

# FY 2025-26 & FY 2026-27 Capital Budget **GF Dept Requests**



Office of Resilience and Capital Planning | April 21, 2025

# CPC AGENDA

## General Fund Dept Capital Budget

### ➤ **Discussion Item:** FY26 & 27 GF Dept Capital Budget Requests

#### **Continuation of Budget Request Themes**

- ❑ Imminent streets & right-of-way condition deterioration without sufficient funding levels (March 24 meeting)
- ❑ Deteriorating public safety facilities and large facility renewal needs (April 7<sup>th</sup> )
- ❑ Underfunded public health and shelter facilities (Today)
  - ❑ DPH, HSH

# CAPITAL BUDGET

## GF Request Themes – Health Facilities & Shelters

- Underfunded health and human services needs
  - DPH requests total **\$158.3M**, the majority of which are facility renewals
  - Significant projects that were cut out of their bond program now need funding from the General Fund
  - HOM requests total **\$49.0M** for shelter needs

### Budget Requests from DPH (\$M)

Expenditure Type	FY26 GF Request	FY27 GF Request	Total GF request
Facility Renewal	80.2	33.9	114.2
Enhancement	21.5	11.8	33.3
Maintenance	4.7	5.0	9.7
ADA Facilities	0.6	0.6	1.2
<b>Grand Total</b>	<b>107.0</b>	<b>51.3</b>	<b>158.3</b>

### Budget Requests from HOM (\$M)

Expenditure Type	FY26 GF Request	FY27 GF Request	Total GF request
Enhancement	25.3	20.0	45.3
Critical Project Development	3.7	0.0	3.7
<b>Grand Total</b>	<b>29.0</b>	<b>20.0</b>	<b>49.0</b>

# CAPITAL BUDGET

## GF Requests – Department of Public Health

**Capital Outlook:** Address critical maintenance and facility renewals at key facilities like ZSFG and Laguna Honda. Funding from the General Fund is now needed for projects that were cut out of the 2024 bond program.

*\$ in millions, excludes non-General Fund sources*

	<b>FY26</b>	<b>FY27</b>
Total GF Request	106.8	51.3

### Key Projects

*\$ in millions, excludes non-General Fund sources*

Project Name	Type	Prior Appropriation		Requested	
		<b>FY25</b>	<b>FY26</b>	<b>FY26</b>	<b>FY27</b>
DPH - Facilities Maintenance (Acute Care Building & Outpatient Clinic, Laguna Honda, Primary Care Health Clinics, Behavioral & Mental Health Centers, 101 Grove)	Maintenance	4.5	4.7	4.7	4.9
ZSFG - Fire Alarm Upgrade - B25 Panels and Head End	Facility Renewal			2.5	
ZSFG - B5 Freight Elevator Upgrades	Facility Renewal			1.8	
LHH - Nurse Call Replacement	Facility Renewal			0.6	5.5
LHH - Emergency Power (Gap Funding)	Enhancement	4.5		4.5	
LHH - Security Camera Upgrades	Facility Renewal			0.8	2.4
ZSFG - Bldg 5 Medical and Control Air Separation	Facility Renewal			0.4	
LHH - Kitchen Dishwasher Replacement	Facility Renewal			0.6	2.1
ZSFG - Inpatient Pharmacy Carousel Replacement	Facility Renewal			0.4	
ZSFG Childcare Center	Enhancement			8.0	
Primary Care Clinics Window Replacement Project	Facility Renewal			0.5	
DPH System Wide Security Improvements	Enhancement	0.3	0.1	0.3	0.3

# CAPITAL BUDGET

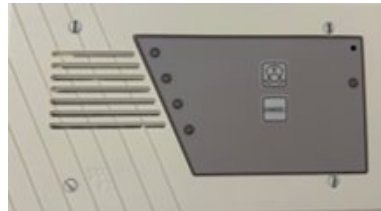
## GF Requests – Department of Public Health

- Reductions to the 2024 Vibrant SF bond had an adverse impact on DPH’s capital budget
- The bond was cut from \$220M to \$205.1M, with **\$14.9M** being cut from what is now “Critical Repairs & Renovations.”
- If DPH’s bond budget had not been reduced, we would have been able to fully fund the top 2 most pressing needs at each hospital.
- The projects below are considered DPH’s top 4 priorities in this year’s capital budget request, and they total **\$14.9M**.

Project	FY25-26 Request	FY26-27 Request
LHH Nurse Call Replacement	\$600,000	\$5,500,000
LHH Emergency Power (gap funding)	\$4,500,000	
ZSFG Bldg 5 Freight Elevator Upgrades	\$1,750,000	
ZSFG Fire Alarm Upgrades - Bldg 25 Panels and Head End	\$2,500,000	

# CAPITAL BUDGET

## FY25-26 Priorities



- Key hospital systems are outdated, posing risks of service disruptions, safety events, and loss of accreditation
- Systems to be repaired or replaced are central to ZSFG and LHH's everyday operations
- In some cases, despite care and maintenance, systems are at end of life, outdated, or no longer manufactured or supported, necessitating an urgent replacement

# CAPITAL BUDGET

## Deferred Capital Projects



- DPH has prioritized projects most critical to protecting patient safety, ensuring regulatory compliance, and improving service, but because of the large volume of work, important repair projects remain deprioritized, for example:
  - ZSFG colonnades are cracking and netting has been installed to prevent falling pieces from harming patients, staff, and visitors (\$10 Million)
  - LHH has replaced 2 of 3 power transformers and needs to replace the third transformer of the same age before it fails and causes an outage on campus (\$3.1 Million)

# CAPITAL BUDGET

## Increasing Maintenance Needs



- Over the last 3 years DPH has acquired 3 buildings with goals to acquire more in the next year. This expansion is critical to increasing access to key behavioral health services
- DPH's FY26 maintenance budget is \$4.7M to support 16 buildings at ZSFG, 9 buildings LHH as well as 17 owned primary care, behavioral health and population health facilities
- Need to maintain 101 Grove once vacated means vacating a high-maintenance building does not relieve pressure on the maintenance budget



# Questions?





DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Capital Planning Committee

April 21, 2025



# CAPITAL BUDGET

## GF Requests – Homelessness & Supportive Housing

**Capital Outlook:** Address near-term critical enhancements of roofs and elevators to maintain 24/7 operations and continue planning to address seismic vulnerability at all three city-owned shelters.

	FY26	FY27
Total GF Request	29.0	20.0

### Key Projects

*\$ in millions, excludes non-General Fund sources*

Project Name	Type	Prior Appropriation		Requested	
		FY25	FY26	FY26	FY27
685 Ellis Adult Shelter Replacement Project	Enhancement			20.0	20.0
1001 Polk Seismic Planning	Critical Project Development			2.0	
525 5th St Seismic Planning	Critical Project Development			1.2	
Family Shelter Replacement Project	Critical Project Development			0.5	
1001 Polk Next Door Adult Shelter roof replacement	Enhancement			1.5	
525 5th Street MSC South Adult Shelter roof replacement	Enhancement			1.5	
1001 Polk Next Door Adult Shelter elevator upgrade	Enhancement			1.0	
525 5th Street MSC South Adult Shelter elevator upgrade	Enhancement			0.8	
260 Golden Gate Shelter elevator upgrade	Enhancement			0.5	

# HSH Capital Budget Priorities

- **Priority 1:** Address the life safety of people experiencing homelessness – the City’s most vulnerable population
- **Priority 2:** Reduce racial inequity and other disparities by prioritizing the life safety of disproportionately BIPOC and LGBTQ+ populations experiencing homelessness
- **Priority 3:** Redesign and/or replace shelters to create a welcoming and accessible environment and better meet the needs of guests and staff
- **Priority 4:** Minimize impacts to City’s shelter bed capacity
- **Priority 5:** Implement elevator and roofing projects that disproportionately impact people with physical disabilities and cannot be deferred until the next bond measures in 2026 or 2028

# Seismic Resiliency and Pre-Bond Planning

## Background

- The City owns 3 shelters: 1001 Polk St., 525 5<sup>th</sup> St., 260 Golden Gate Ave.
- DPW conducted structural reports in 2018 and all three were rated with an SHR-4 - the highest hazard rating
- A major seismic event could result in total collapse of the shelters and loss of life. A minor seismic event could result in substantial damage, new capital repairs, and temporary loss of shelter beds

ASCE 41 Structural Performance Level at BSE-1N	SHR	
Immediate Occupancy (I.O.)	1	<b>Seismic Hazard Rating 4 (VERY POOR PERFORMANCE):</b> “Extensive structural and nonstructural damage, <b>potential structural collapse</b> and/or <b>falling hazards</b> are anticipated which would pose <b>high life safety hazards to occupants</b> . There is a high likelihood that damage repairs would not be feasible.”
Damage Control	2	
Life Safety (L.S.)	3	
Limited Safety		
Collapse Prevention (C.P.)	4	

The City's three shelters provided **838 beds** which is over **21%** of the City's entire shelter capacity of ~3,850 beds. A major seismic event would endanger the lives of hundreds of unhoused individuals and shelter staff and deplete the City's shelter system.



1001 Polk St.  
Next Door Adult Shelter  
Capacity: 334 beds



260 Golden Gate Ave.  
Hamilton Family Shelter  
Capacity: 175 beds



525 5<sup>th</sup> St.  
MSC South Adult Shelter  
Capacity: 329 beds

# Seismic Resiliency and Pre-Bond Planning

**Request: \$2M for design and pre-bond planning**



1001 Polk St.  
Next Door Adult Shelter  
Capacity: 334 beds

**Request: \$500K for design and pre-bond planning of a replacement site**



260 Golden Gate Ave.  
Hamilton Family Shelter  
Capacity: 175 beds

**Request: \$1.2M for design and pre-bond planning**



525 5<sup>th</sup> St.  
MSC South Adult Shelter  
Capacity: 329 beds

# Seismic Resiliency and Pre-Bond Planning

## • Future Seismic Activity – Potential Risks

- Further delay of HSH projects endangers hundreds of lives
- A major seismic event at 260 Golden Gate Ave. could result in total collapse and catastrophic loss of life where 84% are female-identified heads of households and 77% are BIPOC-identified
- A major seismic event at 1001 Polk St. and 525 5<sup>th</sup> Street could result in total collapse and catastrophic loss of life where the majority of adult guests are BIPOC
- A minor seismic event could result in substantial damage to the buildings and significantly reduce the City's shelter system when needed most during a disaster



*2023 Earthquake, Turkey*



*2025 Earthquake, Myanmar*



# Roof Replacements

**Request: \$1.5M**  
Ongoing leaks, water damage and dry rot



1001 Polk St.  
Next Door Adult Shelter  
Built: 1913

With the passage of Proposition H, the earliest a ballot measure for the seismic projects would be 2028 or 2030. Replacements of the roofs cannot be deferred for another 5+ years.

**Request: \$1.5M**  
Last replaced in 1991



525 5<sup>th</sup> St.  
MSC South Adult Shelter  
Built: 1923

# Accessibility / Elevators Upgrades

- 29% of the chronically homeless in SF have a physical disability compared to 13% of the U.S. population
- 525 5<sup>th</sup> St. and 260 Golden Gate have one elevator. When the elevator is down, guests must use the stairs, remain on the floor, or move to another facility.

**Request: \$1M for Elevator Upgrade**



1001 Polk St.  
Next Door Adult Shelter  
Capacity: 334 beds

**Request: \$500K for Elevator Upgrade**



260 Golden Gate Ave.  
Hamilton Family Shelter  
Capacity: 175 beds

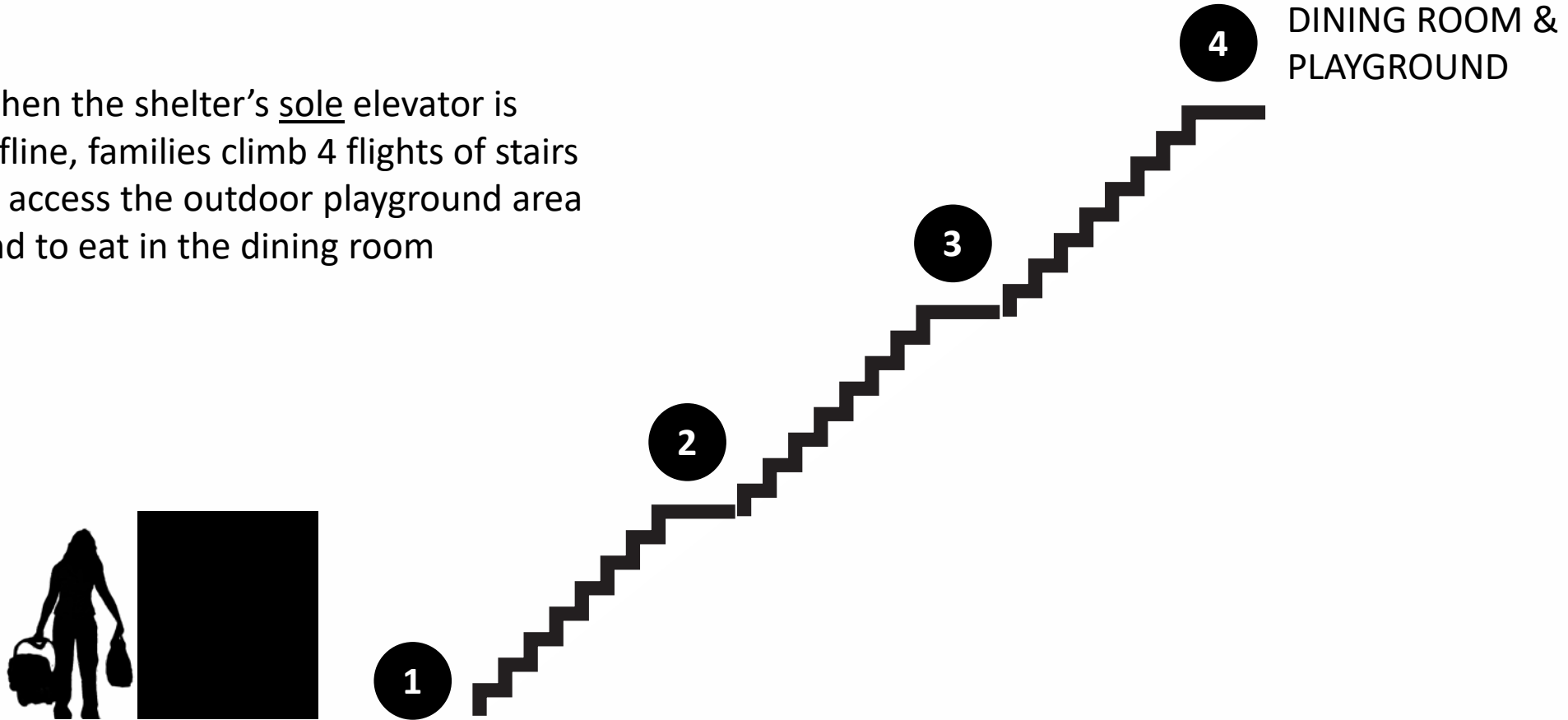
**Request: \$800K for Elevator Upgrade**



525 5<sup>th</sup> St.  
MSC South Adult Shelter  
Capacity: 329 beds

# 260 Golden Gate – Elevator Upgrade

When the shelter's sole elevator is offline, families climb 4 flights of stairs to access the outdoor playground area and to eat in the dining room



# 1001 Polk – Elevator Upgrade

Next Door Adult Shelter is the largest shelter in Northern California



DINING ROOM

**B**

MEN'S DORM

**1**

WOMEN'S DORM

**2**

MEN'S DORM

**3**

MEN'S DORM

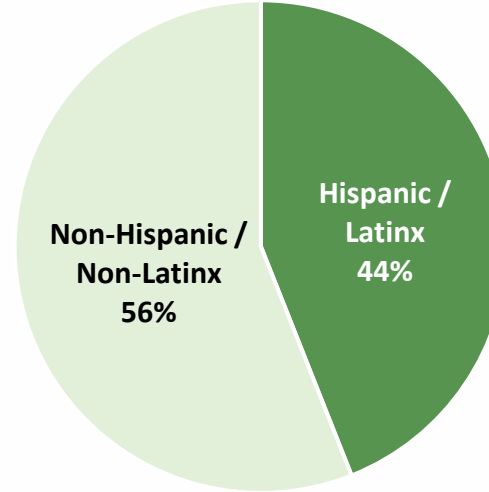
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When the shelter's sole elevator is offline, people use the stairs to access the dormitories and to eat in the dining room

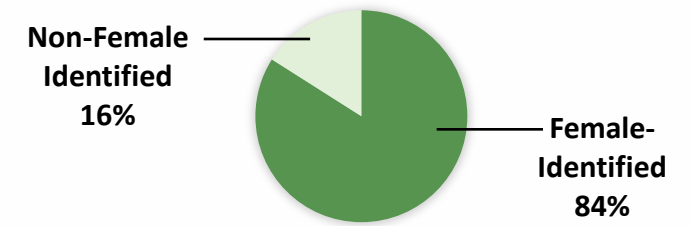
# Equity: Families & Children

- **47%** of families are Black, African American, or African
- **44%** of families are Hispanic/Latine
- **84%** of families have female-identified heads of households

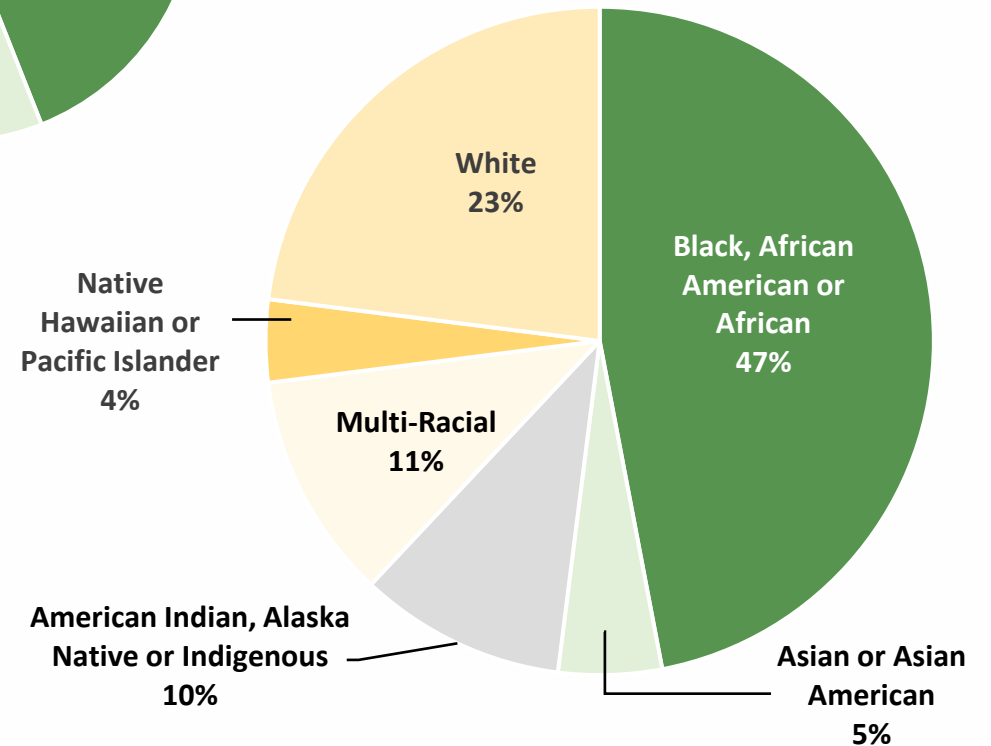
Percent by Ethnicity



Percent by Gender

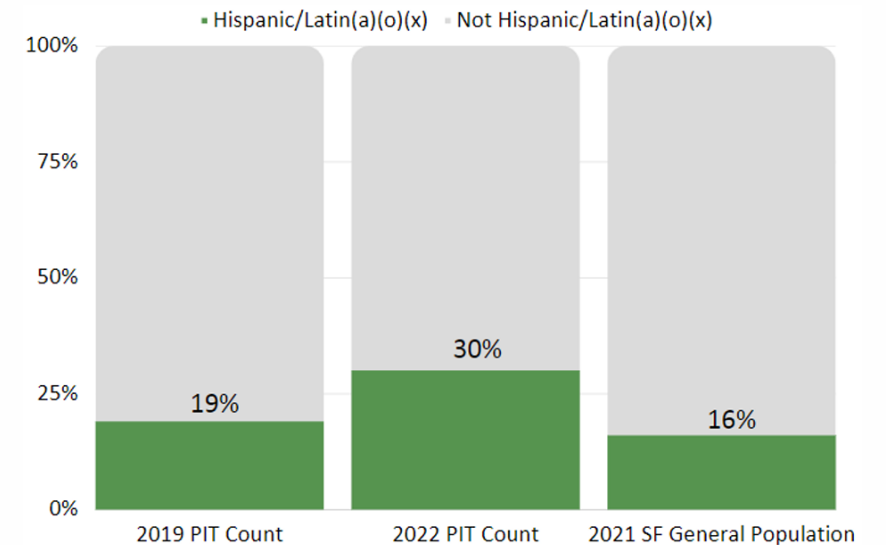
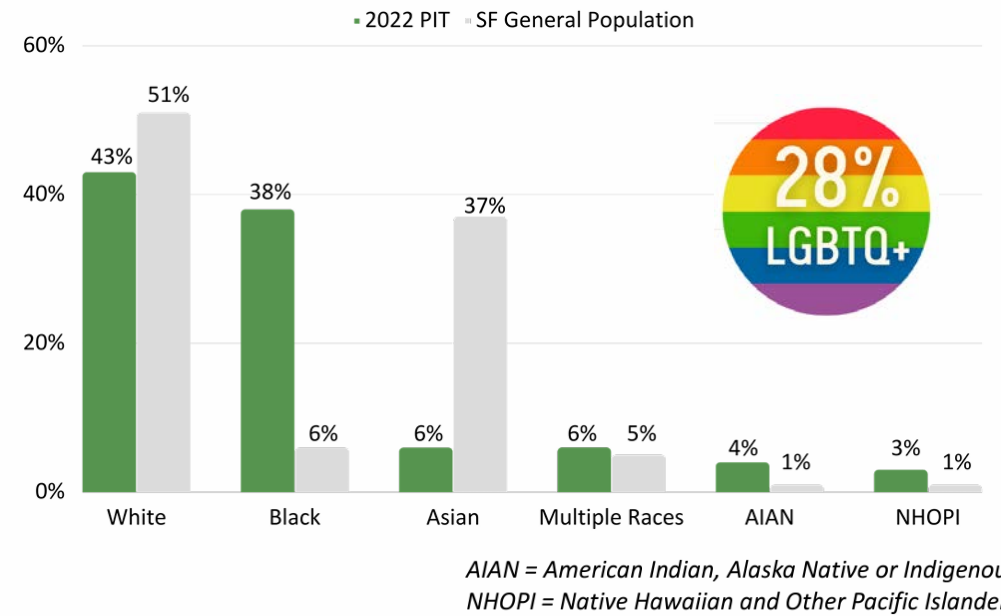


Percent by Race



# Equity: Unhoused Adults

- Addresses racial and intersectional equity which is **Black, African American or African community is severely overrepresented.** The unhoused are 38% compared to 6% of the general population
- **The Hispanic/Latine community is overrepresented.** The unhoused are 30% compared to 16% of the general population
- **The LGBTQ+ community is overrepresented.** 28% of people experiencing homelessness are LGBTQ+
- **Those with physical disabilities are overrepresented.** 29% of the chronically homeless have a physical disability.



# Questions?

