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.

All future debt program amounts are estimates and may be adjusted.
## 2020 Health and Recovery Bond

### First Issuance (Millions)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation and Parks</td>
<td>$169.3</td>
</tr>
<tr>
<td>Public Health</td>
<td>$60</td>
</tr>
<tr>
<td>Audit &amp; Issuance Costs</td>
<td>$7.28</td>
</tr>
<tr>
<td>Public Works</td>
<td>$41.5</td>
</tr>
<tr>
<td>Homelessness and Supportive Housing</td>
<td>$30.16</td>
</tr>
</tbody>
</table>
2020 Health & Recovery Bond

Bond Budget

RPD received the First Issuance of $169.3M in **August 2021**.

The First Issuance funded:

- All Neighborhood Parks
- Recovery Parks – Portsmouth Square
- Trails – Twin Peaks
- Partially funded programs to initiate projects

<table>
<thead>
<tr>
<th>Neighborhood Parks</th>
<th>$101,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buchanan Mall</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Gene Friend Recreation Center</td>
<td>30,000,000</td>
</tr>
<tr>
<td>Herz Playground Recreation Center</td>
<td>10,000,000</td>
</tr>
<tr>
<td>India Basin</td>
<td>29,000,000</td>
</tr>
<tr>
<td>Japantown Peace Plaza</td>
<td>25,000,000</td>
</tr>
<tr>
<td>Neighborhood Parks Contingency</td>
<td>5,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recovery Parks</th>
<th>$86,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buena Vista Park</td>
<td>3,000,000</td>
</tr>
<tr>
<td>Crocker Amazon</td>
<td>15,000,000</td>
</tr>
<tr>
<td>Jackson Playground</td>
<td>10,000,000</td>
</tr>
<tr>
<td>Portsmouth Square</td>
<td>54,000,000</td>
</tr>
<tr>
<td>Richmond Senior Park</td>
<td>1,000,000</td>
</tr>
<tr>
<td>South Sunset Playground</td>
<td>3,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Citywide Parks</th>
<th>$18,000,000</th>
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</thead>
<tbody>
<tr>
<td>Golden Gate Park</td>
<td>10,000,000</td>
</tr>
<tr>
<td>John McLaren Park</td>
<td>6,000,000</td>
</tr>
<tr>
<td>Lake Merced</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Community Gardens</td>
<td>600,000</td>
</tr>
<tr>
<td>Community Opportunity Fund</td>
<td>6,000,000</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>9,000,000</td>
</tr>
<tr>
<td>Sustainability</td>
<td>14,000,000</td>
</tr>
<tr>
<td>Trails - Twin Peaks</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>1,400,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administration</th>
<th>$2,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Controller Audits</td>
<td>338,640</td>
</tr>
<tr>
<td>Bond Issuance &amp; Oversight Costs</td>
<td>1,661,360</td>
</tr>
</tbody>
</table>

**PARKS AND OPEN SPACES (RPD) TOTAL:** $239,000,000
2020 Health & Recovery Bond

2020 HEALTH AND RECOVERY BOND: RPD FUNDING ALLOCATIONS

- Neighborhood Parks, $101M, 42%
- Recovery Parks, $86M, 36%
- Citywide Parks, $18M, 8%
- Citywide Programs, $32M, 13%
- Administration, $2M, 1%
Program Highlights: Recovery Parks

Portsmouth Square

• Curb-to-curb renovation:
• Improvement of all existing park features including plaza and landscaping
• New clubhouse
• New children’s play area
• Removal of pedestrian bridge across Kearney St

STATUS
✓ Environmental review complete
✓ Concept Design approval 1/20/22

$66M Project Budget
$54M Bond Allocation
Project Highlights: Gene Friend Rec Center

STATUS
✓ Environmental review complete
✓ RFP for design services has been published and firm selected
✓ RFP for CM/GC being released this Spring
✓ Additional funding secured: Development Impact Fees, Downtown Park Fund, Local Grants

- Full demolition of the existing facilities for curb-to-curb renovation
- New gym building with two indoor courts and outdoor terrace
- New outdoor court
- New playground and amenities

$59M Project Budget
$30M Bond Allocation

Concept Design (Sept 2019)
Project Highlights: Rec Center at Herz Playground

STATUS
✓ Environmental review complete
✓ Construction documents underway
✓ Partnership with HOPE SF Sunnydale
✓ Additional Funding secured: HOPE SF Sunnydale, Local Funding
✓ Additional Funding in process: Federal & Local Funding

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

$25M Project Budget
$10M Bond Allocation
Project Highlights: India Basin Phase II (900 Innes Improvements)

**STATUS**

- Phase I 900 Innes Remediation underway: ALL hazardous material has been removed from the site
- Phase 2 900 Innes Park Creation to commence in summer 2022
- Equitable Development Plan (EDP) and 900 Innes Park Creation bid documents being released shortly

**$45.8 M Project Budget**

- 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
- Total project cost: $136 million (includes remediation, 900 Innes, Shoreline Park, and the Equitable Development Plan)
Project Highlights: Buchanan Street Mall

STATUS
- Environmental review complete
- Construction documents underway
- Additional funding secured: State Grants, Development Impact Fees, other Local Funding

- New playgrounds
- New Site furnishings
- Adult exercise equipment area
- Improved pedestrian circulation & memory walk
- New elevated stage area for events

$23M Project Budget
- $2M Bond Allocation

Turk Street Gateway Rendering
Project Highlights: Japantown Peace Plaza

- New decorative plaza, flexible design
- Furnishings, lighting
- Improved circulation
- Seating terraces
- Retain and highlight historic-cultural elements

**STATUS**
- ✓ Environmental review complete
- ✓ Construction documents underway

$25M Project Budget

$25M Bond Allocation
Program Highlights: Citywide Parks & Programs

**Sustainability**

- Rendering of South Ocean Beach Coastal Trail

**Citywide Parks**

- Golden Gate Park
- McLaren Park
- Lake Merced

**Community Opportunity Fund (COF)**

- COF project at Duboce Park

**Trails**

- Rendering of Twin Peaks Promenade
### Project and Program Schedules

#### 2020 Bond Project Schedules DRAFT - 01/19/2022 Updates

|                                | 2020 Q1 | 2020 Q2 | 2020 Q3 | 2020 Q4 | 2021 Q1 | 2021 Q2 | 2021 Q3 | 2021 Q4 | 2022 Q1 | 2022 Q2 | 2022 Q3 | 2022 Q4 | 2023 Q1 | 2023 Q2 | 2023 Q3 | 2023 Q4 | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2025 Q1 | 2025 Q2 | 2025 Q3 | 2025 Q4 | 2026 Q1 | 2026 Q2 | 2026 Q3 | 2026 Q4 | 2027 Q1 | 2027 Q2 | 2027 Q3 | 2027 Q4 |
|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| **Planning**                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| **Design**                    |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| **Bid/Award**                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| **Construction**              |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| **Closeout**                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |

**Columns:**
- **Planning**
- **Design**
- **Bid/Award**
- **Construction**
- **Closeout**

**Rows:**
- **Named Parks**
  - Buchanan Street Mall
  - Gene Friend Rec Center
  - Herz Playground Rec Center
  - IB - 500 Innes Park Creation
  - Japantown Peace Plaza
- **Recovery Parks**
  - Buena Vista Park
  - Crocker Amazon Fields
  - GGP Senior Park
  - Jackson Playground
  - Portsmouth Square
  - South Sunset Playground
- **Sustainability**
  - Ocean Beach
- **Trails**
  - Twin Peaks

**Legend:**
- Orange: Planning
- Light Blue: Design
- Yellow: Bid/Award
- Green: Construction
- Gray: Closeout
- Light Gray: Open to the Public
- Dark Gray: Schedule & Opening TBD
Challenges & Risks

- Unfavorable Bidding Environment:
  - Bids are coming back 20%-40% above engineers estimates; pursuing the development of a bid reserve to ensure we can deliver scope as promised.

- Coordination with PG&E

- Regulatory/Unforeseen Site Conditions
  - Required additional permitting and planning work before construction could begin

- Building stewardship for Citywide Programs
  - Robust (and lengthy) community outreach process
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:

<table>
<thead>
<tr>
<th>Right-of-Way Repair</th>
<th>($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Resurfacing</td>
<td>$31.5 million</td>
</tr>
<tr>
<td>Curb Ramps</td>
<td>$5 million</td>
</tr>
<tr>
<td>Street Structures and Plazas</td>
<td>$5 million</td>
</tr>
<tr>
<td>Total: Right-of-Way Repair</td>
<td>$41.5 million</td>
</tr>
</tbody>
</table>
2020 Health and Recovery Bond

Program Schedule and Budget

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

<table>
<thead>
<tr>
<th>Program Name</th>
<th>2021</th>
<th></th>
<th>2022</th>
<th></th>
<th>2023</th>
<th></th>
<th>2024</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Qtr 1</td>
<td>Qtr 2</td>
<td>Qtr 3</td>
<td>Qtr 4</td>
<td>Qtr 1</td>
<td>Qtr 2</td>
<td>Qtr 3</td>
<td>Qtr 4</td>
</tr>
<tr>
<td>Street Resurfacing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curb Ramps</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Structures and Plazas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Estimate Program Schedule

- Actuals: $1,772,763
- Encumbrance: $8,310,978
- Remaining Balance: $51,416,259
Street Resurfacing

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

Accomplishments:
59 Blocks have been resurfaced or 20% of the GO Bond resurfacing goal. The remaining 241 Blocks will be completed within projects that are currently beginning construction.
Goal:
Under this bond, $5M will fund the design and construction of 121 curb ramps.

Accomplishments:
60 curb ramps have been designed and 8 are under construction.
Street Structures and Plazas

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

**Accomplishments:**
2 structure repair projects advertised and 2 are in construction.
Challenges and Risks

- Project coordination
  - Utility clearances with other public and private agencies/companies.
  - Joint projects may extend design and construction durations due to expanded scope of work.
  - Potential Easement Agreements with Property Owners

- Proposition B, Public Works Commission and Sanitation and Streets Commission Charter Amendment
  - Uncertain of potential changes to current policies and procedures
San Francisco
Department of Public Health

2020 Health and Recovery General Obligation Bond
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 acquiring buildings to provide placements for much needed treatment and long-term care support.

<table>
<thead>
<tr>
<th>DPH Allocation*</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Behavioral Health Acquisitions &amp; Rehabilitation</td>
<td>$43.5 million</td>
</tr>
<tr>
<td>Psychiatric Emergency Services (PES) Renovation &amp; Expansion at ZSFG</td>
<td>$11.4 million</td>
</tr>
<tr>
<td>Planning, Program and Project Management</td>
<td>$5 million</td>
</tr>
<tr>
<td>Controller Audits</td>
<td>$0.1 million</td>
</tr>
<tr>
<td>Total: Public Health</td>
<td>$60.0 million</td>
</tr>
</tbody>
</table>

* Project fund allocations shown include bond issuance and oversight costs.
• Actively collaborating with Real Estate on the acquisition of a large property that could house up to 70-beds for a Residential Care Facility or a Residential Step-Down Facility for Substance Use Disorders (SUD)

• Pursing potential acquisition of a site to co-locate
  • A permanent 20-bed Managed Alcohol Program (MAP)
  • An 8-12 bed Alcohol Sobering Program, and
  • An Emergency Stabilization Unit

• Working on predevelopment planning for a project to build out up to 140 Residential Step-down beds, or other additional beds that would go toward meeting DPH’s Mental Health San Francisco 400-bed expansion goal
**PSYCHIATRIC EMERGENCY SERVICE (PES)**

**Zuckerberg San Francisco General Hospital and Trauma Center**

- **Interior renovation:**
  - Remodel of old Emergency Department in Building 5
  - 6 Seclusion rooms
  - Expanded Day room/Patient care area
  - Centralized staff/Nursing station

**STATUS**

- Demolition underway
- OSHPD/HCAI Permitting underway
- Targeting construction completion June 2024

**$11.4 M bond**
2020 Health and Recovery General Obligation Bond

January 24, 2022
2020 Health and Recovery G.O. Bond Overview

**Scope:** Stabilization, acquisition, construction, expansion and improvement of permanent supportive housing units and emergency shelters.

- **Authorization Total:** $147 million
- **Amount Issued To Date:** $30,160,200
- **Anticipated Next Issuance:** TBD
- **Anticipated Date of Next Issuance:** TBD
## Overview

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
<th>Key Deliverables/Milestones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelter</td>
<td><strong>Bond Goal:</strong> Acquire partially renovated site at 888 Post Street/700 Hyde Street for a 75-bed low-barrier shelter serving homeless youth ages 18-24</td>
<td><strong>Completed:</strong> Lower Polk TAY Navigation shelter opened in spring 2021; City closed acquisition in August 2021.</td>
</tr>
</tbody>
</table>
| Adult Permanent Supportive Housing     | **Bond Goal:** Acquire approx. 250 housing units to house and serve people exiting chronic homelessness | **Progress (with non-bond funds):**  
  - 350 units under contract with Prop C fund.  
  - ~450 additional units under negotiation |
# HSH Issuance Summary

<table>
<thead>
<tr>
<th>Program</th>
<th>Past Bond Sale(s)</th>
<th>Future Sale(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Polk TAY Navigation Center – 888 Post Street</td>
<td>$ 29.1</td>
<td>$29.1</td>
</tr>
<tr>
<td>Bond Program Delivery</td>
<td>$ 1.0</td>
<td>$ 1.0</td>
</tr>
<tr>
<td>Adult Permanent Supportive Housing – Acquisition</td>
<td>$ 0.06</td>
<td>$115.64</td>
</tr>
<tr>
<td>Financing &amp; CSA Costs</td>
<td>$ 1.2</td>
<td>$ 1.2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 30.16</strong></td>
<td><strong>$116.84</strong></td>
</tr>
</tbody>
</table>

**Total** $147.0
## Status Update

### Accomplishments/Milestones

<table>
<thead>
<tr>
<th>Lower Polk TAY Navigation Center</th>
<th>Completed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Lower Polk TAY Navigation (low-barrier) shelter opened to clients in spring 2021, operated by 3rd Street for Youth</td>
</tr>
<tr>
<td></td>
<td>• City acquired property in August 2021.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Acquisition for Adult Permanent Supportive Housing</th>
<th>Spring 2021:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• City acquisition lead hired</td>
</tr>
<tr>
<td></td>
<td>• Professional Services Contract in place for due diligence/site feasibility</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Fall 2021:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• BOS approved acquisition of 3 sites, totaling 237 units using non-GO bond funds</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>December 2021:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Successful state Homekey award: $54.8 million for 1312 Mission St site</td>
</tr>
<tr>
<td></td>
<td>• Closed acquisition on (Eula Hotel) 25-units for transitional age youth</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>January 2021:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• HSH introduced acquisition of 835 Turk Street (114 units)</td>
</tr>
<tr>
<td></td>
<td>• City leveraging availability of competitive state funds (Homekey) before issuing G.O. bond debt</td>
</tr>
</tbody>
</table>
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 (Proposition C: Homelessness Gross Receipts Tax Revenue)

On-Going Costs
- Operations & Maintenance
  - Estimated annual cost: **Approximately $1,100 per unit per month** depending on size and structure of the building (e.g. number of floors, building age)
  - Anticipated funding source(s): State Homekey funding (up to 2 years) and Our City, Our Homes Fund (Proposition C: Homelessness Gross Receipts Tax Revenue)

- Services
  - Permanent Supportive Housing for formerly homeless tenants, including chronically homeless, provide on-site supportive services estimated at approximately **$500 per tenant per month.**
Upcoming Challenges & Risks

• Neighborhood resistance to PSH

• Geographic diversity

• Finding buildings for sale that meet diverse needs