges, and persons experiencing substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities; emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements, and other public space improvements, and related costs necessary or convenient for the respective foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants under Administrative Code, Chapter 37; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Please review and prepare a financial analysis of the proposed measure prior to the first Budget and Finance Committee hearing.

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller
 Natasha Mihal, City Performance Director
 Janice Levy, Office of the Controller

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MEMORANDUM

TO: Greg Wagner, City Controller, Office of the Controller

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 8, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following amended General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed. These matters are being referred to you in accordance with Administrative Code 2.33.

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Kindly advise if the financial analysis provided for the proposed measure still applies or if a new one will be issued.

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller
 Natasha Mihal, City Performance Director
 Janice Levy, Office of the Controller

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MEMORANDUM

TO: Greg Wagner, City Controller, Office of the Controller

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 11, 2024

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
November 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following amended General Obligation Bond legislation for the November 5, 2024, Election, introduced by Mayor London Breed. These matters are being referred to you in accordance with Administrative Code 2.33.

File No. 240497-3

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Kindly advise if the financial analysis provided for the proposed measure still applies or if a new one will be issued.

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller
 Natasha Mihal, City Performance Director
 Janice Levy, Office of the Controller

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MEMORANDUM

TO: Carol Isen, Director, Department of Human Resources

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: May 28, 2024

SUBJECT: LEGISLATION INTRODUCED – MEET AND CONFER DETERMINATION

The Board of Supervisors' Budget and Finance has received the following Legislation. This matter is being **referred** to you as it may require the Department of Human Resources to fulfill "**Meet and Confer**" requirements. Please review, assess the impact and provide proper noticing as required and report back to on the status of the "Meet and Confer" requirement.

File No. 240497

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in

conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please email or forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM THE DEPARTMENT OF HUMAN RESOURCES - Date: _____

_____ **Meet and Confer requirement has been fulfilled.**

_____ **Meet and Confer requirement not applicable.**

_____ **Additional information attached.**

Department of Human Resources

c: Mawuli Tugbenyoh, Department of Human Resources
Aliya Chisti, Department of Human Resources

BOARD of SUPERVISORS



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MEMORANDUM

TO: Carol Isen, Director, Department of Human Resources

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 8, 2024

SUBJECT: AMENDED LEGISLATION – MEET AND CONFER DETERMINATION

The Board of Supervisors' Budget and Finance has received the following amendment to proposed Legislation. This matter is being **referred** to you as it may require the Department of Human Resources to fulfill "**Meet and Confer**" requirements. Please review, assess the impact and provide proper noticing as required and report back to on the status of the "Meet and Confer" requirement.

File No. 240497-2

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in

conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please email or forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM THE DEPARTMENT OF HUMAN RESOURCES - Date: _____

_____ **Meet and Confer requirement has been fulfilled.**

_____ **Meet and Confer requirement not applicable.**

_____ **Additional information attached.**

Department of Human Resources

c: Mawuli Tugbenyoh, Department of Human Resources
Aliya Chisti, Department of Human Resources

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MEMORANDUM

TO: Carol Isen, Director, Department of Human Resources

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: July 11, 2024

SUBJECT: AMENDED LEGISLATION – MEET AND CONFER DETERMINATION

The Board of Supervisors' Budget and Finance has received the following amendment to proposed Legislation. This matter is being **referred** to you as it may require the Department of Human Resources to fulfill "**Meet and Confer**" requirements. Please review, assess the impact and provide proper noticing as required and report back to on the status of the "Meet and Confer" requirement.

File No. 240497-3

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in

conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@sfgov.org. To submit documentation, please email or forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM THE DEPARTMENT OF HUMAN RESOURCES - Date: _____

_____ **Meet and Confer requirement has been fulfilled.**

_____ **Meet and Confer requirement not applicable.**

_____ **Additional information attached.**

Department of Human Resources

c: Mawuli Tugbenyoh, Department of Human Resources
Aliya Chisti, Department of Human Resources

From: [Trejo, Sara \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Paulino, Tom \(MYR\)](#); [BLAKE, MARK \(CAT\)](#); [Kittler, Sophia \(MYR\)](#); [Strong, Brian \(ADM\)](#); [Legg, Douglas \(ADM\)](#); [GOODMAN, HEATHER \(CAT\)](#); [Ochoa, Isabel \(DPH\)](#); [Ho, Calvin \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [Low, Jen \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Bell, Tita \(BOS\)](#)
Subject: Mayor -- Ordinance -- Healthy, Safe, and Vibrant San Francisco GO Bond Election
Date: Tuesday, May 14, 2024 2:40:13 PM
Attachments: [01758266.docx](#)
[01758371DIGEST.docx](#)
[CPC BOS Memo 2024-05-06.pdf](#)
[05.14.24-HealthSafeVibrantSF-BondReport.pdf](#)

Hello Clerks,

Attached is an Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not-to-exceed \$390,000,000 to finance the acquisition or improvement of real property, including: facilities to deliver primary healthcare services, emergency medical services, skilled nursing services, and services for persons experiencing mental health challenges or persons with substance use disorders; acquire, improve, and seismically upgrade critical medical care and mental health facilities and emergency shelter facilities; and improvements for certain transportation, pedestrian, and street safety related capital improvements, streetscape enhancements and other public space improvements, and related costs necessary or convenient for each of 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 review of Bond expenditures under the provisions of the Administrative Code by the Citizens' General Obligation Bond Oversight Committee; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Please note, Supervisors Mandelman, Ronen, Stefani, Melgar, Dorsey, and Engardio are cosponsors of this item.

Best regards,

Sara Trejo

Legislative Aide

Office of the Mayor

City and County of San Francisco

415.554.6141 | sara.trejo@sfgov.org