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Building Our Future

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There's only one San Francisco. Let's take care of it.



FY2020-29 Capital Plan Off-Year Update: November 2020 G.O. Bond

May 4, 2020

Plan Funding Principles and Resilience Challenges

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Capital Funding Principles



Resilience Challenges



EARTHQUAKES

There is a 76% chance the Bay Area will experience a 7.0 magnitude earthquake in the next 30 years. Even the relatively moderate and distant 1989 Loma Prieta Earthquake (6.9) caused substantial damage to our city. It is imperative to the survival of San Francisco that we continue working to prepare and recover from the "big one."



INFRASTRUCTURE

Infrastructure is central to our daily lives—from the roads and pipes we use every day, to the larger systems, like food and social networks and housing that we rely on as lifelines. Sometimes these systems continue to operate past their intended life span and sometimes they are inadequate all together to meet the needs of a growing and vibrant city.



CLIMATE CHANGE

The impacts of global climate change are already being felt in the form of drought and increasingly severe storm events. We must secure our city's future through mitigation, while recognizing the likely impacts of climate change by beginning to adapt today rather than when it is too late.



SOCIAL INEQUITY

San Francisco embraces equality and equity in all policies but this work is never done. Social equity and inclusiveness needs to be at the core of what makes a city thrive.



SEA LEVEL RISE

We expect a total in 66" of sea level rise to impact our shores by 2100. As we plan for the growth of our city, we need to adapt to this challenge that threatens not only our waterfront but also our way of life in San Francisco and regionally.



UNAFFORDABILITY

Forty-five percent of renters in San Francisco pay more than 30% of their household income in rent. Median home prices are continuing to rise, making it a challenge for first time home buyers. San Francisco is becoming out of reach for many of the people who made the city what it is today.

Planned GO Bonds from FY2020-29 Capital Plan

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Election Date	Program	\$M	Notes
Nov 2019	Affordable Housing	500*	Revised up to \$600M
Mar 2020	Earthquake Safety & Emergency Response	628.5	
Nov 2020	Parks and Open Space	255	
Jun 2022	Transportation	500	
Nov 2023	Public Health	220	
Nov 2026	Waterfront Safety	150	
Nov 2027	Earthquake Safety & Emergency Response	271.5	
Nov 2028	Parks and Open Space	200	
	TOTAL	2,725	

Off-Year Update Context: Addressing Our Highest Priorities

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In November of 2019 Mayor Breed asked City Administrator Kelly to re-prioritize the G.O. Bond Program to reflect and address the urgency of San Francisco's mental health crisis.

Staff from DPH and HSH worked to identify high-value bond-eligible capital investments that would help San Francisco better serve people struggling with behavioral health and homelessness challenges.

- *Bonds must be used for capitalizable assets, cannot be used for leased facilities, services, or temporary investments.*

Off-Year Update Context: Building Recovery

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More recently, with the rise of the COVID-19 and associated leap in unemployment, an urgent need to invest in shovel-ready projects and programs has arisen.

Basic infrastructure investments in parks and recreation facilities and right-of-way infrastructure can get people back to work quickly and help San Francisco recover.

Deferred right-of-way and facilities maintenance would otherwise go unfunded in recession and budget cuts climate.

Behavioral Health and Homelessness Approach

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Data-driven approach to inform decisions and guide investments

- Methamphetamine Task Force Report (2019)
- Homelessness and Behavioral Health (JSI-Tipping Point, 2019)
- Behavioral Health Services Audit (BLA, 2018)
- Other reports dating back to 2009

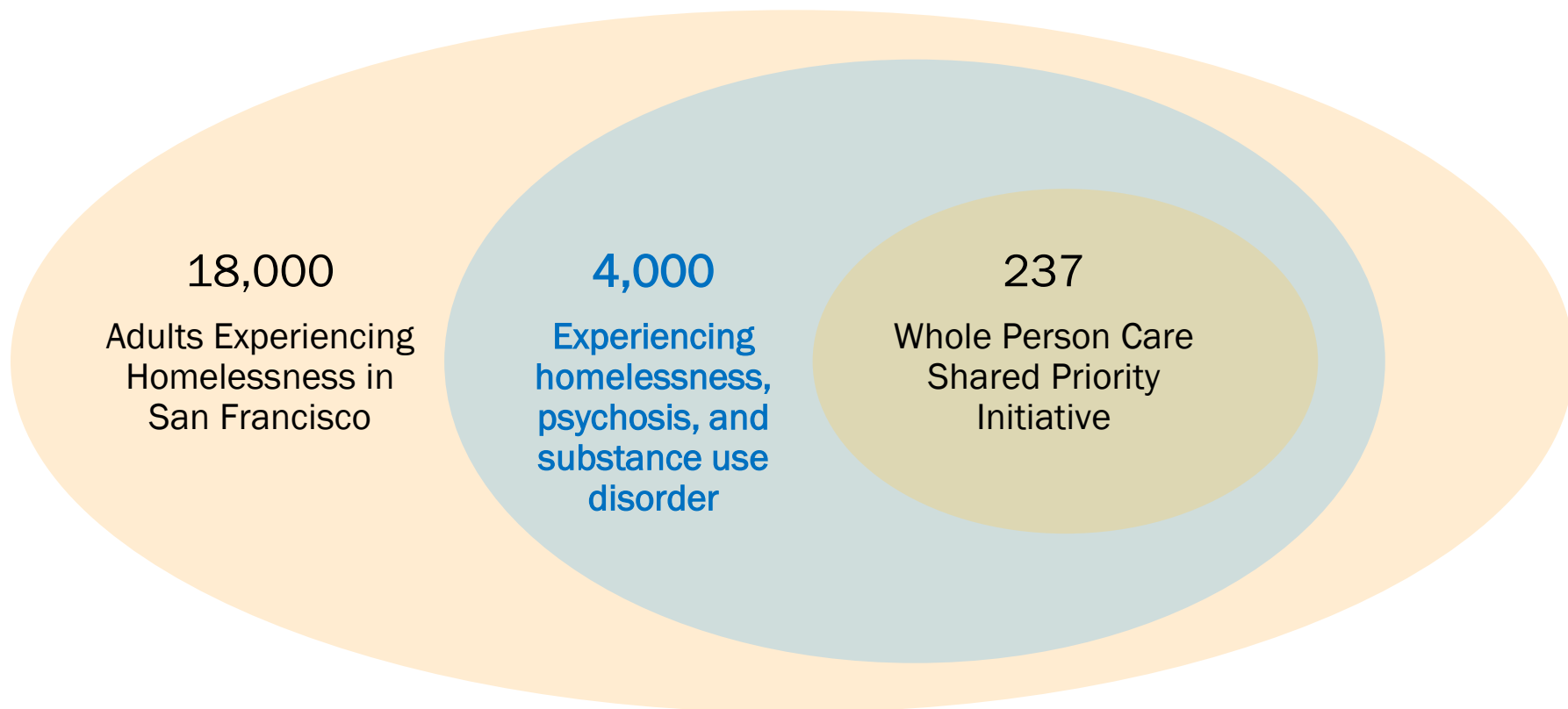
Goals

- Low-barrier access to welcoming, high quality behavioral health care that matches their needs for people experiencing homelessness
- A system of care grounded in evidence-based practices that reduces harm, increases recovery, and is suited to efficiently deliver behavioral health services to people experiencing homelessness

Behavioral Health and Homelessness

Target Population

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Estimated populations of 18,000 and 4,000 based on FY1819 CCMS data.

Behavioral Health and Homelessness Capital Priorities

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Recent needs analysis shows priority needs in the system for:

- Locked sub-acute treatment facilities, residential treatment, and/or residential stepdown beds
- Long-term placement facilities, such as board and care and other residential care

Other investments that would improve San Francisco's ability to serve those experiencing homelessness, mental health challenges, and substance use disorder:

- Permanent supportive housing units and shelters
- Behavioral health respite facilities, including detox
- A new centralized Behavioral Health Access Center
- Improvements to existing behavioral health facilities

Proposed November 2020 Bond Program: Mental Health and Homelessness

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Investment Priorities	\$197M
Permanent supportive housing units and shelters	
Locked sub-acute treatment facilities, residential treatment facilities, and/or residential stepdown facilities	
Behavioral health respite facilities, including detox	
A new centralized Behavioral Health Access Center	
Existing full-service health facility at Chinatown Public Health Center	
Facilities for long-term placements, such as board and care and other residential care	

Recovery Investment

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Citywide capital planning keeps the City looking ahead and advancing projects towards construction. Shovel-ready parks projects and street infrastructure improvement programs can get people working again quickly.

Construction is one of the most powerful jobs stimulus engines.

- *Every \$1 million in construction spending creates an estimated 5.93 jobs.*

Bonds enable construction and are an important local counter-recessionary tool.

Looking back at the Great Recession that began in 2008, San Francisco voters approved 4 G.O. Bonds totaling \$1.7B that helped the city recover.

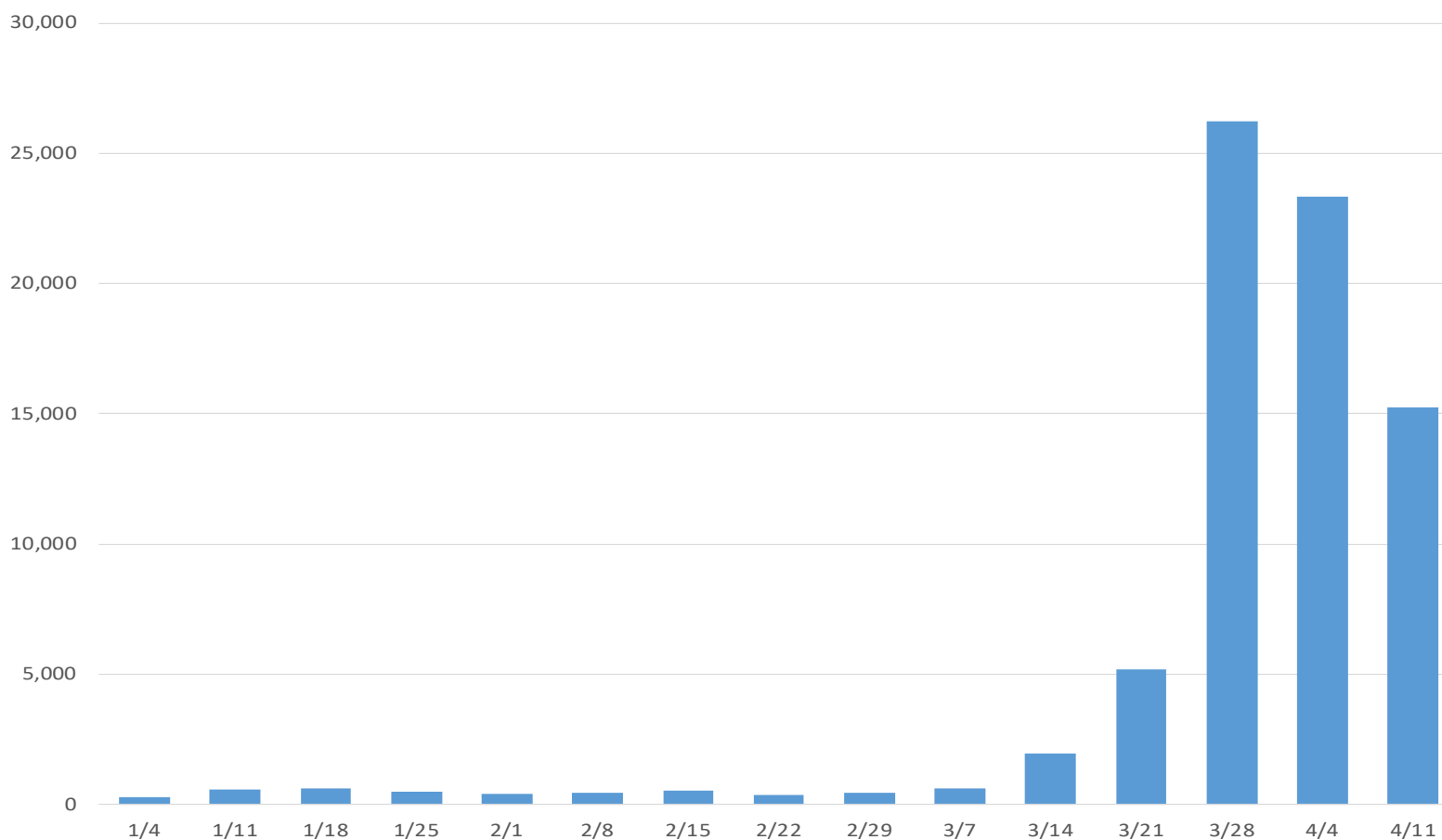
- *From FY2008 to FY2013, \$1.4B in bond proceeds were sold, creating an estimated 9,500 jobs.*

Recovery/Unemployment Need

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More than 70,000 SF Unemployment Claims Since Mid-March

Weekly Initial Claims for Unemployment in San Francisco Since January 2020

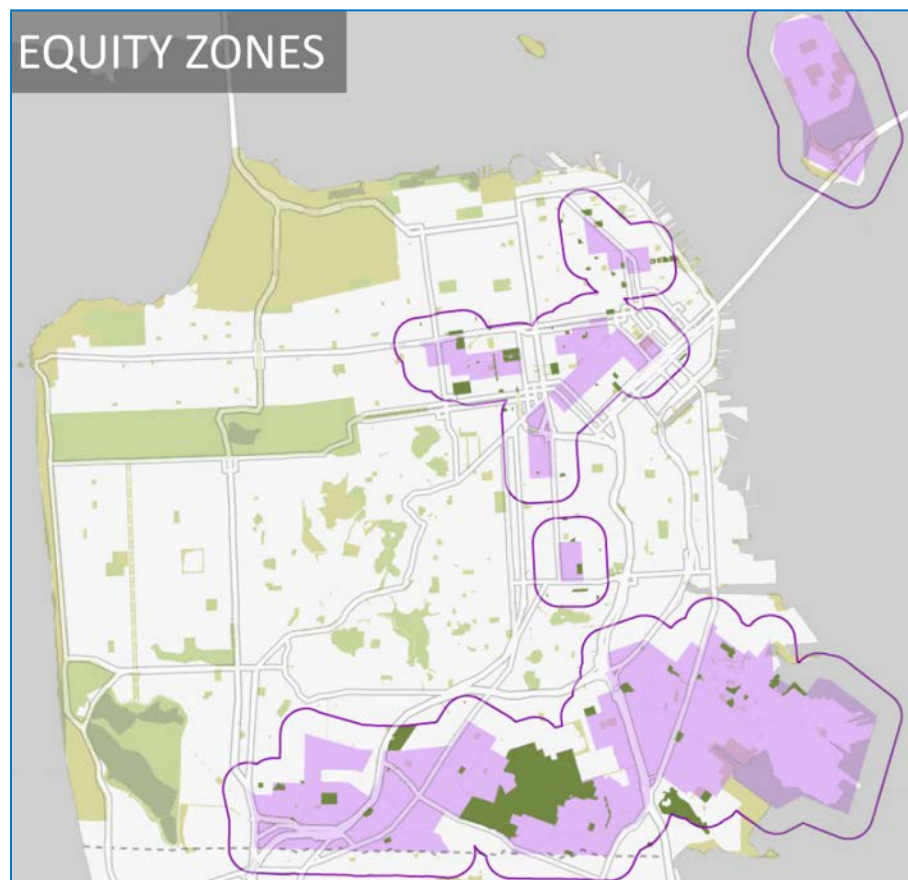


Recovery/Parks Capital Portfolio

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4,113 acres of recreational and open space
3,400 acres within San Francisco
671 marina slips
222 neighborhood parks
181 playgrounds and play areas
151 tennis courts
72 basketball courts
82 recreation centers and clubhouses
59 soccer/playfields
37 community gardens
31 natural areas
29 off-leash dog areas
9 swimming pools
6 golf courses
2 stadiums

EQUITY ZONES



Recovery/Parks Capital Needs

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- Growing population
- Growing density
- Growing environmental challenges
- Growing disparities
- Growing need for open space, especially in times of crisis



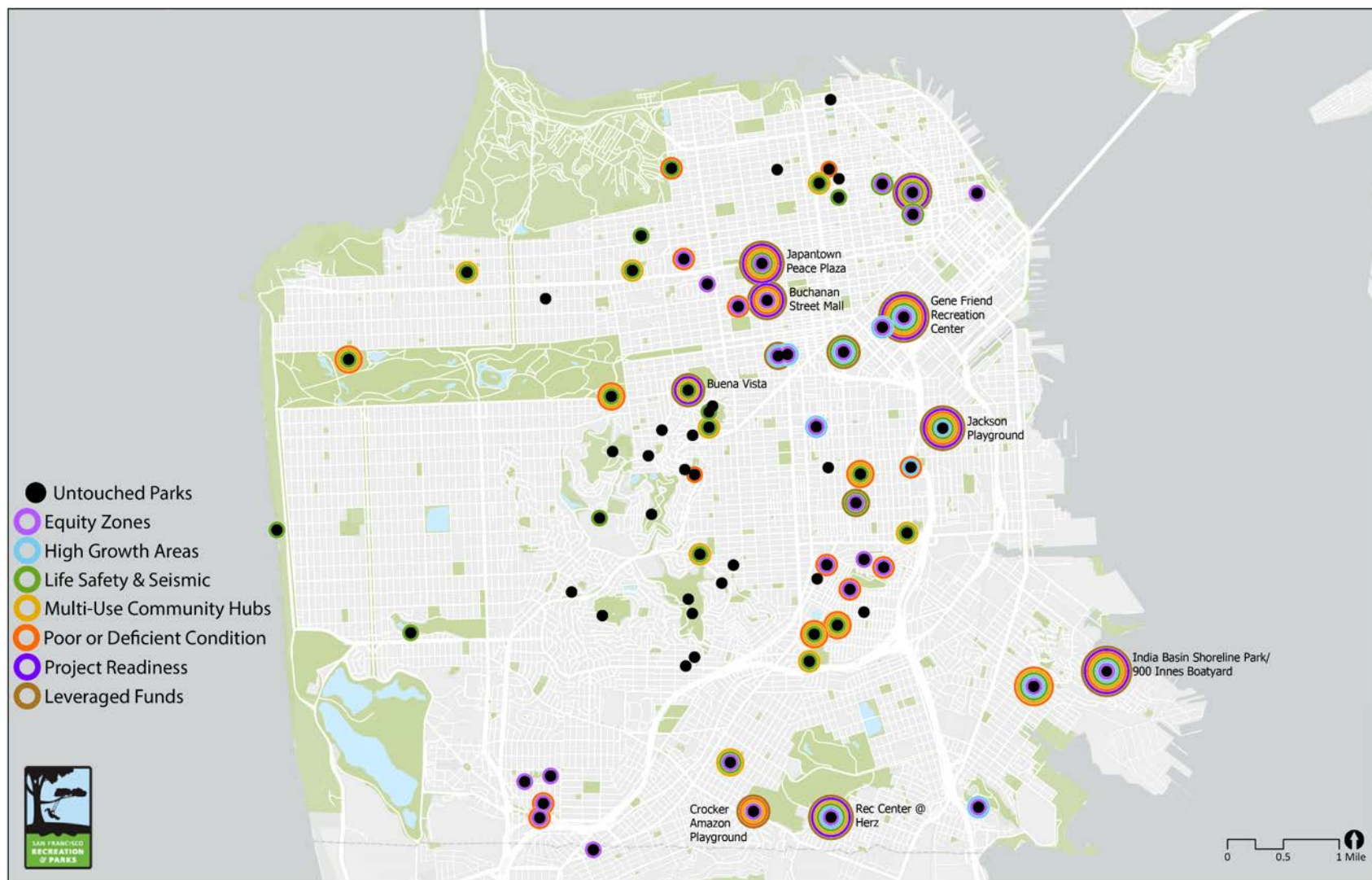
Recovery/Parks Capital Priorities

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Recovery/Parks Capital Needs Analysis

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Proposed November 2020 Bond Program:

Recovery/Parks

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Investment Priorities			\$200M
NAMED PROJECTS	115	PROGRAMS	75.6
<i>Gene Friend Rec Center</i>	<i>50</i>	<i>Citywide Parks (Golden Gate Park, Lake Merced, McLaren)</i>	<i>18</i>
<i>Herz Playground/Sunnydale HOPE SF</i>	<i>10</i>	<i>Recovery Parks (Priorities include Crocker Amazon, Buena Vista)</i>	<i>18</i>
<i>India Basin</i>	<i>30</i>	<i>Sustainability</i>	<i>20</i>
<i>Japantown Peace Plaza</i>	<i>25</i>	<i>Playgrounds</i>	<i>10</i>
		<i>Community Opportunity Fund</i>	<i>6</i>
		<i>Trails</i>	<i>2</i>
		<i>Mini-Parks</i>	<i>1</i>
		<i>Community Gardens</i>	<i>.6</i>
Contingency/Administration			9.4

Recovery/Streets and Right-of-Way Need

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San Francisco is responsible for:

- 1,200+ miles of streets
- Approximately 50,000 curb ramp locations
- 371 street structures and 9 plazas



Primary funding source for streets and right-of-way in recent years has been the Pay-Go Program (General Fund and SB1 State gas tax funds).

Delaying investments significantly increases costs of improvements.

Recovery/Streets and Right-of-Way Work

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Streets work can include:

- Pavement preservation treatments
- Replacement of concrete parking strips, medians, bus pads, and curb edges
- Traffic routing, adjustments to manhole frames and covers, and catch basin frames
- Resurfacing streets and sidewalks, filling asphalt surfaces and repairing concrete bases

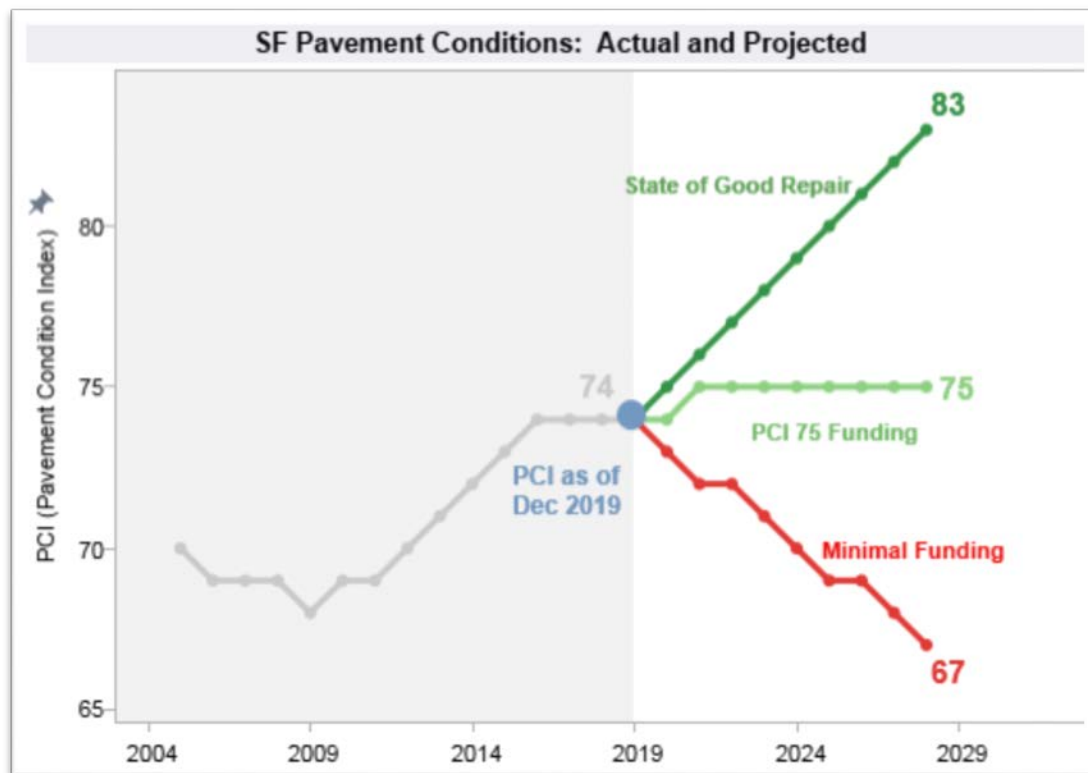
Curb ramps projects provide pedestrian access between the sidewalk and roadway for people using wheelchairs, strollers, walkers, crutches, bicycles and pedestrians who have trouble stepping up and down high curbs.

Street structures and plazas work can include fixing:

- Broken fences, railings and exposed rebar
- Deficiencies on bridges and overpasses
- Old mechanical and electrical equipment
- Settled stairways, uneven steps, and landings
- Tilted retaining walls and failed construction joints

Recovery/Pavement Condition Index (PCI)

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PCI Score Legend

- **0 – 49:** Repair/Reconstruction (grind and pave with base repairs)
- **50 – 63:** Resurfacing (grind and pave only)
- **64 – 84:** Treatment to extend life of street (e.g. crack sealing, slurry sealing)
- **85 – 100:** No improvement needed

- **San Francisco's current Pavement Index Condition (PCI) is 74**
- **Goal is to have a PCI of 75 by 2025**

Recovery/ROW Priorities

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Street Repaving:

- PCI score
- Complaints
- Project readiness
- Functional classification
- Transit and bicycle routes
- Equitable geographic distribution



Curb Ramps:

- Curb Ramp Condition score
- Geographic equity
- Input from disability stakeholders
- Location review by MOD and PW

Street Structures and Plazas:

- Life safety
- Trip and slip hazard
- Code violations
- Slope instability potential
- Level of deterioration
- Usage frequency
- Consideration of alternative ingress/egress routes

Proposed November 2020 Bond Program: Recovery/Streets and Right-of-Way

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Investment Priorities	\$41.5M
Streets	31.5
Curb Ramps	5
Street Structures	5
TOTAL	41.5

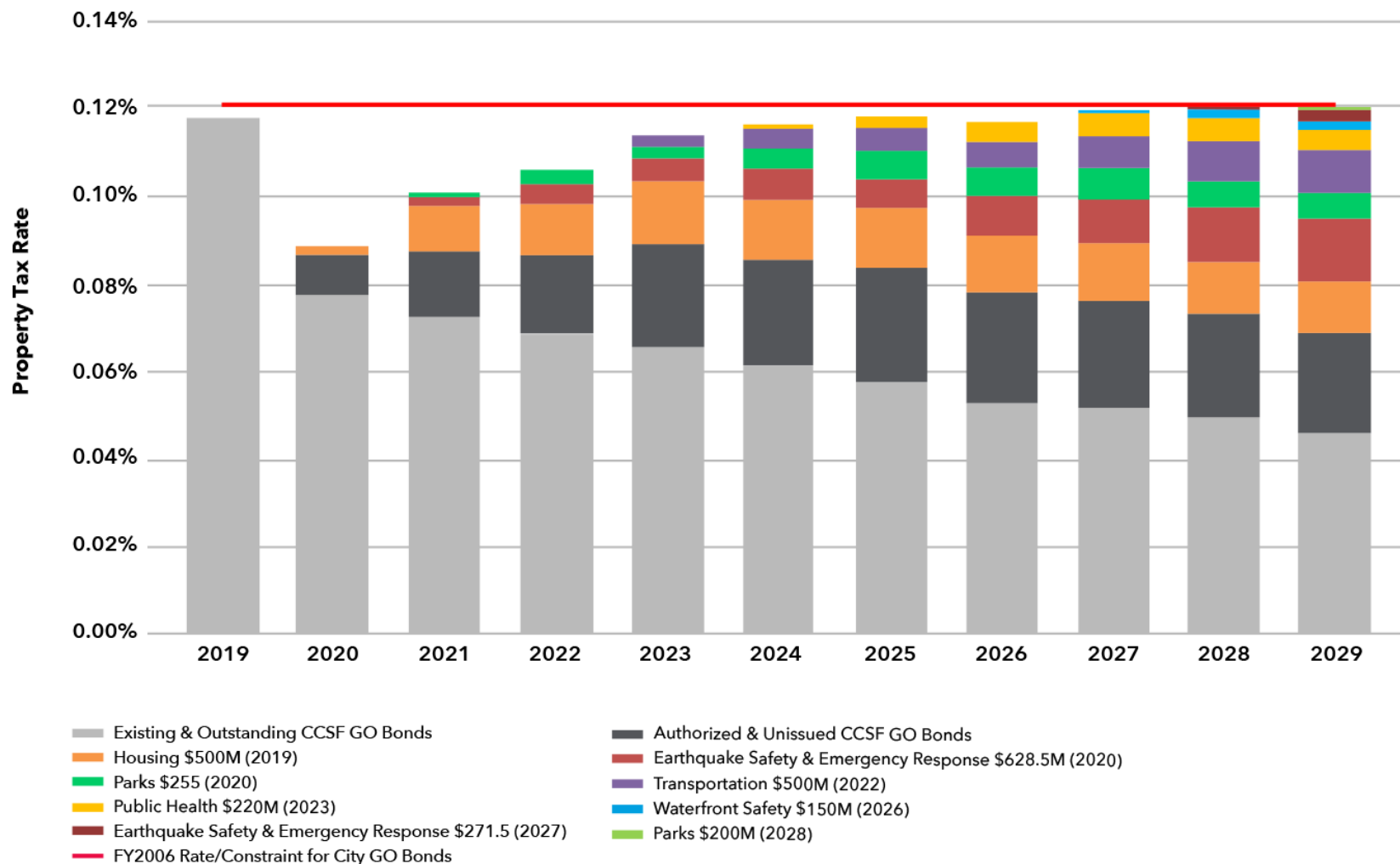
Proposed November 2020 Bond Program

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Program Area	\$M
Mental Health and Homelessness	197
Parks	200
Streets and Right-of-Way	41.5
TOTAL	438.5

GO Bond Program as published in the Capital Plan

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GO Bond Program Proposed Off-Year Update

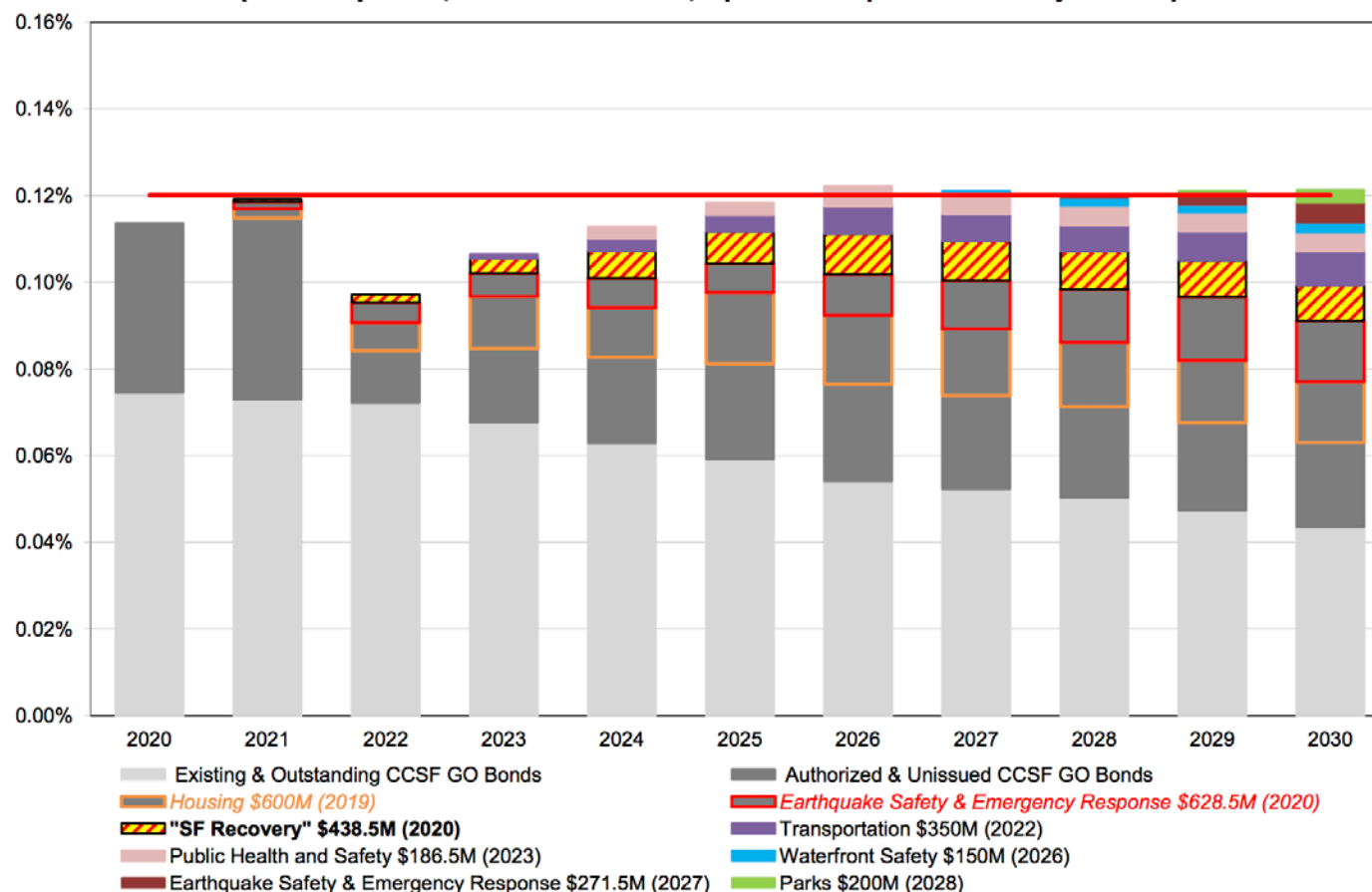
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Election Date	Program	\$M	Change
Nov 2019	Affordable Housing	600	
Mar 2020	ESER	628.5	
Nov 2020	Health and Recovery (was Parks)	(was 255) 438.5	+ \$183.5M
Jun 2022	Transportation	(was 500) 350	- \$150M
Nov 2023	Public Health	(was 220) 186.5	- \$33.5M
Nov 2024	<i>Affordable Housing</i>	TBD	
Nov 2026	Waterfront Safety	150	
Nov 2027	ESER	272	
Nov 2028	Parks and Open Space	200	
	TOTAL	2,825	

Proposed GO Bond Curve Revised

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Proposed Capital Plan Update GO Bond Program
(Recovery Bond, FY21 debt service, April 2020 Updated AV Projections¹)



1) Projected AV Roll growth rates of 2.31%, 0.07%, 5.65%, 5.95% in FY21-24, respectively, and 3.5% from FY25 on.

Bond Legislation Timeline

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May 4 – Discussion item at CPC

May 7 – Parks Commission

May 11 – Action items at CPC
(bond legislation and Capital Plan off-year update)

May 12 – Introduction at the Board of Supervisors