City and County of San Francisco

Meeting Agenda

Budget and Finance Committee

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

Members: Matt Dorsey, Chyanne Chen, Danny Sauter

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

Wednesday, December 2, 2026 **10:00 AM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. **261167** **[Hearing - Release of Reserved Funds - Department of Elections - Salary - $251,712]**

Hearing to consider the release of reserved funds to the Department of Elections, placed on Budget and Finance Committee reserve by Ordinance No. 140-26, in the amount of $251,712 to fund the hiring of an 0951 Deputy Director 1 position. (Elections Department)

10/26/26; RECEIVED FROM DEPARTMENT.

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

2. **261220** **[Permit to Enter and Use Property Agreement - Sutro Tower, Inc. - 1 Christmas Tree Point Road - $30,166.67 Permit Fee - $22,000 Administrative Fee]**

Sponsor: Mandelman

Resolution approving and authorizing the Director of Property, on behalf of the City and County of San Francisco ("City"), to enter into a Permit to Enter and Use Property Agreement ("Permit") with Sutro Tower, Inc., a California corporation ("Permittee") for Permittee's installation of three Interpretive Panels along the sidewalk railing at 1 Christmas Tree Point Road for a term of approximately 15 years, effective upon approval of this Resolution, with Permittee's payment to the City of a permit fee in the amount of $30,166.67 to be paid in full upon term commencement and an administrative fee in the amount of $22,000; and authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of the Permit and this Resolution. (Real Estate Department)

11/3/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3. **261262** **[Multifamily Securities Program Manual - Mayor's Office of Housing and Community Development - California Debt Limit Allocation Committee Bond Issuance and Post-Issuance Compliance Policies]**

Sponsor: Mayor

Resolution approving and adopting the Multifamily Securities Program Manual of the Mayor's Office of Housing and Community Development, including the City's bond issuance and post-issuance compliance policies, as required by the regulations of the California Debt Limit Allocation Committee; delegating authority to the Director of the Mayor's Office of Housing and Community Development to make future revisions to the Manual; authorizing submission of the Manual to the California Debt Limit Allocation Committee; ratifying and approving any action heretofore taken in connection with the Manual; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

4. **261270** **[Emergency Declaration - Zuckerberg San Francisco General Hospital - Fire Alarm System - Estimated Cost of Repairs Exceeds $250,000]**

Sponsor: Walton

Resolution approving the Director of Public Works' declaration of emergency under Administrative Code, Section 6.60, to replace the existing Autocall fire alarm system at the Zuckerberg San Francisco General Campus located at 1001 Potrero Avenue, estimated to cost in excess of $250,000; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Fiscal Impact)

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

11/19/26; REFERRED TO DEPARTMENT.

11/23/26; RESPONSE RECEIVED.

5. **261122** **[Agreement Amendment - Health Right 360 - Check Writing Services - Not to Exceed $137,243,348]**

Resolution approving Amendment No. 5 to the agreement between the City and County of San Francisco, acting by and through the Department of Public Health (DPH), and Health Right 360, to provide check writing services for providers who are unable to receive reimbursement for services through the City's payroll system; to extend the term by one year and six months from June 30, 2027, for a new term of January 1, 2021, through December 31, 2028, and to increase the amount by $29,827,176 for a new total not to exceed amount of $137,243,348; and to authorize DPH to enter into amendments or modifications to the agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement or this Resolution. (Public Health Department)

(Fiscal Impact)

10/9/26; RECEIVED FROM DEPARTMENT.

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

6. **261121** **[Agreement Amendment - The Regents of the University of California - Addiction Treatment and Reduce Dangers of Drug Abuse through Opiate Treatment Outpatient Program Services - Not to Exceed $43,781,617]**

Resolution approving Amendment No. 1 to the agreement between the City and County of San Francisco, acting by and through, the Department of Public Health (DPH), and The Regents of the University of California, to provide addiction treatment and reduce dangers of drug abuse through Opiate Treatment Outpatient Program services, to extend the term by three year from December 31, 2026, for a new term of July 1, 2025, through December 31, 2029, and to increase the amount by $33,786,751 for a new total not to exceed amount of $43,781,617; and to authorize DPH to enter into amendments or modifications to the agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement or this Resolution. (Public Health Department)

(Fiscal Impact)

10/9/26; RECEIVED FROM DEPARTMENT.

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

7. **261117** **[Agreement Amendment - Westside Community Mental Health Center Inc. - Outpatient Mental Health Services - Not to Exceed $17,525,883]**

Resolution approving Amendment No. 1 to the agreement between the City and County of San Francisco, acting by and through, the Department of Public Health (DPH), and Westside Community Mental Health Center Inc., to provide outpatient mental health services to chronically mentally ill clients from diverse ethnic backgrounds with a focus on the African American community and provide psychiatric crisis and urgent care services to San Francisco residents, to extend the term by one year and six months from December 31, 2026, for a new term of January 1, 2024, through June 30, 2028, and to increase the agreement amount by $7,525,890 for a new total not to exceed amount of $17,525,883; and to authorize DPH to enter into amendments or modifications to the agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement or this Resolution. (Public Health Department)

(Fiscal Impact)

10/8/26; RECEIVED FROM DEPARTMENT.

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

8. **261211** **[Grant Agreement Amendment - Brilliant Corners - Flexible Housing Subsidy Pool - Not to Exceed $28,831,105]**

Sponsor: Mayor

Resolution approving the First Amendment to the grant agreement between the City, acting by and through the Department of Homelessness and Supportive Housing ("HSH"), and Brilliant Corners to administer the Flexible Housing Subsidy Pool program, extending the term by six months from June 30, 2027, for a total term of July 1, 2026, through December 31, 2027; increasing the agreement amount by $18,884,307 for a new total amount not to exceed $28,831,105; and to authorize 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)

11/3/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

9. **261210** **[Grant Agreement - Larkin Street Youth Services - Bridge Transitional Housing - Not to Exceed $15,206,400]**

Sponsor: Mayor

Resolution approving a grant agreement between the City, acting by and through the Department of Homelessness and Supportive Housing ("HSH"), and Larkin Street Youth Services to provide transitional housing and supportive services to transitional age youth; approving a term of January 1, 2026, through June 30, 2032, and a total amount not to exceed $15,206,400; and to authorize HSH to enter into any amendments or other modifications to the Agreement 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)

11/3/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

10. **261267** **[Increase Accept and Expend Authority - Retroactive - California Department of Housing and Community Development - Swords to Plowshares - Homekey+ Program - 1035 Van Ness Avenue - Up to $11,294,030]**

Sponsor: Mayor

Resolution retroactively authorizing the City and County of San Francisco ("City"), through the Department of Homelessness and Supportive Housing ("HSH"), to increase retroactive accept and expend authority up to $11,294,030 under an executed Standard Agreement between the California Department of Housing and Community Development ("HCD"), the City, and Swords to Plowshares ("STP") for a total grant of $39,044,030 under the HomeKey+ Program, of which $27,750,000 was disbursed directly by HCD to the acquisition lender, and $11,294,030 of which will be disbursed to the City to support the rehabilitation and operating costs for the real property located at 1035 Van Ness for permanent supportive housing for veterans (the "Property") for costs incurred from March 5, 2024, through February 18, 2027, for capital costs and from March 5, 2024, through February 18, 2037, for operating costs; and authorizing HSH to enter into any additions, amendments, or other modifications to the Standard Agreement and the Homekey+ Documents that do not materially increase the obligations or liabilities of the City or materially decrease the benefits to the City.

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

11. **261263** **[Accept and Expend Gift - San Francisco Downtown Development Corporation - Lateral Officer Signing Bonuses - $2,000,000]**

Sponsors: Mayor; Sauter, Dorsey, Wong, Mandelman and Sherrill

Resolution authorizing the Police Department to accept and expend a gift of $2,000,000 from the San Francisco Downtown Development Corporation to fund the One-Time Funded Lateral Signing Bonus for laterally hired police officers under the Memorandum of Understanding between the City and County of San Francisco and the San Francisco Police Officers' Association.

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

12. **261264** **[Accept and Expend In-Kind Gift - Retroactive - San Francisco Downtown Development Corporation - Lateral Officer Recruitment Pilot Program - Digital Marketing and Creative Production Services - Estimated Value of $250,000]**

Sponsors: Mayor; Wong, Dorsey, Sauter, Mandelman and Sherrill

Resolution retroactively authorizing the Police Department to accept and expend an in-kind gift of digital marketing and creative production services, valued at approximately $250,000 from the San Francisco Downtown Development Corporation to support a lateral officer recruitment pilot program for the term of August 2025 through completion of the final pilot program phase. (Police Department)

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

13. **261216** **[Accept and Expend In-Kind Gift - Retroactive - Ripple Labs, Inc. - Office Space - $5,517,786]**

Sponsors: Mayor; Dorsey and Mandelman

Resolution authorizing the Police Department to accept and expend an in-kind gift of office space valued at approximately $5,517,786 from Ripple Labs, Inc. for the Police Department's Real Time Investigations Center, for the period of January 1, 2027, through March 31, 2032. (Police Department)

11/3/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

14. **261217** **[Real Property Sublease Amendment - Ripple Labs Inc. - 315 Montgomery Street, 8th Floor - $0 Annual Base Rent]**

Sponsors: Mayor; Dorsey and Mandelman

Resolution approving and authorizing the Director of Property, on behalf of the Police Department, to execute a First Amendment to the Sublease for real property located at 315 Montgomery Street, 8th Floor, from Ripple Labs Inc., for the Real Time Investigation Center; for a term commencing January 1, 2027, through March 31, 2032, for an annual base rent of $0; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the First Amendment to Sublease and this Resolution. (Police Department)

11/3/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

15. **261173** **[Business and Tax Regulations Code - Relief from Vacancy Tax Filing Obligation for Certain Lessees and Sublessees Who Owe No Tax]**

Sponsors: Mandelman; Wong and Mahmood

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

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

11/5/26; REFERRED TO DEPARTMENT.

16. **261269** **[Accept and Expend Grant - Crankstart Foundation - Permitting Reform - $6,500,000]**

Sponsors: Sherrill; Wong

Resolution authorizing the San Francisco Planning Department to accept and expend a conditional grant in an amount up to $6,500,000 from the Crankstart Foundation to support permitting reform in San Francisco through process redesign, policy implementation, and technology integration, for the period beginning January 1, 2027, through December 31, 2029; and waiving the requirement to provide for the reimbursement of indirect costs in the grant.

11/17/26; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

17. 260542 [Planning Code - Development Impact Fees on Corner Lots]

Sponsors: Sherrill; Wong

Ordinance amending the Planning Code to exempt projects on corner lots approved under the Housing Choice-San Francisco program from development impact fees and requirements, except for Citywide inclusionary housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

(Fiscal Impact)

5/19/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/29/26; REFERRED TO DEPARTMENT.

6/24/26; RESPONSE RECEIVED.

10/22/26; RESPONSE RECEIVED.

11/5/26; TRANSFERRED to the Budget and Finance Committee.

18. 260178 [Business and Tax Regulations Code - Real Property Transfer Tax Rates and Penalties]

Sponsors: Mahmood; Sauter and Dorsey

Ordinance amending the Business and Tax Regulations Code to, for transfers occurring on or after July 1, 2026: halve the real property transfer tax rate from 5.5% to 2.75% when the consideration or value of the property conveyed equals or exceeds $10,000,000 but is less than $25,000,000, and from 6% to 3% when the consideration or value equals or exceeds $25,000,000; exempt from these reductions the transfer of single-family residences; reduce the penalties for delinquent real property transfer taxes; and affirming the Planning Department's determination under the California Environmental Quality Act.

(Economic Impact; No Economic Analysis Report)

(Fiscal Impact)

2/24/26; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

2/27/26; REFERRED TO DEPARTMENT.

3/24/26; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

3/27/26; REFERRED TO DEPARTMENT.

4/8/26; RESPONSE RECEIVED.

10/8/26; FILED PURSUANT TO RULE 3.42 (Inactive After Six Months).

11/17/26; REACTIVATED PURSUANT TO RULE 3.43 to the Budget and Finance Committee.

ADJOURNMENT

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

261206 **[Grant Agreement Amendment - Fisherman's Wharf Community Benefit District - Multi-faceted Public Space Activation and Stewardship Program - Not to Exceed $8,322,138 - Waiving Competitive Solicitation Requirements]**

Sponsors: Sauter; Sherrill

Ordinance authorizing the Port of San Francisco to amend a sole-source Grant Agreement Amendment No. 3 with the Fisherman's Wharf Community Benefit District to increase the not to exceed amount by $1,953,902 for a total not to exceed grant amount of $8,322,138; to extend the term by 12 months from January 9, 2027, for a total term of July 10, 2023, through January 10, 2028; and waiving the competitive solicitation requirements of the Administrative Code for the purpose of funding a multi-faceted public space activation and stewardship program. (Port)

(Fiscal Impact; No Budget and Legislative Analyst Report)

11/3/26; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

261260 **[Transportation Code - Fee Waivers - Qualifying Neighborhood Outdoor Event Street Closures - Balboa Street between 34th Avenue and 40th Avenue]**

Sponsor: Chan

Ordinance amending the Transportation Code to waive fees related to the temporary closure of streets for events occupying up to six continuous blocks along Balboa Street between 34th Avenue and 40th Avenue that are organized by community-serving nonprofit arts and culture organizations, small businesses, merchant associations, neighborhood resident associations, or property and business improvement districts.

11/17/26; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Committee.

11/20/26; REFERRED TO DEPARTMENT.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than $500 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than $500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of $500 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit sfethics.org.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244 or at sf.gov/sfbos-lrc.

Meeting Procedures

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Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

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LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese, Filipino and Vietnamese for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

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

譯服務，但必須在會議前最少兩（2）個工作日作出請求，以確保能獲取到傳譯服務．將因應請求提供交替傳譯服務，以便公眾向有關政府機構發表意見．如需更多資訊或請求有關服務，請發電郵至 bos@sfgov.org 或致電（415）554-5184 聯絡我們.

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

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

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Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This Ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the Ordinance, contact by mail at Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at sf.gov/sotf.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website sfethics.org.

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