City and County of San Francisco

Meeting Agenda

Government Audit and Oversight Committee

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

Member: Stephen Sherrill, Jackie Fielder, Alan Wong

Clerk: Monique Crayton
(415) 554-7750 ~ monique.crayton@sfgov.org

Thursday, December 3, 2026 **10:00 AM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. **260799** **[Hearing - Evictions, Habitability Issues, and Other Management Irregularities in Domus Management Company Properties in the Western Addition]**

Sponsor: Mahmood

Hearing to investigate the mass evictions and concerns around habitability, affordable housing recertification, payment processing, and resident safety at Martin Luther King-Marcus Garvey Square Cooperative Apartments, Thomas Paine Square Apartments, and other properties currently or previously under the management of Domus Management Company; and requesting Domus Management Company (Cathy Metcalf and Christine Mason), Mercedes Gavin, Board of Directors of the Martin Luther King-Marcus Garvey Square Cooperative Apartments, Inc. (Linda Yoakum, Sean Kim, Emilia Penate, Lavonne McIntosh, Quincy Collins, Martina Roland, Daniel Landry), Officers of the Allen Community Development Corporation (Rev. Cecil L. Williams, Jr., Alice Johnson, Nicole Acker, Bobby Sisk), United States Department of Housing and Urban Development Northern California Field Office, and San Francisco Human Rights Commission to report.

7/7/26; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

7/15/26; TRANSFERRED to the Government Audit and Oversight Committee.

7/16/26; REFERRED TO DEPARTMENT.

10/1/26; CONTINUED TO CALL OF THE CHAIR.

2. **261251** **[Hearing - Annual Comprehensive Financial Reports, Single Audit Reports and Management Letters - FYs 2024 and 2025 - External Audit Plans - FY2025-2026]**

Sponsor: Sherrill

Hearing to receive and review external auditors' Annual Comprehensive Financial Reports (ACFR), Single Audits, and Management Letters, if any, related to the City audits for Fiscal Years (FYs) ending June 30, 2024 and June 30, 2025; to present their audit plan for FY2025-2026 as required under Charter, Section 9.117; and requesting the City's external auditors Macias Gini & O'Connell and Crowe LLP to report.

11/10/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

11/23/26; REFERRED TO DEPARTMENT.

3. **261257** **[Memorandum of Understanding - Municipal Attorneys' Association - Amendment No. 1]**

Sponsors: Mayor; Wong and Mandelman

Ordinance adopting and implementing the First Amendment to the 2024-2027 Memorandum of Understanding (MOU) between the City and County of San Francisco and the Municipal Attorneys' Association, to extend the term of the agreement through June 30, 2031; implement base wage increases for Fiscal Years (FYs) 2027-2028, 2028-2029, 2029-2030, and 2030-2031; agree that the City shall not issue any layoff notices or lay off any Permanent Civil Service employees through June 30, 2029; extend existing MOU provisions scheduled to sunset through June 30, 2027, or any other relevant date occurring during the term of the 2024-2027 MOU, through June 30, 2031; and agree that the parties may establish a City Wide Labor Management Committee to operate between FYs 2027-2031. (Human Resources Department)

11/16/26; RECEIVED FROM DEPARTMENT.

11/17/26; ASSIGNED to the Government Audit and Oversight Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 8, 2026.

4. **261258** **[Memorandum of Understanding - San Francisco City Workers United (Painters) - Amendment No. 1]**

Sponsors: Mayor; Wong and Mandelman

Ordinance adopting and implementing the First Amendment to the 2024-2027 Memorandum of Understanding (MOU) between the City and County of San Francisco and the San Francisco City Workers United (Painters), to extend the term of the agreement through June 30, 2031; implement base wage increases for Fiscal Years (FYs) 2027-2028, 2028-2029, 2029-2030, and 2030-2031; agree that the City shall not issue any layoff notices or lay off any Permanent Civil Service employees through June 30, 2029; extend existing MOU provisions scheduled to sunset through June 30, 2027, or any other relevant date occurring during the term of the 2024-2027 MOU, through June 30, 2031; and agree that the parties may establish a City Wide Labor Management Committee to operate between FYs 2027-2031. (Human Resources Department)

11/16/26; RECEIVED FROM DEPARTMENT.

11/17/26; ASSIGNED to the Government Audit and Oversight Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 8, 2026.

5. **261259** **[Collective Bargaining Agreement - International Brotherhood of Electrical Workers, Local 6 - Amendment No. 1]**

Sponsors: Mayor; Wong and Mandelman

Ordinance adopting and implementing the First Amendment to the 2024-2027 Collective Bargaining Agreement (CBA) between the City and County of San Francisco and the International Brotherhood of Electrical Workers, Local 6, to extend the term of the agreement through June 30, 2031; implement base wage increases for Fiscal Years (FYs) 2027-2028, 2028-2029, 2029-2030, and 2030-2031; agree that the City shall not issue any layoff notices or lay off any Permanent Civil Service employees through June 30, 2029; extend existing CBA provisions scheduled to sunset through June 30, 2027, or any other relevant date occurring during the term of the 2024-2027 CBA, through June 30, 2031; and agree that the parties may establish a City Wide Labor Management Committee to operate between FYs 2027-2031. (Human Resources Department)

11/16/26; RECEIVED FROM DEPARTMENT.

11/17/26; ASSIGNED to the Government Audit and Oversight Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 8, 2026.

6. **261103** **[Labor and Employment Code - Restrictions on Self-Service Checkout]**

Sponsors: Mandelman; Sherrill, Chen, Walton, Fielder and Chan

Ordinance amending the Labor and Employment Code to require minimum staffing levels when self-service checkout is used in certain drug retail establishments and food retail establishments; limit the number of items that can be purchased by self-service checkout; establish enforcement processes and penalties for violations; authorize the City Attorney to seek injunctive and monetary relief and attorneys' fees; and authorize the Office of Labor Standards Enforcement to enforce, and establish rules, forms, and guidance for compliance.

OEA (pending further review): 10/9/2026

10/6/26; ASSIGNED UNDER 30 DAY RULE to the Government Audit and Oversight Committee.

10/14/26; REFERRED TO DEPARTMENT.

10/20/26; RESPONSE RECEIVED.

11/5/26; CONTINUED.

11/19/26; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

11/19/26; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 8, 2026.

7. **261172** **[Labor and Employment Code - Determining Applicability of Employee Benefits Contracts Under Health Care Accountability Ordinance]**

Sponsor: Dorsey

Ordinance amending the Labor and Employment Code to grant the San Francisco Health Service System Executive Director, in lieu of the City Human Resources Director, the authority to determine when a contract for employee benefits for City employees does not qualify as a contract under the Health Care Accountability Ordinance.

10/27/26; ASSIGNED UNDER 30 DAY RULE to the Government Audit and Oversight Committee.

11/3/26; REFERRED TO DEPARTMENT.

8. **261194** **[Mills Act Historical Property Contract - 1-25 Montgomery Street]**

Sponsor: Sauter

Resolution approving a Mills Act historical property contract between 1 Montgomery LLC, the owners of 1-25 Montgomery Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract. (Historic Preservation Commission)

10/27/26; RECEIVED FROM DEPARTMENT.

11/10/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

11/16/26; REFERRED TO DEPARTMENT.

11/20/26; RESPONSE RECEIVED.

9. **261195** **[Mills Act Historical Property Contract - 67 Potomac Street]**

Resolution approving a Mills Act historical property contract between Tomaso Pozzi Living Trust, the owners of 67 Potomac Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract. (Historic Preservation Commission)

10/27/26; RECEIVED FROM DEPARTMENT.

11/10/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

11/16/26; REFERRED TO DEPARTMENT.

11/20/26; RESPONSE RECEIVED.

10. **261196** **[Mills Act Historical Property Contract - 2261 Fillmore Street]**

Resolution approving a Mills Act historical property contract between Fillmore Reserve LLC, the owners of 2261 Fillmore Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract. (Historic Preservation Commission)

10/27/26; RECEIVED FROM DEPARTMENT.

11/10/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

11/16/26; REFERRED TO DEPARTMENT.

11/20/26; RESPONSE RECEIVED.

11. **261154** **[Behested Payment Waiver - Temporary Shelter and Homeless Services]**
Sponsor: Mayor
Resolution authorizing the Department of Homelessness and Supportive Housing's Executive Director, Chief Deputies, Deputy Directors and Program Directors to solicit donations from various private entities and organizations to support the expansion of temporary shelter and other homeless services to support people experiencing homelessness, notwithstanding the Behested Payment Ordinance.

10/20/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 8, 2026.

12. **261179** **[Urging Review to Mitigate Risks from Artificial Intelligence Investments]**
Sponsors: Chan; Fielder
Resolution urging the San Francisco Employees' Retirement System to review potential concentration and correlated risks associated with artificial intelligence investments; urging the California Public Employees' Retirement System to re-evaluate their investments in and use of artificial intelligence; and urging Congress to reject bailouts of private entities from economic collapses as a result of the over valuation of artificial intelligence companies and technologies.

10/27/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

11/3/26; REFERRED TO DEPARTMENT.

13. **261246** **[City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) - Commencing Judicial Foreclosure Proceedings For Delinquent Special Taxes]**
Resolution authorizing the commencement of a judicial foreclosure action pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, to collect delinquent special tax installments for City and County of San Francisco Community Facilities District No 2014-1 (Transbay Transit Center); and directing the removal of delinquent special tax installments from the county tax roll. (Controller)

11/9/26; RECEIVED FROM DEPARTMENT.

11/17/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

14. **261176** **[Lease Agreement Amendment - Historic Pier 70, LLC - Pier 70 Historic Core - Delete Facilities Special Tax - Create Single Services Special Tax]**
Sponsor: Mayor
Resolution approving an amendment to the Lease Agreement between the Port and Historic Pier 70, LLC for the Pier 70 Historic Core to 1) delete the facilities special tax, 2) create a single services special tax pursuant to a formula mutually agreed upon by Pier 70 Historic Developer, as tenant, and Port, as landowner, 3) delete provisions in the Original Lease which could impact the issuance of tax exempt bonds, 4) memorialize the storm water management responsibilities at the Historic Core, and to pass such responsibilities to the subtenants, as applicable, 5) correct a scrivener's error in the calculation of Cash Flow Bonus eligibility (as described and defined in the Lease), and 6) memorialize and incorporate into the Lease certain other agreements and ordinances that have previously been entered into and adopted by the parties since the date of the Original Lease with no changes to the minimum monthly rent amount of $16,667 upon its commencement and no changes to the lease term of 66-years that commenced on July 29, 2015, and expiring on July 28, 2081; authorizing the Executive Director of the Port to enter amendments or modifications to the amendment that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of this Resolution; and adopting findings under the California Environmental Quality Act. (Port)

10/27/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

15. **261177** **[Resolution of Intention - Establishing City and County of San Francisco Special Tax District No. 2026-1 (Pier 70 Historic Core Services)]**
Sponsor: Mayor
Resolution declaring the intention to establish the City and County of San Francisco Special Tax District No. 2026-1 (Pier 70 Historic Core Services); ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole; determining other matters in connection therewith, as defined herein; and making findings under the California Environmental Quality Act. (Port)

10/27/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

LITIGATION

Conference with City Attorney

[Convene in Closed Session - Existing Litigation - City as Plaintiff and/or Defendant]
Motion that the Government Audit and Oversight Committee of the Board of Supervisors convene in closed session with the City Attorney for the purpose of conferring with, or receiving advice from, the City Attorney regarding the following existing litigation and anticipated litigation. Administrative Code Section 67.10(d) permit this closed session. Discussion in open session concerning these matters would likely and unavoidably prejudice the position of the City in the pending lawsuits and claims listed below.

16. **261189** **[Settlement of Lawsuit - Anthony Lewis - $150,000]**

Ordinance authorizing settlement of the lawsuit filed by Anthony Lewis against City and County of San Francisco for $150,000 and non-monetary terms; the lawsuit was filed on October 28, 2025, in the United States District Court, Northern District, Case No. 25-cv-09276-JCS; entitled Anthony Lewis v. City and County of San Francisco; the lawsuit involves San Francisco Public Library's current policy which permits the Library to exclude dogs, including service dogs, when the person having control over the animal is unable to provide proof of the animal's current rabies vaccination. (City Attorney)

10/27/26; RECEIVED FROM DEPARTMENT.

11/10/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

17. **261240** **[Settlement of Unlitigated Claim - People of the State of California Represented by the San Mateo County District Attorney - City to Pay $130,000 and Agree to Injunction]**

Resolution approving settlement of the claim by the People of the State of California represented by the San Mateo County District Attorney against the City and County of San Francisco for $130,000 and a stipulated injunction; the People will file a lawsuit in San Mateo County Superior Court to obtain the stipulated judgment and injunction as part of the settlement; the claim involves alleged violations of the California Hazardous Waste Control Law and the Underground Storage of Hazardous Substances Law at the San Francisco International Airport's Maintenance Yard. (City Attorney)

11/6/26; RECEIVED FROM DEPARTMENT.

11/17/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

18. **261241** **[Settlement of Unlitigated Claims against Albertsons Companies, Inc. - City to Receive Between $1,181,106 and $3,170,338]**

Resolution authorizing settlement of unlitigated claims on behalf of the City and County of San Francisco and the People of the State of California against Albertsons Companies, Inc. for abatement funds between $1,181,106 and $3,170,338 paid over nine years; the claims relate to Albertsons' allegedly improper and unlawful practices, which contributed to the epidemic of opioid abuse and misuse and caused a public nuisance. (City Attorney)

11/9/26; RECEIVED FROM DEPARTMENT.

11/17/26; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

After a closed session, if one occurs, the Committee shall adopt a motion either to disclose or not to disclose.

[Elect To Disclose]
Motion that the Board finds it is in the public interest to disclose information discussed in closed session, and directs the Chair immediately to disclose that information.

[Elect Not To Disclose]
Motion that the Committee finds that it is in the best interest of the public that the Committee elect at this time not to disclose its closed session deliberations listed above.

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.

261248 **[Labor and Employment Code - Minimum Compensation Increases for Certain Employees at the Airport]**

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

Ordinance amending the Labor and Employment Code to provide increases in minimum compensation to certain employees of San Francisco International Airport contractors and lessees at or near the San Francisco International Airport.

11/10/26; ASSIGNED UNDER 30 DAY RULE to the Government Audit and Oversight Committee.

11/17/26; RESPONSE RECEIVED.

11/17/26; REFERRED TO DEPARTMENT.

11/17/26; 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

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing nor take public comment on matters which have been heard in committee. An opportunity for members of the public to provide remote comment is provided at full Board of Supervisors meetings (remote comment is not provided at committees), as required by California Government Code, Sections 54953.4 et seq.

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.

IMPORTANT INFORMATION: The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items for the official public record. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

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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.

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino español y vietnamita, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

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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Know Your Rights Under The Sunshine Ordinance

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.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.