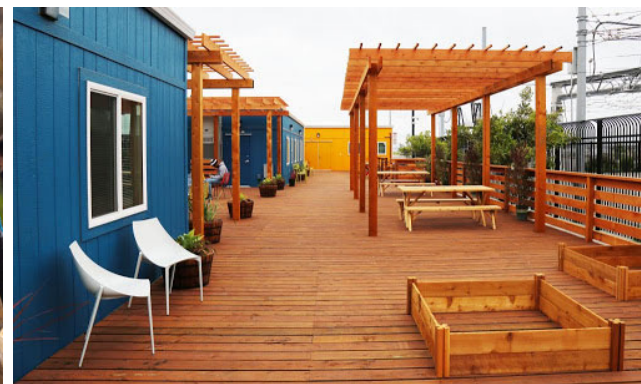




2020 Health and Recovery Bond

Status Report Presented to the
Citizens' General Obligation Bond Oversight Committee
August 31, 2023





2020 Health and Recovery Bond Partner Agencies



Taylor Emerson, Manager of Strategic Planning
(628) 652-6610, taylor.emerson@sfgov.org
Recreation and Park Department



Edmund Lee, Project Manager
(628) 271-2567, edmund.lee@sfdpw.org
Public Works



Christine Rolan, Budget Director
415-279-4647, christine.rolan@sfgov.org
Homelessness and Supportive Housing

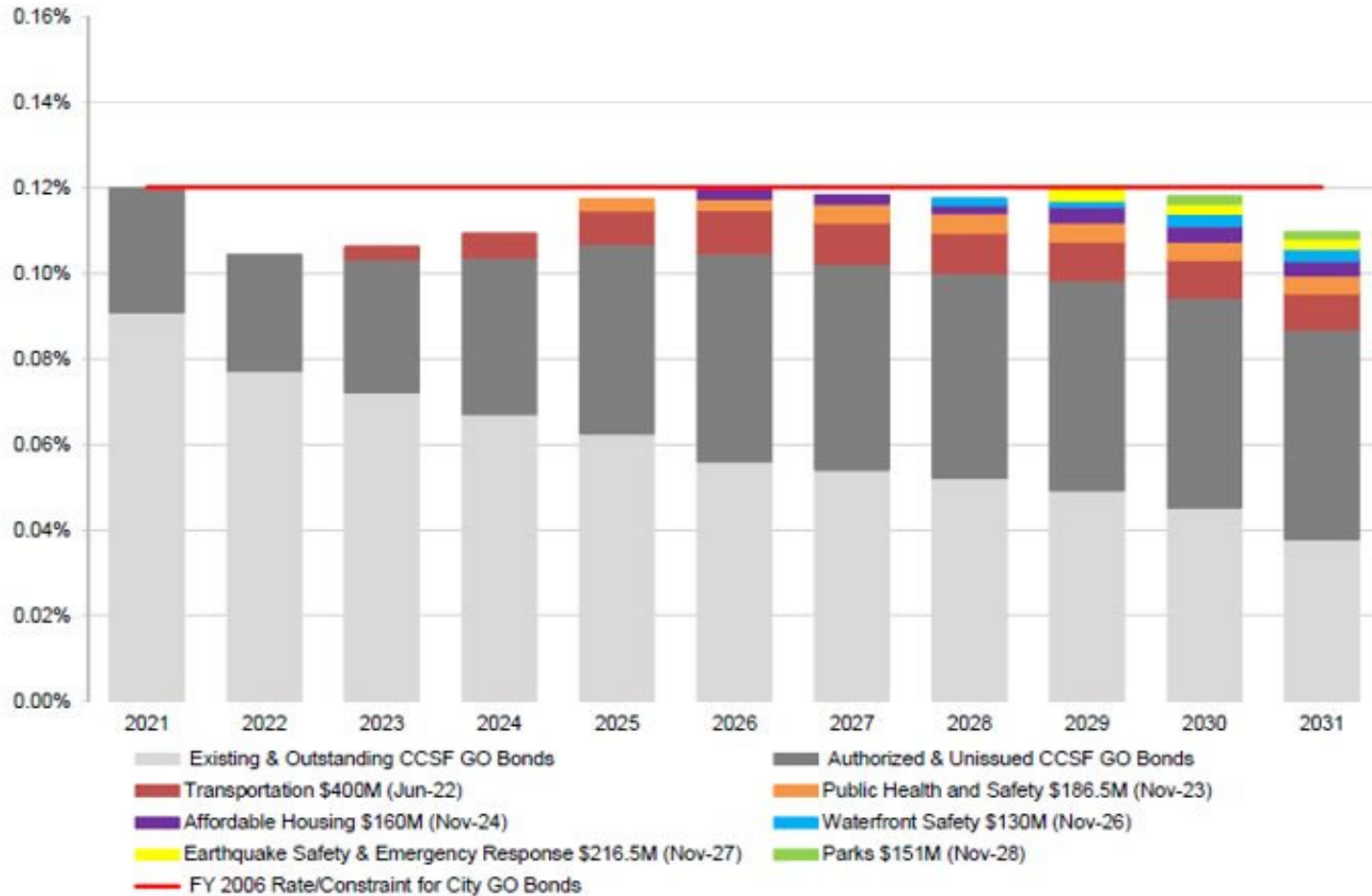
San Francisco
Department of Public Health

Kathy Jung, Director of Facilities and Capital Planning
kathy.jung@sfdph.org
Department of Public Health

Link to the Capital Plan

The City's FY22-31 Capital Plan anticipates \$1.2B in General Obligation (G.O.) Bonds over the next ten years, without increasing the property tax rate above 2006 levels.

The Health and Recovery 2020 Bond Program is part of this 10-Year Capital Plan.



Revised 11-17-2020

All future debt program amounts are estimates and may be adjusted.



2020 Health & Recovery Bond – Financial Summary

Total Bond Program is \$487.5 million

- ▣ **\$207m** for facilities that provide treatment and supportive housing for the homeless/mentally ill (Homelessness and Supportive Housing/Public Health)
- ▣ **\$239m** for parks and recreation facilities (Recreation and Parks)
- ▣ **\$41.5m** for curb ramps, street resurfacing, street structures and pedestrian right of way (Public Works)

First Bond Issuance was \$425 million

- ▣ HSH (\$147 million), DPH (\$60 million) and DPW (\$41.5 million) requested their full voter-approved program budget in the first issuance.
- ▣ Rec Park requested \$176.5 million or 74% of its bond authority.
 - ▣ \$169.32 million allocated towards named bond parks and programs.
 - ▣ \$7.18 million budgeted for bond issuance costs within Rec Park authority to be split amongst all departments.

Second Bond Issuance was \$28.7 million

- ▣ Rec Park issued \$28.5M: \$8.4M for Recovery Parks, \$7.8M for Citywide Parks, \$6m for Sustainability, \$3.5 for Community Opportunity Fund, and \$2.5M for Playgrounds
- ▣ \$200K budgeted for bond issuance costs and future audits.





SF Recreation and Park Department



Parks and Open Spaces				
(in Millions)				
	Bond Authorization	First Issuance	Second Issuance	Third Issuance*
Neighborhood parks	101.0	101.0	-	-
Buchan Mall	2.0	2.0	-	-
Gene Friend Rec Center	30.0	30.0	-	-
Herz Playground	10.0	10.0	-	-
India Basin	29.0	29.0	-	-
Japantown Peace Plaza	25.0	25.0	-	-
Neighborhood Parks Contingency	5.0	5.0	-	-
Recovery parks	86.0	55.6	8.4	22.0
Buena Vista Park	3.0	0.5	2.5	-
Jackson Playground	10.0	-	-	10.0
Portsmouth Square	54.0	54.0	-	-
South Sunset Recreation Center	3.0	0.6	2.4	-
Crocker Amazon/Richmond Senior Park	16.0	0.5	3.5	12.0
Citywide Parks	18.0	6.2	7.8	4.0
Golden Gate Park, John McLaren, and Lake Merced				
Community Gardens	0.6	0.3	0.3	-
Community Opportunity Fund	6.0	0.1	3.5	2.4
Playgrounds	9.0	3.5	2.5	3.0
Sustainability	14.0	0.2	6.0	7.8
Trails - Twin peaks	1.0	1.0	-	-
Contingency	1.4	1.4	-	-
Administration - Audit & Issuance	2.0	1.0	0.2	0.8
Total	239	170.3	28.7	40

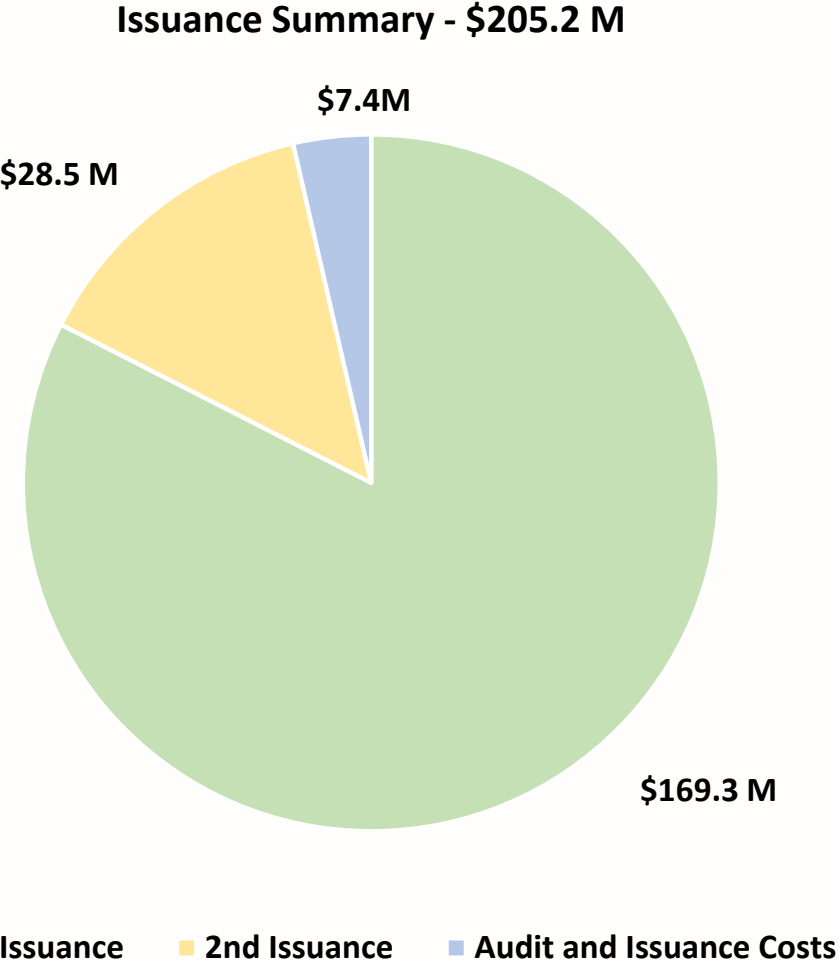
*Second Issuance amount received in April 2023. RPD will work with Office of Public Finance and Bond Counsel for third and final issuance in a future year.



2020 Health & Recovery Bond

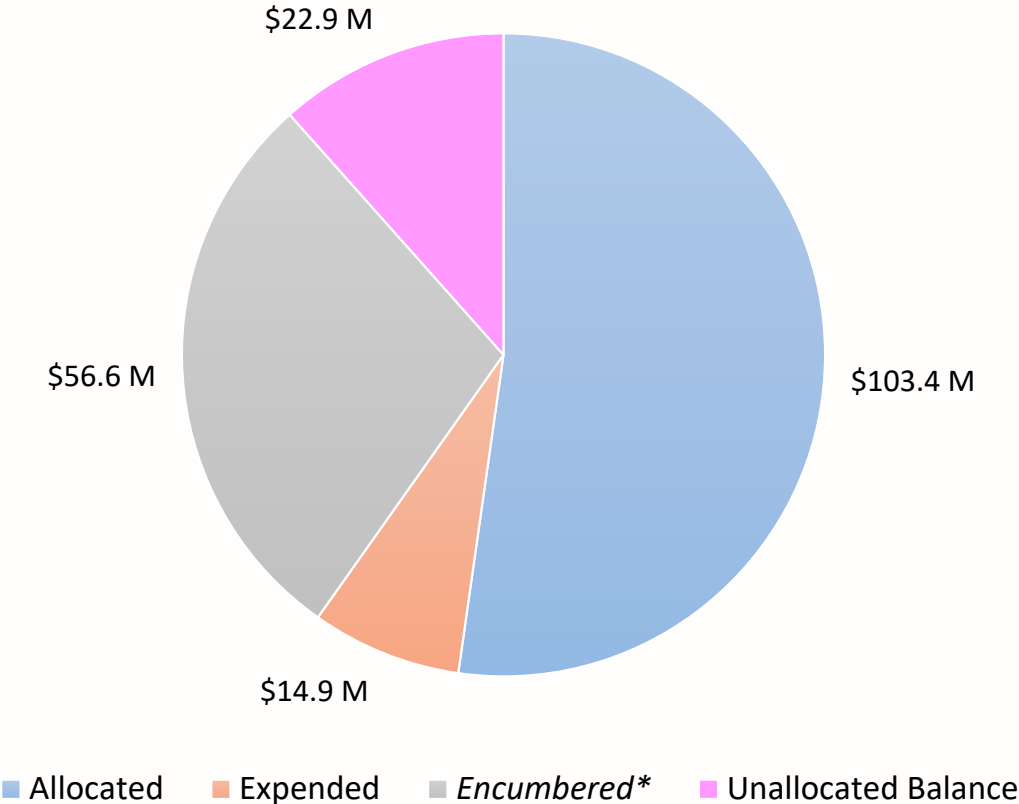
Issuance Summary - August 2023:

- Total of 1st and 2nd Issuances: \$205.2M
- Audit and Issuance Costs: \$7.4M
- Bond Allocation for Project Delivery: \$197.8M



2020 Health & Recovery Bond

Bond Allocations and Activity \$197.8 M



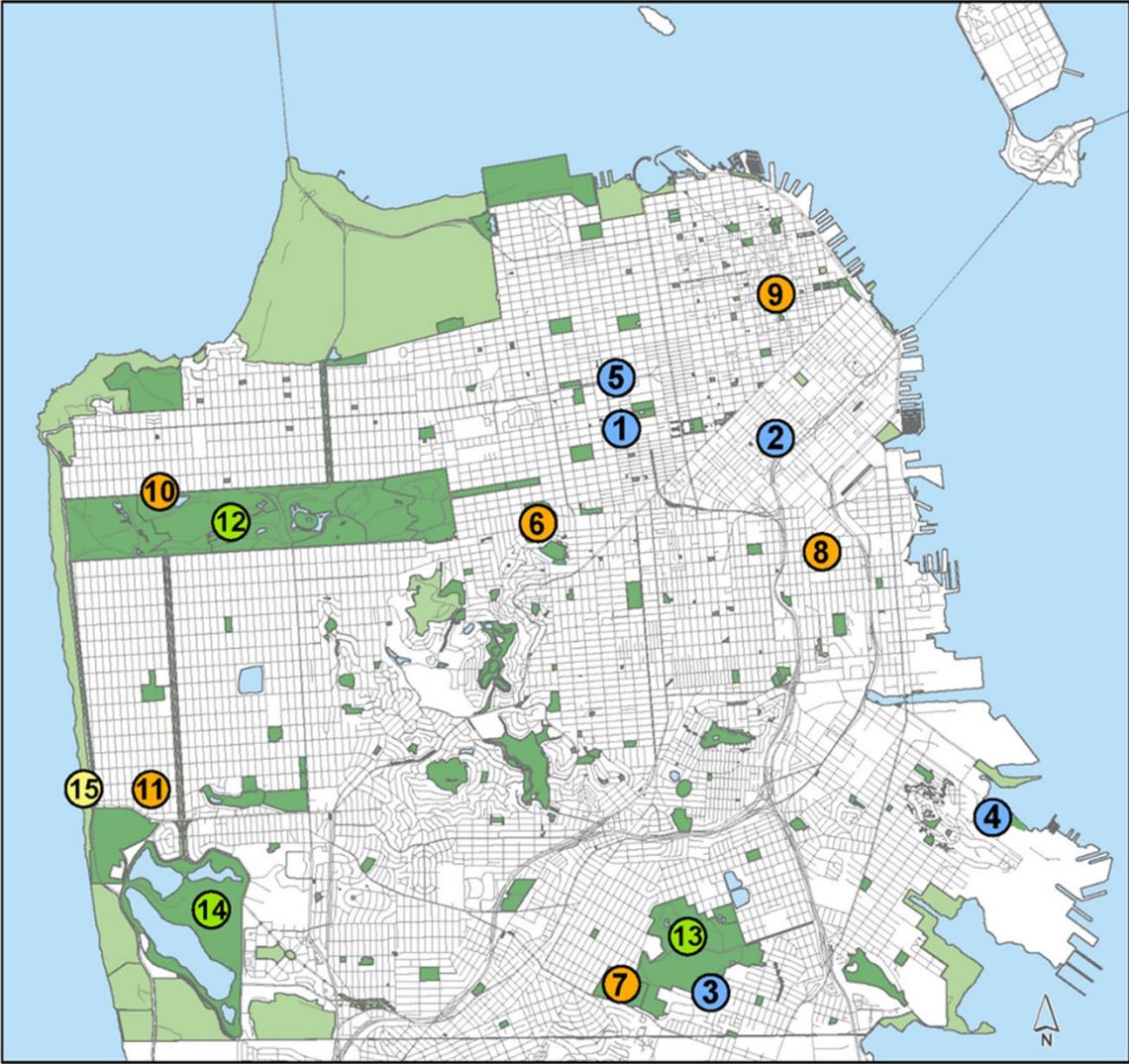
Upcoming Bond Encumbrances

- **September 2023**
 - Herz Playground: \$13.2M
- **Early to Mid 2024**
 - Buchanan Mall: \$1.7M
 - Japantown Peace Plaza: \$20.6M
 - Portsmouth Square: \$53.6M

**Encumbrance calculations include the entire Gene Friend Bond Allocation that will be delivered via CM/GC mechanism. Total construction contract exceeds bond allocation. Trade packages are issued against encumbrances throughout project delivery phase.*



2020 Health & Recovery Bond – Project Map



Neighborhood Parks

- ① Buchanan Street Mall
- ② Gene Friend Recreation Center
- ③ Herz Playground Recreation Center
- ④ India Basin
- ⑤ Japantown Peace Plaza

Recovery Parks

- ⑥ Buena Vista Park
- ⑦ Crocker Amazon Park
- ⑧ Jackson Playground
- ⑨ Portsmouth Square
- ⑩ Richmond Senior Park
- ⑪ South Sunset Playground

Citywide Parks


- ⑫ Golden Gate Park
- ⑬ John McLaren Park
- ⑭ Lake Merced

Sustainability

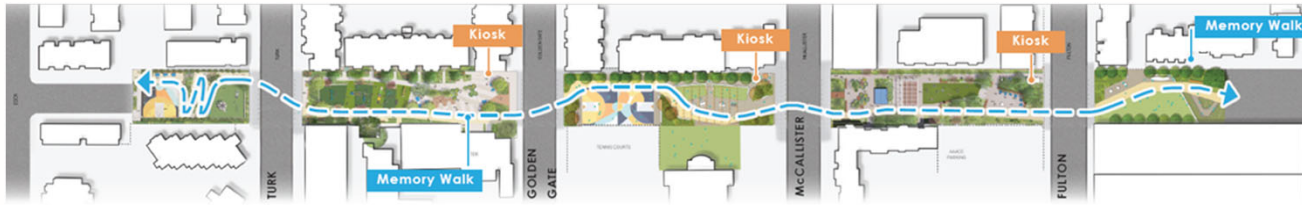
- ⑮ South Ocean Beach



Neighborhood Parks: Buchanan Street Mall

 \$26.1M Project Budget

\$2M Bond Allocation



Concept Design

PROJECT COMPONENTS

- Five blocks of green space
- New sports courts, playgrounds, exercise equipment, communal garden and gathering spaces, picnic areas
- Rain gardens and green infrastructure
- Improved lighting and circulation


	2020 Bond	Other funds	Total
Budget (\$ in million)	2	15.9	17.9
Exp. & Encumbrance	0.3	1.7	2
Remaining	1.7	14.2	15.9

STATUS

- ✓ Currently in design phase with robust community engagement
- ✓ Partnership with SF Public Utilities Commission
- ✓ Additional Funding secured: local, state, and federal grants received
- ✓ Seeking additional funding for several community-driven elements and more utility improvements



Neighborhood Parks: Gene Friend Rec Center

 \$59.4M Project Budget

\$30M Bond Allocation



PROJECT COMPONENTS

- Full demolition of the existing facilities for curb-to-curb renovation
- New larger building with two indoor courts, two multi-purpose rooms, and other amenities
- New outdoor court
- New playground and amenities

	2020 Bond	Other funds	Total
Budget (\$ in million)	30	28.8	58.8
Exp. & Encumbrance	3	1.8	4.8
Remaining	27	27	54

STATUS

- ✓ Environmental review complete
- ✓ RFP for design services has been published and team selected
- ✓ Detailed design complete May 2023
- ✓ Non-bond funding secured: Development Impact Fees

Planning
August 2014

Design
March 2022


Bid/Award
(CM/GC)
March 2022

Construction
January 2024

Opening
November
2025



Neighborhood Parks: Rec Center at Herz Playground


\$26M Project Budget
 \$14M Bond Allocation



Concept Design

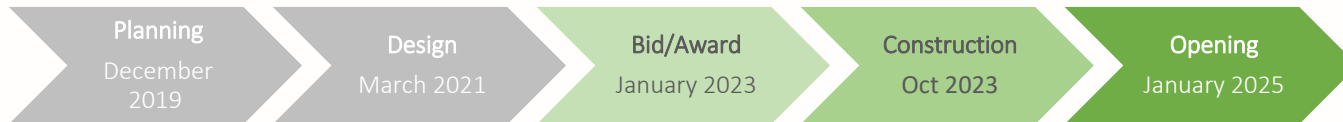
PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation


	2020 Bond	Other funds	Total
Budget (\$ in million)	14	7.5	21.5
Exp. & Encumbrance	0.7	0.2	0.9
Remaining	13.3	7.3	20.6

STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway, Notice to Proceed expected Sept 2023
- ✓ Partnership with HOPE SF Sunnydale
- ✓ 2020 Bond Sustainability Program (\$4m) will fund project sustainability elements
- ✓ Other Funding Sources secured: Sunnydale HOPE SF & Federal Funding



Neighborhood Parks: India Basin Phase II (900 Innes Improvements)

 \$80 M Project Budget
\$29M Bond Allocation



Concept Design

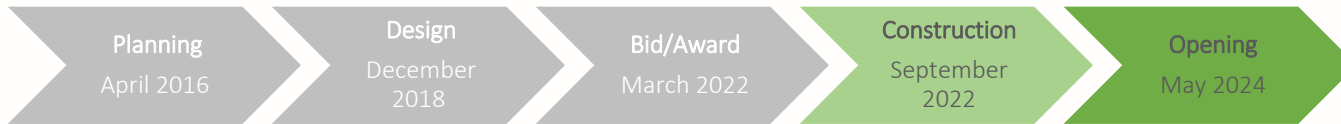
PROJECT COMPONENTS

- New park at former industrial waterfront
- Sea level rise and shore enhancements
- Restoration of the historic Shipwright’s Cottage
- New food pavilion building
- Seating terraces and circulation pathways connecting the adjacent parks


	2020 Bond	Other funds	Total
Budget (\$ in million)	29.0	55	84
Exp. & Encumbrance	25.6	50.3	75.9
Remaining	3.4	4.7	8.1

STATUS

- ✓ Phase I 900 Innes Remediation is complete
- ✓ Phase 2 900 Innes park - construction of piers, cottage, new building underway
- ✓ Design refinements for wayfinding and interpretive signage in progress



Neighborhood Parks: Japantown Peace Plaza

 \$34M Project Budget

\$25M Bond Allocation



Concept Design

PROJECT COMPONENTS

- Repair water leaking issues from plaza to underground garage
- Renovate and invigorate outdoor plaza structures for improved community space
- Possible structural work needed on Plaza and Peace Pagoda

STATUS

- ✓ Design phase complete, entering Bid/Award
- ✓ Additional Funding secured: state and federal funding
- ✓ Waterproofing plan approved by garage operator
- ✓ Merchant outreach in progress

	2020 Bond	Other funds	Total
Budget (\$ in million)	25	0.3	25.3
Exp. & Encumbrance	4.3	0.3	4.6
Remaining	20.7	0	20.7



Planning
June 2018

Design
December 2020

Bid/Award
Aug 2023

Construction
April 2024

Opening
October 2025

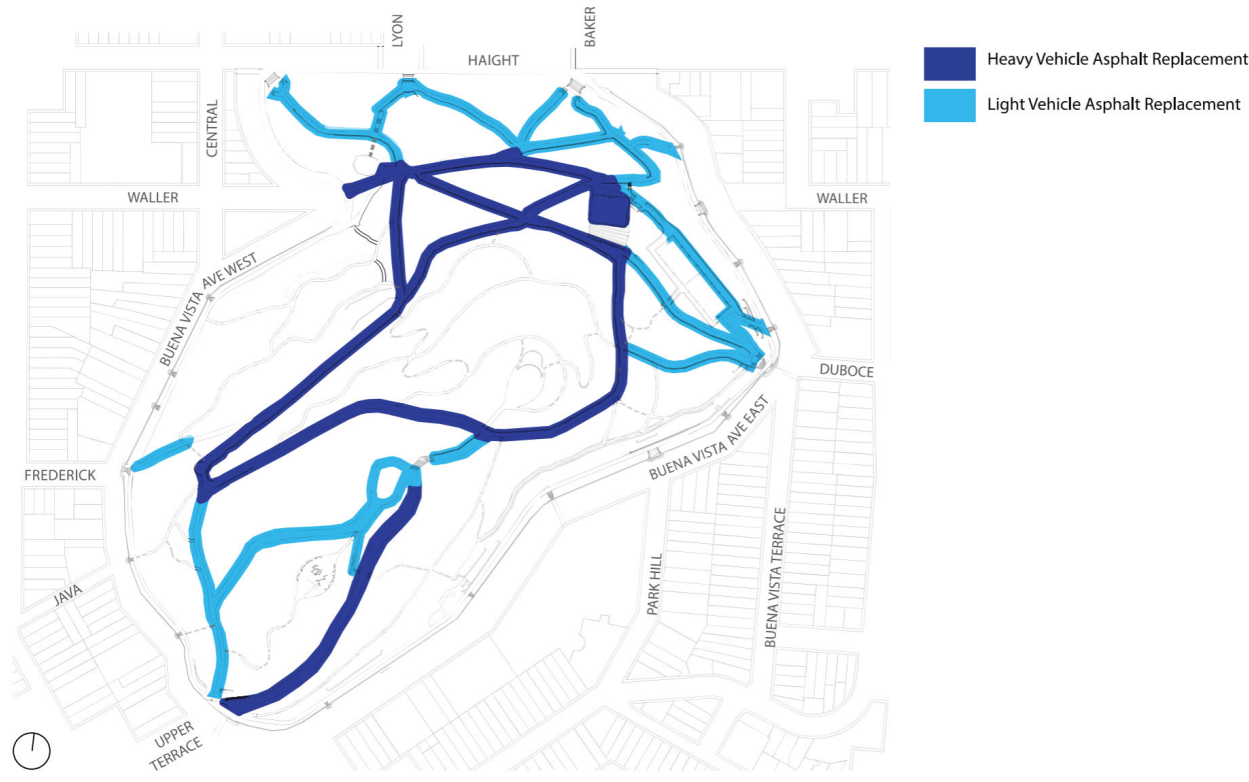


Recovery Parks: Buena Vista

 \$3M Project Budget

\$3M Bond Allocation

HARDSCAPE AND CIRCULATION: ASPHALT PAVING MAP



PROJECT COMPONENTS

- Extensive improvements to the paved path network throughout the park's interior, construction expected to be in 2025

	2020 Bond	Other funds	Total
Budget (\$ in million)	3	0	3
Exp. & Encumbrance	0.2	0	0.2
Remaining	2.8	0	2.8

STATUS

- ✓ Planning phase complete, Design phase to start in September
- ✓ Historic assessment underway
- ✓ Operations will likely fund retaining wall required for sustainable pathway
- ✓ Capital project will fund the walls



Recovery Parks: Jackson Playground



\$40M Project Budget

\$10M Bond Allocation



PROJECT COMPONENTS

- Reorient and reposition the existing fields to improve safety, access and viewing and allow simultaneous games
- Building exterior will be refinished, repainted and interior spaces will be renovated
- A new addition to the clubhouse will be constructed and provide space for flexible use and access by the public and will add approximately 1,850 gross SF to the 4,750 SW of existing clubhouse

STATUS

- ✓ Concept plan approved by RPD Commission in March 2023
- ✓ Design team to kickoff Design Development phase
- ✓ Project delivery schedule currently in development

	2020 Bond	Other funds	Total
Budget (\$ in million)	0	6.1	6.1
Expenditures to Date	0	0.3	0.3
Remaining	0	5.8	5.8

Planning
May 2018

Design
March 2023


Bid/Award
January 2026

Construction
July 2026

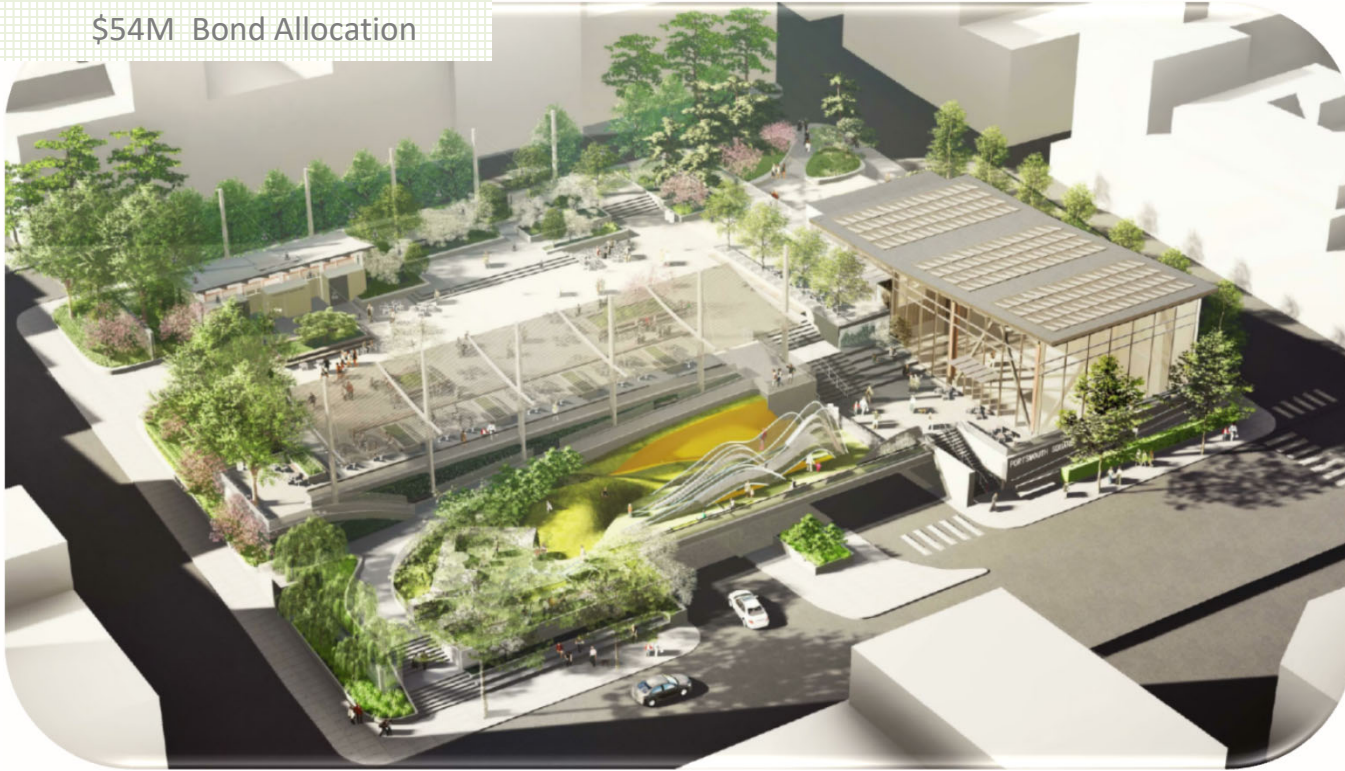
Opening
March 2028



Recovery Parks: Portsmouth Square

 \$72M Project Budget

\$54M Bond Allocation



PROJECT COMPONENTS

- Curb-to-curb renovation
- Improvement of all existing park features including plaza and landscaping
- New clubhouse
- New children’s play area
- Project relies on removal of pedestrian bridge across Kearney St

STATUS

- ✓ Concept Design approved in Jan 2022
- ✓ Park project and bridge demolition reviewed separately: park permit package submitted to DBI; bridge removal currently in negotiation with Hilton Hotel
- ✓ Garage elevator modernization is new, separate project in parallel
- ✓ Additional community outreach underway for art elements

	2020 Bond	Other funds	Total
Budget (\$ in million)	54.0	19.8	73.8
Exp. & Encumbrance	0.1	9.2	9.3
Remaining	53.9	10.6	64.5

Planning
March 2017

Design
January 2020


Bid/Award
October 2023

Construction
June 2024

Opening
June 2026



Recovery Parks: South Sunset Clubhouse


\$5.3M Project Budget
 \$3M Bond Allocation



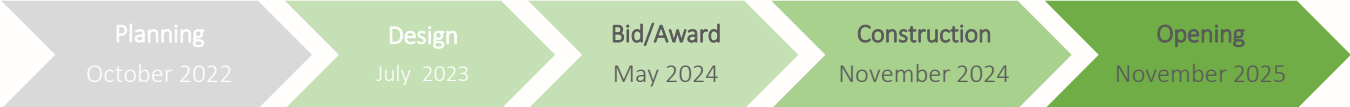
PROJECT COMPONENTS

- Reconfiguration and renovation of interior spaces in the clubhouse to better serve community needs
- Access improvements
- Landscaping and beautification

	2020 Bond	Other funds	Total
Budget (\$ in million)	3	0	3
Exp. & Encumbrance	0.7	0	0.7
Remaining	2.3	0	2.3

STATUS

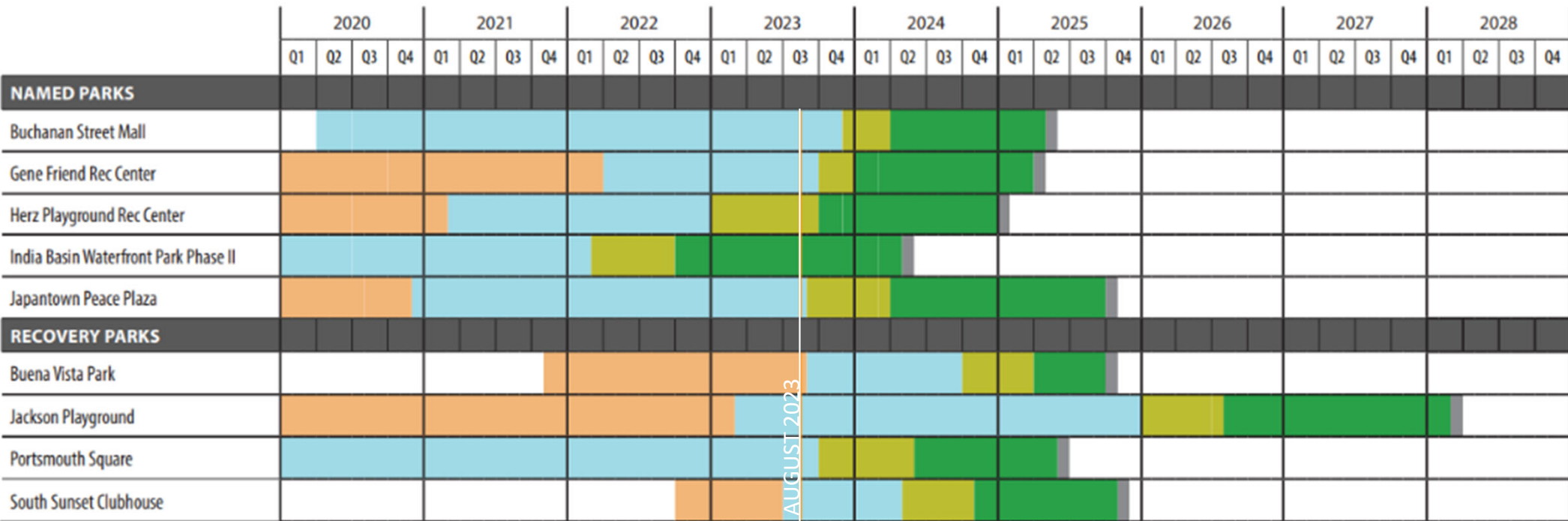
- ✓ Architects chosen to lead design for the project
- ✓ Tenant and Community meetings this year
- ✓ Additional Funding secured: state grant



Project Schedules

2020 Health & Recovery Bond - Recreation & Parks Schedule

■ Planning
 ■ Design
 ■ Bid/Award
 ■ Construction
 ■ Open to the Public



AUGUST 2023



Program Highlights: Citywide Parks & Programs

Sustainability



Rendering of South Ocean Beach Coastal Trail

Citywide Parks



Golden Gate Park

Community Opportunity Fund (COF)



COF project at Duboce Park

Trails



Rendering of Twin Peaks Promenade



McLaren Park



Lake Merced



Challenges & Updates

- **Unfavorable Bidding & Economic Environment**
 - ✓ Project modifications
 - ✓ Seek additional funding
 - ✓ Delay in some leveraged funds
- **Regulatory Environment & Unforeseen Site Conditions**
 - ✓ Requires additional permitting and planning work before construction could begin
- **Building stewardship for Citywide Programs**
 - ✓ Robust (and lengthy) community outreach process
- **Phase I Bond Projects = Primary focus**
 - ✓ Ensuring delivery by strategically timing Phase 2 projects



2020 Health and Recovery G.O. Bond

Recreation and Park Departments - Parks and Programs Budget Reports

Revenues as of 08/01/2023

Project Name	2020 Health and Recovery Bond		Project Sources								Total Sources	
	Authorization	Allocation	2012 Bond	2020 Bond	Certificates of Participation (COP)	Development Fees	General Fund	Grants & Gifts	Open Space	Special Revenue		Special Tax Bond
Buchanan Mall	2,000,000	2,000,000	-	2,000,000	-	515,000	1,270,000	9,535,000	-	4,595,000	-	17,915,000
Gene Friend Rec Center	30,000,000	30,000,000	-	30,000,000	-	26,000,032	-	-	-	2,800,268	-	58,800,300
Herz Playground*	10,000,000	10,000,000	30,000	10,000,000	-	-	600,000	6,900,000	-	-	-	21,530,000
India Basin	29,000,000	29,000,000	-	29,000,000	-	-	681,482	51,773,254	2,564,000	-	-	84,018,736
900 Innes Remediation	29,000,000	2,838,557	-	2,838,557	-	-	350,000	11,497,781	1,564,000	-	-	16,250,339
900 Innes Park Construction		26,151,591	-	26,151,591	-	-	331,482	40,275,473	-	-	-	66,758,546
India Basin Shoreline Park Construction		9,851	-	9,851	-	-	-	-	1,000,000	-	-	1,009,851
Japantown Peace Plaza	25,000,000	25,000,000	-	25,000,000	-	-	27,650	-	250,000	-	-	25,277,650
Neighborhood Parks Contingency	5,000,000	5,000,000	-	5,000,000	-	-	-	-	-	-	-	5,000,000
NEIGHBORHOOD PARKS	101,000,000	101,000,000	30,000	101,000,000	-	26,515,032	2,579,131	68,208,254	2,814,000	7,395,268	-	194,626,685
<i>*Herz Playground - Total project budget includes an additional \$4M from 2020 HR Bond Sustainability Program. 2020 Bond Allocation shows \$10M from Neighborhood Parks.</i>												
Buena Vista Park	3,000,000	3,000,000	-	3,000,000	-	-	-	-	-	-	-	3,000,000
Crocker Amazon	15,000,000	500,000	-	500,000	-	-	46,612	-	-	-	-	546,612
Jackson Playground	10,000,000	-	-	-	-	1,040,000	5,024,398	-	-	-	-	6,064,398
Portsmouth Square	54,000,000	54,000,000	-	54,000,000	-	1,865,000	-	8,808,400	-	-	9,110,000	73,783,400
Richmond Senior Park	1,000,000	-	-	-	-	-	-	-	-	-	-	-
South Sunset Rec Center	3,000,000	3,000,000	-	3,000,000	-	-	-	-	-	-	-	3,000,000
RECOVERY PARKS	86,000,000	60,500,000	-	60,500,000	-	2,905,000	5,071,010	8,808,400	-	-	9,110,000	86,394,410
Golden Gate Park	10,000,000	5,359,710	5,973,708	5,359,710	900,000	-	868,414	-	1,400,011	-	-	14,501,843
John McLaren Park	6,000,000	800,000	-	800,000	-	-	162,999	-	-	-	-	962,999
Lake Merced	2,000,000	-	-	-	-	-	-	-	-	-	-	-
CITYWIDE PARKS	18,000,000	6,159,710	5,973,708	6,159,710	900,000	162,999	868,414	-	1,400,011	-	-	15,464,842
Community Gardens	600,000	-	-	-	-	-	-	-	-	-	-	-
Community Opportunity Fund	6,000,000	100,000	-	100,000	-	-	-	-	-	-	-	100,000
Playgrounds	9,000,000	700,000	-	700,000	-	-	-	-	-	-	-	700,000
Sustainability	14,000,000	10,154,676	-	10,154,676	-	-	-	-	-	-	-	10,154,676
Trails	1,000,000	1,000,000	-	1,000,000	-	-	-	2,750,000	-	-	-	3,750,000
Programs Contingency	1,400,000	-	-	-	-	-	-	-	-	-	-	-
PROGRAMS	32,000,000	11,954,676	-	11,954,676	-	-	-	2,750,000	-	-	-	14,704,676
Controller's Audit	338,640	845,735	-	845,735	-	-	-	-	-	-	-	845,735
Controller's Issuance	1,661,360	6,548,073	-	6,548,073	-	-	-	-	-	-	-	6,548,073
Unallocated Park & Program Funding	-	18,205,614	-	18,205,614	-	-	-	-	-	-	-	18,343,271
TOTAL BOND ALLOCATION	239,000,000	205,213,808	6,003,708	205,213,808	900,000	29,583,031	8,518,555	79,766,654	4,214,011	7,395,268	9,110,000	336,927,692

*Allocation exceeds original bond authorization as RPD currently holds entire budget for partner agencies (HOM, DPH, & DPW).

Note: Revenue data includes only appropriated, "cash-in-hand" funds; in-kind grants, prospective and pending funds are not included

2020 Health and Recovery G.O. Bond

Recreation and Park Departments - Parks and Programs Budget Reports

Expenditures as of 08/01/2023

Project Name	2020 Health and Recovery Bond						All Sources			
	Authorization	Allocation	Budget	Actuals	Encumbered	Balance	Budget	Actuals	Encumbered	Balance
Buchanan Mall	2,000,000	2,000,000	2,000,000	225,059	38,679	1,736,262	17,915,000	1,970,163	71,048	15,873,789
Gene Friend Rec Center	30,000,000	30,000,000	30,000,000	1,128,938	1,889,276	26,981,786	58,800,300	2,812,483	2,043,863	53,943,954
Herz Playground*	10,000,000	10,000,000	10,000,000	527,743	159,781	9,312,476	21,530,000	717,652	159,781	20,652,567
India Basin	29,000,000	29,000,000	29,000,000	4,594,152	21,022,675	3,383,173	84,018,736	35,725,564	40,165,546	8,127,626
900 Innes Remediation	29,000,000	2,838,557	2,838,557	1,302,235	370,327	1,165,996	16,250,339	14,594,082	410,967	1,245,290
900 Innes Park Construction		26,151,591	26,151,591	3,282,066	20,652,348	2,217,177	66,758,546	20,803,869	39,754,579	6,200,097
India Basin Shoreline Park Construction		9,851	9,851	9,851	-	-	1,009,851	327,613	-	682,239
Japantown Peace Plaza	25,000,000	25,000,000	25,000,000	3,963,200	303,720	20,733,080	25,277,650	4,236,848	303,720	20,737,081
Neighborhood Parks Contingency	5,000,000	5,000,000	5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
NEIGHBORHOOD PARKS	101,000,000	101,000,000	101,000,000	10,439,091	23,414,131	67,146,778	212,541,685	45,462,710	42,743,959	124,335,016
<i>*Herz Playground - \$10M approved allocation reflects Neighborhood Parks allocation only. \$4M Sustainability actuals will be reflected in all sources above in the specific Sustainability line item below.</i>										
Buena Vista Park	3,000,000	3,000,000	3,000,000	127,260	29,062	2,843,678	3,000,000	127,260	29,062	2,843,678
Crocker Amazon	15,000,000	500,000	500,000	211,877	3,427	284,696	546,612	258,489	3,427	284,696
Jackson Playground	10,000,000	-	-	-	-	-	6,064,398	270,594	4,260	5,789,544
Portsmouth Square	54,000,000	54,000,000	54,000,000	23,815	72,164	53,904,021	73,783,400	7,766,663	1,573,487	64,443,250
Richmond Senior Park	1,000,000	-	-	-	-	-	-	-	-	-
South Sunset Rec Center	3,000,000	3,000,000	3,000,000	128,612	537,027	2,334,361	3,000,000	128,612	537,027	2,334,361
RECOVERY PARKS	86,000,000	60,500,000	60,500,000	491,564	641,680	59,366,756	86,394,410	8,551,617	2,147,263	75,695,530
Golden Gate Park	10,000,000	5,359,710	5,359,710	2,269,766	2,216,337	873,607	14,501,843	8,985,444	3,163,410	2,352,989
John McLaren Park	6,000,000	800,000	800,000	507,459	62,690	229,851	962,999	562,520	64,190	336,290
Lake Merced	2,000,000	-	-	-	-	-	-	-	-	-
CITYWIDE PARKS	18,000,000	6,159,710	6,159,710	2,777,225	2,279,027	1,103,458	15,464,842	9,547,964	3,227,600	2,689,279
Community Gardens	600,000	-	-	-	-	-	-	-	-	-
Community Opportunity Fund	6,000,000	100,000	100,000	-	-	100,000	100,000	-	-	100,000
Playgrounds	9,000,000	700,000	700,000	24,031	11,341	664,627	700,000	24,031	11,341	664,627
Sustainability	14,000,000	10,154,676	10,154,676	602,091	159,781	9,392,804	10,154,676	792,001	159,781	9,202,894
Trails	1,000,000	1,000,000	1,000,000	399,051	34,125	566,824	3,750,000	399,051	51,863	3,299,086
Programs Contingency	1,400,000	-	-	-	-	-	-	-	-	-
PROGRAMS	32,000,000	11,954,676	11,954,676	1,025,173	205,247	10,724,256	14,704,676	1,215,083	222,985	13,266,608
Controller's Audit	338,640	845,735	845,735	26,360	-	819,375	845,735	26,360	-	819,375
Controller's Issuance	1,661,360	6,548,073	6,548,073	590,973	-	5,957,100	6,548,073	590,973	-	5,957,100
Unallocated Park & Program Funding	-	18,205,614	18,205,614	-	-	18,205,614	18,343,271	-	-	18,343,271
TOTAL BOND ALLOCATION	239,000,000	205,213,808	205,213,808	15,350,387	26,540,085	163,323,336	354,842,692	64,518,048	48,339,668	241,984,976



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

2020 Health & Recovery General Obligation Bond

August 2023



2020 Health & Recovery G.O. Bond Overview

- Scope: Stabilization, acquisition, construction, expansion and improvement of permanent supportive housing units and emergency shelters
 - Authorization Total: \$147M
 - Amount Issued to Date: \$30,160,200
 - Anticipated Next Issuance: CY 2024
 - Anticipated Date of Next Issuance: TBD

Overview

Program	Description	Key Deliverables/Milestones
Emergency Shelter	<p>Bond Goal:</p> <ul style="list-style-type: none"> Acquire 888 Post/700 Hyde for a 75-bed low-barrier navigation center serving homeless youths ages 18-24 	<p>Completed:</p> <ul style="list-style-type: none"> Lower Polk TAY Navigation Center opened in Spring 2021 City acquired site in August 2021
Permanent Supportive Housing (PSH)	<p>Bond Goal:</p> <ul style="list-style-type: none"> Acquire and improve approximately 250 housing units to house and serve people exiting chronic homelessness 	<p>Planned:</p> <ul style="list-style-type: none"> Use bonds in 2024 for rehabilitation of newly acquired units; sites acquired with State Homekey funds in FY23



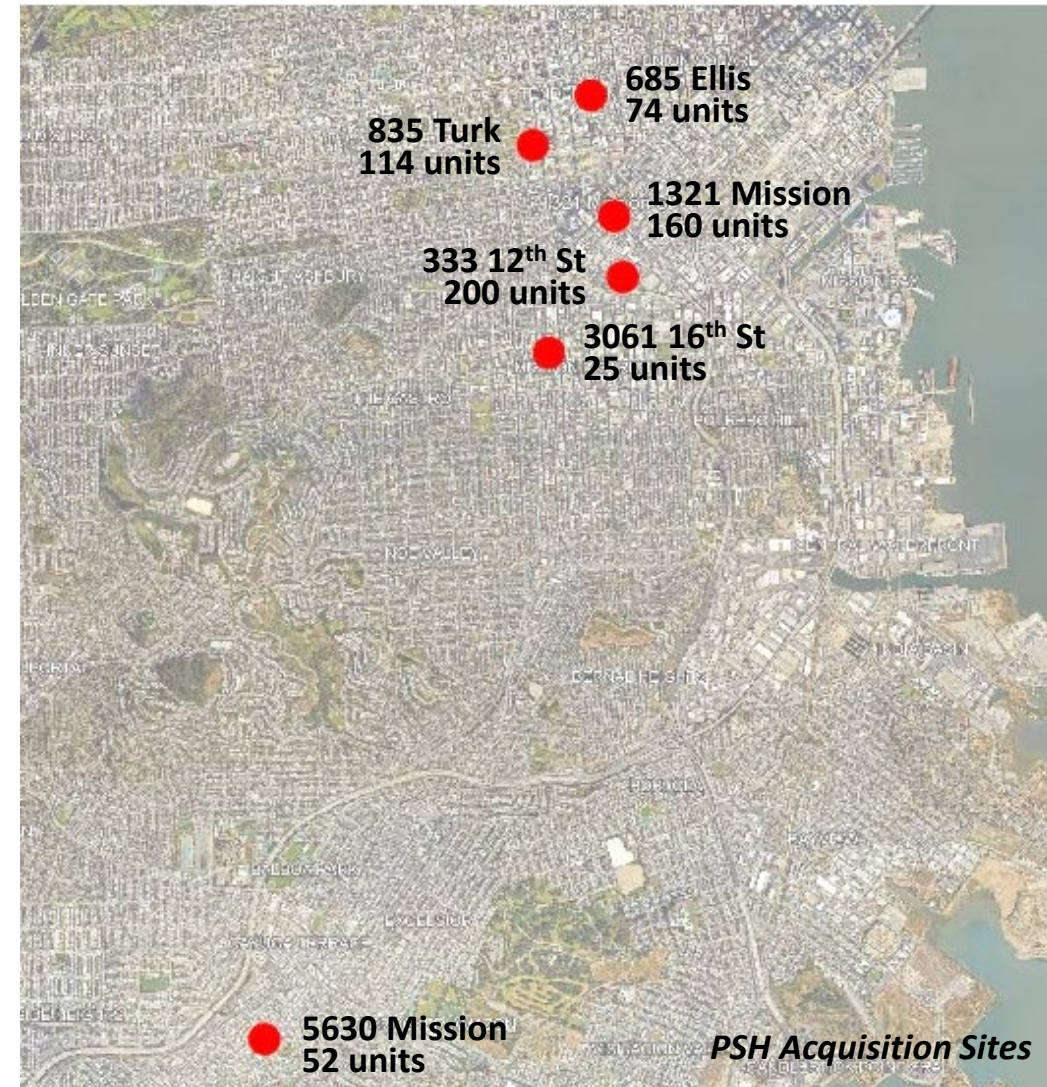
*Lower Polk TAY Navigation Center
888 Post*

HSH Issuance Summary

Program	Past Bond Sale(s)	Future Sale(s)	Total (\$ in Millions)
	1 st Issuance (\$ in Millions)	2 nd Issuance (\$ in Millions)	
Lower Polk TAY Navigation Center – 888 Post St.	\$29.1		\$29.1
Bond Program Delivery	\$1.0		\$1.0
PSH Acquisition/Improvements	\$0.06	\$115.64	\$115.7
Financing & CSA Costs		\$1.2	\$1.2
Total	\$30.16	\$116.84	\$147.0

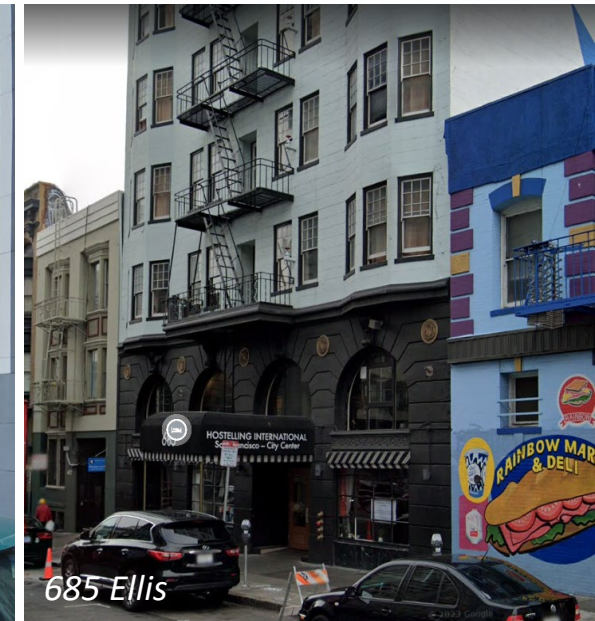
Status Update

Program	Accomplishments/Milestones
Lower Polk TAY Navigation Center	<p>Completed:</p> <ul style="list-style-type: none"> Lower Polk TAY Navigation Center (low-barrier shelter) opened to clients in Spring 2021 and operated by 3rd Street Youth Center & Clinic
Permanent Supportive Housing – Acquisition	<ul style="list-style-type: none"> Met Mayor’s acquisition goal in under 2 years HSH leveraged \$115M in State Homekey funds to directly acquire 6 PSH properties with 625 units: Total Acquisition Cost: \$254.6 M No Bond funds used for new acquisition. Bond funds still needed for seismic retrofit and other rehabilitation of newly acquired PSH sites



Status Update

Program	Accomplishments/Milestones
Adult Permanent Supportive Housing – Rehabilitation	<ul style="list-style-type: none">• Planning underway for seismic retrofit and rehabilitation of two City acquired sites for permanent supportive housing• Cost estimate \$40m-\$50 m for two sites <p><u>835 Turk Street: 114 units</u></p> <ul style="list-style-type: none">• Opened September 2022• Budget: TBD with selection of development team• Construction to start late 2024/early 2025 <p><u>635 Ellis Street: 74 units</u></p> <ul style="list-style-type: none">• Rehabilitation of site for PSH• Budget: TBD with selection of development team• Interim use as adult emergency shelter



Potential Future Costs Not Covered by Bond Proceeds

• One-Time Costs

- Furniture, fixtures & equipment (FF&E): Not eligible for Bond proceeds
 - Estimated cost – TBD
 - Anticipated date when funding will be needed: Funds required prior to tenant lease up
 - Anticipated funding source(s): Our City, Our Homes Fund (Prop C - Homelessness Gross Receipts Tax Revenue)

• Ongoing Costs

- Operations and Maintenance
 - Estimated annual cost: Approximately \$1,100/unit/mo. depending on size and structure of building (e.g. number of floors, building age)
 - Anticipated funding source(s): Our City, Our Homes Fund (Prop C)
- Services
 - Permanent supportive housing for formerly homeless tenants, including chronically homeless, provide on-site supportive services estimated at approximately \$550/tenant/mo.

Upcoming Challenges and Risks

- Total project cost for seismic retrofit/rehab projects will not be determined until the projects are fully designed and bids awarded
- Challenges of conducting a rehabilitation project with existing PSH tenants or relocating tenants during construction phase
- Need to replace adult shelter bed capacity at 685 Ellis once construction starts

San Francisco

Department of Public Health

2020 Health and Recovery General Obligation Bond



DEPARTMENT OF PUBLIC HEALTH

With the issuance of Health & Recovery Bond funds DPH is proposing to invest in important facility acquisitions, renovations, and expansion across the continuum of care – from renovating and expanding Psychiatric Emergency Services (PES) at ZSFG to better serve clients in crisis to building a facility to provide placements for much needed long-term care support for patients with mental health and substance abuse disorders.

DPH Allocation*	
Behavioral Health Acquisitions & Rehabilitation	\$43.5 million
Psychiatric Emergency Services (PES) Renovation & Expansion at ZSFG	\$11.4 million
Planning, Program and Project Management	\$5 million
Controller Audits	\$0.1 million
Total: Public Health	\$60.0 million

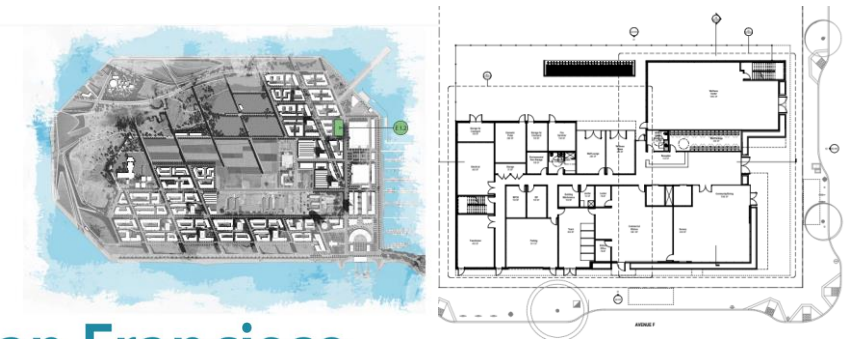
* Project fund allocations shown include bond issuance and oversight costs.



BEHAVIORAL HEALTH ACQUISITION AND REHABILITATION

Residential Stepdown Units on Treasure Island

- DPH is working in partnership with MOHCD and TIDA to replace 172 existing beds on Treasure Island that are currently operated by HR360. These existing beds will be demolished as part of the redevelopment of the island. The City is obligated to replace these beds via an agreement with One Treasure Island.
- Mental Health San Francisco (MHSF) has identified Residential Stepdown beds as a priority need for the system of care. As part of the project, DPH is planning to increase total capacity by approximately 40% beyond existing beds, for a total of 242 step-down beds.
- Site has been selected and will be shared with an MOHCD Supportive Housing project.
- MOHCD has an MOU with Mercy Housing to develop the entire site, and project is in design phase, with schematic designs expected to be completed by October 2023. Based on this progress, we expect construction will begin in early 2026.
- In addition to 2020 Health and Recover Bond funds, project will also be funded via state Community Care Expansion (CCE) grant funding, Prop C Our City Our Home funding, and Treasure Island Developer Housing Subsidy fees



Bond Funding	Actuals	Encumbrance	Balance
\$43.5M	\$0	\$0	\$43.5M



Zuckerberg San Francisco General Hospital and Trauma Center

Interior renovation:

- Remodel of old Emergency Department in Building 5
- 6 Seclusion rooms (2 additional)
- 300% larger day room/patient care area
- Centralized staff/Nursing station
- Additional sally-port



🏷️ \$11.4 M bond

STATUS

- ✓ Early demolition of old emergency room complete
- ✓ PES design received HCAI plan approval in July 2023
- ✓ DPW and main contractor preparing bid documents for construction
- ✓ Targeting construction completion Spring 2026

Bond Funding	Actuals	Encumbrance	Balance
\$11.4M	\$0	\$0	\$11.4M

2020 bond funds not yet spent as first phase of project has been funded with 2016 bond funds



San Francisco Public Works Right-Of-Way Repair



2020 Health and Recovery Bond

Background

The 2020 Health and Recovery General Obligation Bond dedicates \$41.5 million to address capital needs in the City's right-of-way and public spaces.

The City and County of San Francisco is responsible for the maintenance of approximately 940 miles of streets and approximately 390 street structures of which many are public staircases, bridges, and plazas found in each of its neighborhoods. To ensure the City's streets and public spaces are accessible, curb ramps are installed to assist people with disabilities and who have trouble stepping on and off the sidewalk for navigation in the public right of way.

The Health and Recovery Bond includes investments in:

Right-of-Way Repair	(\$M)
Street Resurfacing	\$31.5 million
Curb Ramps	\$5 million
Street Structures and Plazas	\$5 million
Total: Right-of-Way Repair	\$41.5 million




2020 Health and Recovery Bond

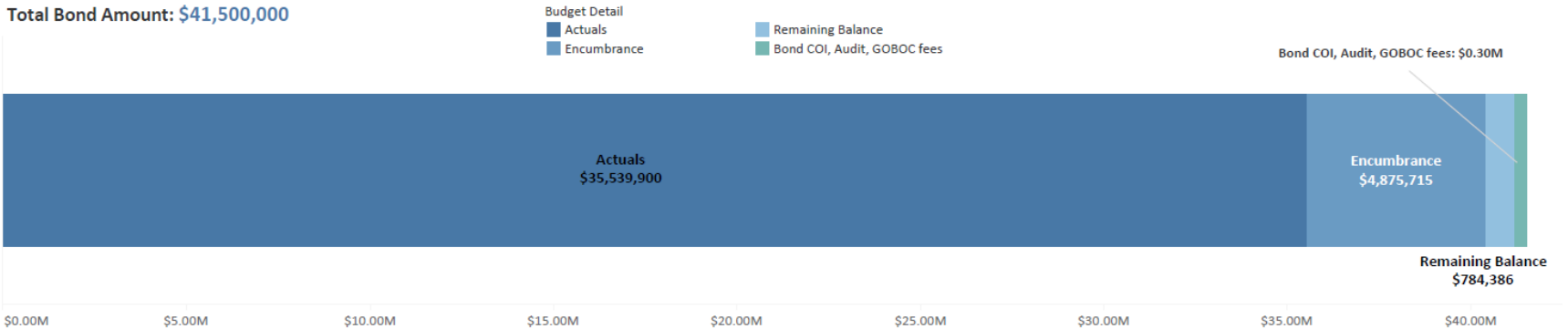
Program Schedule and Budget

Public Works received the Full Issuance of \$41.5M in August 2021.

	2021				2022				2023				2024			
Program Name	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Street Resurfacing																
Curb Ramps																
Street Structures and Plazas																

 Estimate Program Schedule

Total Bond Amount: \$41,500,000



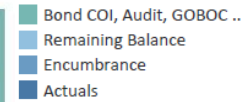
Street Resurfacing

Bond COI, Audit, GOBOC fees: \$0.23M

Actuals
\$28,016,353

Encumbrance
\$2,901,837

Remaining Balance:
\$354,099



Blocks Resurfaced

372
blocks

Goal: 300 Blocks

Goal:

Under this bond, \$31.5M will fund repairing and resurfacing approximately 300 blocks.

Accomplishments:

372 Blocks have been resurfaced or 124% of the GO Bond resurfacing goal.



Curb Ramps

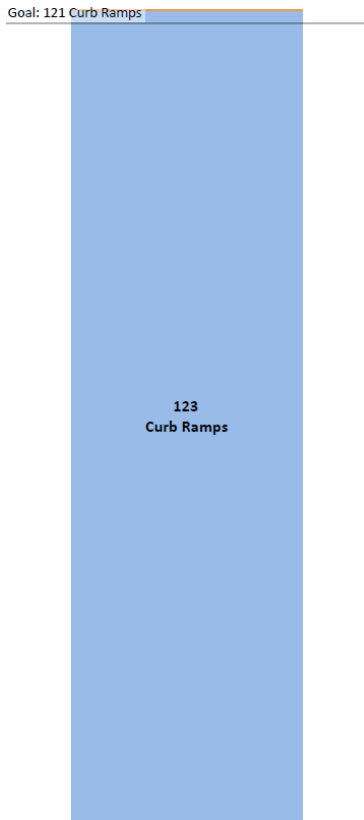
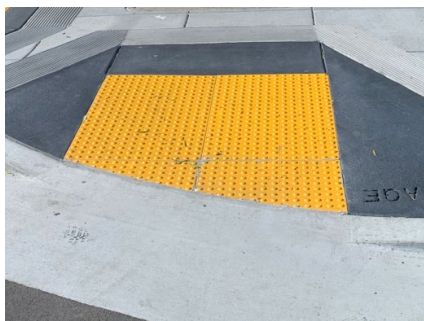


Goal:

Under this bond, \$5M will fund the design and construction of 121 curb ramps.

Accomplishments:

123 curb ramps have been constructed or 102% of the GO Bond curb ramp goal.



Street Structures and Plazas



Goal:

Under this bond, \$5M will fund the maintenance and repairs of 11 structures and 1 plaza.

Accomplishments:

6 street structures completed maintenance and repairs or 55% of the GO Bond street structure goal.

