City and County of San Francisco
Meeting Minutes - Final
Budget and Finance Committee

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

Members: Matt Dorsey, Chyanne Chen, Danny Sauter

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

Regular Meeting

Present: 3 - Matt Dorsey, Chyanne Chen, and Danny Sauter

The Budget and Finance Committee met in regular session on November 4, 2026, with Chair Matt Dorsey presiding. Chair Dorsey called the meeting to order at 10:02 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Dorsey, Vice Chair Chen, and Member Sauter were noted present.

All members were present.

COMMUNICATIONS

Brent Jalipa, Budget and Finance Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (brent.jalipa@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Dorsey requested File Nos. 261045, 261046, and 261047 be called together.

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

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

09/17/26; RECEIVED FROM DEPARTMENT.

09/29/26; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Daniel Tsang (Airport Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Dorsey moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

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

09/17/26; RECEIVED FROM DEPARTMENT.

09/29/26; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Daniel Tsang (Airport Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Dorsey moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

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

09/21/26; RECEIVED FROM DEPARTMENT.

09/29/26; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Daniel Tsang (Airport Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Dorsey moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

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

09/24/26; RECEIVED FROM DEPARTMENT.

10/06/26; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Emily Cohen (Department of Homelessness and Supportive Housing); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Sherilyn Adams, Chief Executive Officer (Larkin Street Youth Services); spoke in support of the resolution matter.

Chair Dorsey moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 1, Lines 20-23, to read 'WHEREAS, In December 2019, HSH issued Request for Proposals #127 for emergency shelter services to be funded by the Emergency Solutions Grant Program; and WHEREAS, Larkin Street Youth Services ("the Provider") submitted a proposal and was the highest ranked proposer; and WHEREAS, HSH awarded the Agreement to the Provider; and'. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

Chair Dorsey moved that this Resolution be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

Sponsors: Mayor; Walton

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

10/06/26; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Heard in Committee. Speaker(s): Emily Cohen (Department of Homelessness and Supportive Housing); Nicolas Menard (Office of the Budget and Legislative Analyst); Darrell Smith, Chief Executive Officer (Bayview Hunters Point Foundation); provided an overview and responded to questions raised throughout the discussion.

Chair Dorsey moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

Sponsors: Mayor; Sherrill

Resolution approving and authorizing the Mayor and Director of the Mayor's Office of Housing and Community Development ("MOHCD") to execute a Loan Agreement to provide a loan to San Francisco SafeHouse Holdings, LLC ("Borrower") in a total amount not to exceed $15,850,000 to finance the acquisition and rehabilitation of 100% affordable housing located at 101 Gough Street, consisting of a total of 23 residential rental units as transitional housing for extremely low income households, very low income households, and/or lower income households who need safe and stable housing, and are experiencing i) trauma-informed homelessness, ii) street violence, iii) domestic violence and abuse, iv) sexual abuse and assault, and/or v) human trafficking (the "Project"), including a provision allowing for the retroactive financing of certain acquisition costs on January 17, 2024, and certain predevelopment expenses after September 22, 2025; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the Project and the proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Mayor and Director of MOHCD or their designee to execute the loan documents for the Project and make certain modifications to such loan documents, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.
(Fiscal Impact)

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

Heard in Committee. Speaker(s): None.

Chair Dorsey moved that this Resolution be CONTINUED to the Budget and Finance Committee meeting of November 18, 2026. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

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

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

09/22/26; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/22/2026.

09/28/26; REFERRED TO DEPARTMENT. Referred to the Department of Public Health and Office of the Treasurer and Tax Collector for informational purposes.

10/25/26; NOTICED. First 10-Day Fee Ad for November 4, 2026, Budget and Finance Committee hearing published in the Examiner; per Government Code Section 6062(a).

11/01/26; NOTICED. Second 10-Day Fee Ad for November 4, 2026, Budget and Finance Committee hearing published in the Examiner; per Government Code Section 6062(a).

Heard in Committee. Speaker(s): Supervisor Jackie Fielder (Board of Supervisors); Fred Brousseau (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Scott Feeny (Democratic Socialists of America, San Francisco); Jessica Rubio (Mission Economic Development Agency); Cari Rodriguez and Layla Obando (Nuestra Causa); Andrea Guillola; Rosa Martinez; Clarivel Montoya; Edgar; Cecila Contreras; Michelle Magee, Bill Reedy, and Andrew Wood (Indivisible San Francisco); Luis Arguelles; Dailis Perez; Maria Villegas; Marta; Jessenya; Ceclia Somosa; Marisel Garcia; Maria Jorge; Simon Bertrang (SF New Deal); Susana Cardenas (Renaissance Entrepreneurship Center); spoke in support of the ordinance matter. Speaker; shared various concerns relating to the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Line 23, through Page 6 Line 4, by striking 'If the Permitted Area is located within a private home hat is subject to any rental agreement, covenant, condition, or restriction affecting the applicant's permitted use of the private home, the applicant shall confirm in writing the applicant's right under or permission consistent with such rental agreement, covenant, condition, or restriction to operate a MEHKO. Nothing in this Section 452.2 shall require a private property owner other than the applicant or any "association" as that term is used in Part 5 of Division 4 of the California Civil Code to allow any MEHKO to operate.'; Page 6, Lines 11-21, to read '(4) Upon receipt of an initial application that fulfills the requirements of subsections (1) to (3), the City shall send mailed notice to the owner of record of the property where the Permitted Area is located, informing the owner that an application for a MEHKO permit has been received. If the property where the Permitted Area is located is associated with a homeowner "association," as that term is used in Part 5 of Division 4 of the California Civil Code, the application shall include a mailing address for the homeowner association. The City shall send mailed notice of the application to the homeowner association. (5) Upon completion of the Department's review of the initial application, and after the Department has provided mailed notice as set forth in subsection (4) above, the Department shall inspect the MEHKO to ensure compliance with this Article 8 and as provided by California Health and Safety Code Section 114367.2(d)(1), as may be amended from time to time.'; on Page 7, Line 19, through Page 8, Line 4, to read '(3) Except as otherwise provided under California Health and Safety Code Section 114367.5, as may be amended from time to time, only an employee of the MEHKO or a family member or household member of the MEHKO Operator may deliver food on behalf of the MEHKO. Use of third-party delivery services is not permitted. (4) A MEHKO may only sell food directly to consumers, and food must be served on the same day it is prepared, as required under State law. MEHKOs may not operate under a temporary food facility permit at community events, farmers markets, or as a Commissary supplier to the permit holder. (5) A MEHKO may serve as a Commissary or mobile support unit for one Compact Mobile Food Operations only if all of the following conditions are met:'; on Page 8, Line 12, through Page 9, Line 2, to read 'MEHKOs that do not support Compact Mobile Food Operations may prepare no more than 30 individual meals per day and no more than 90 individual meals per week, or the approximate equivalent of meal components sold separately, and are subject to a $100,000 gross annual sales limit adjusted annually by the Department in consultation with the Controller based on changes in the Consumer Price Index. MEHKOs that support Compact Mobile Food Operations may prepare no more than 80 individual meals per day and no more than 200 individual meals per week, or the approximate equivalent of meal components sold separately, and are subject to a $200,000 gross annual sales limit adjusted annually by the Department in consultation with the Controller based on changes in the Consumer Price Index.'; and by making other clarifying and conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

Vice Chair Chen moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

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

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

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

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

10/20/26; ASSIGNED to Budget and Finance Committee. 10/22/2026 - President Mandelman waived the 30-day hold pursuant to Board Rule No. 3.22.

Heard in Committee. Speaker(s): Supervisor Jackie Fielder (Board of Supervisors); provided an overview and responded to questions raised throughout the discussion. Shira Levine (Immigration Institute Bay Area); Regina Islas and Cathy Asmus (American Civil Liberties Union); Annette Wong (Chinese for Affirmative Action); John Philips (La Raza Community Resource Center); Amy Aguilera (PODER); Tai Santos (Rapid Response Network); spoke in support of the ordinance matter.

Chair Dorsey moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Dorsey, Chen, Sauter

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 11:50 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Budget and Finance Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.