



2024 Healthy, Safe and Vibrant San Francisco

GENERAL OBLIGATION BOND

2024 Healthy, Safe and Vibrant San Francisco Bond

Issuance Summary

	Public Health	Homelessness	Street Safety	Public Spaces	TOTAL
Total Authorization	\$205.1M	\$50.0M	\$63.9M	\$71.0M	\$390.0M
1 st Issuance*	\$62.1M	-	\$19.6M	\$0.9M	\$82.6M
2 nd Issuance*	\$96.8M	-	\$23.5M	\$69.4M	\$189.7M
Future Issuance(s)	\$46.2M	\$50.0M	\$20.8M	-	\$117.0M

*Reflects project budgets (exclude financing and oversight costs)

2024 Healthy, Safe and Vibrant San Francisco Bond

Proposed Second Issuance, Series 2026A

Public Health (\$96.8M)	Chinatown Public Health Center	\$45.6M
	City Clinic	\$4.1M
	ZSFG Bldg 3 Seismic Upgrades	\$20.0M
	ZSFG & LHH Critical Repairs	\$27.1M
Street Safety (\$23.5M)	11 th St Safety Improvement	\$1.7M
	5 th St Streetscape	\$2.0M
	Mission Street Repavement	\$19.8M
Public Spaces (\$69.4M)	Powell Street	\$21.8M
	Harvey Milk Plaza	\$23.8M
	Hallidie Plaza	\$8.9M
	Embarcadero	\$13.9M
	McLaren Park	\$1.0M
TOTAL:		\$189.7M

2024 Healthy, Safe and Vibrant San Francisco Bond

Proposed Second Issuance, Series 2026A

Current Plan of Finance

- Not to exceed par amount of \$195M
- Expected term of 20 years
- True interest cost (tax-exempt) of 4.86%
- Average annual debt service of \$15.07M

Projects Funded

- Community Health Centers
- ZSFG Seismic Improvements
- ZSFG and Laguna Honda Critical Repair Projects
- Public Spaces & Active Recreation
- Street Safety Improvement Projects

Table 1: Estimated Sources & Uses of the Series 2026A Bonds

Estimated Sources:	Series 2026A
<u>Not-to-Exceed Par Amount</u>	\$195,000,000
Estimated Par	\$192,145,000
Reserve for Market Uncertainty	2,855,000
Total Sources	\$195,000,000
<u>Estimated Uses:</u>	
<u>Project Fund Deposit</u>	
Project Fund	\$189,733,872
CSA Audit Fee	379,468
Total Project Fund Deposits	\$190,113,340
<u>Delivery Date Expenses</u>	
Cost of Issuance	\$878,790
CGOBOC Fee	192,145
Underwriter's Discount	960,725
Total Delivery Date Expenses	\$2,031,660
Reserve for Market Uncertainty	\$2,855,000
Total Uses	\$195,000,000

2024 Healthy, Safe and Vibrant San Francisco Bond

Proposed Second Issuance, Series 2026A

Tentative Financing Schedule	
April 14	Board of Supervisors Introduction of Supplemental Appropriation
May 5	Board of Supervisors Introduction of Sale Resolution
May 11	Capital Planning Committee
May 20	Board of Supervisors Budget & Finance Committee
June 2	Board of Supervisors Consideration of Sale Resolution 1 st Reading of Supplemental Appropriation
June 9	Board of Supervisors 2 nd Reading of Supplemental Appropriation
July 2026	Tentative Bond Issuance and Closing

Public Health

Isabel Ochoa

San Francisco Department of Public Health

Public Health - Community Health Centers

Chinatown Public Health Center



- Project will seismically retrofit, modernize, and expand CPHC and will co-locate Chinatown Child Development Center
- Project **further DPH goals to move services into seismically safe buildings, co-locate services, and modernize health care settings**— progress toward these goals began with investments from the 2016 Public Health and Safety Bond
- **We are requesting the remaining \$45.6M in the 2nd issuance which will fund construction**

Source	Amount
2024 Vibrant SF GO Bond	\$70.6M*
Behavioral Health Services Act (BHSA)	\$5M
Total Funding	\$75.6M

*Total reflects project budget (excludes financing and oversight costs)



Issued	Spent	Encumbered	Balance
\$25M	\$5.4M	\$0.1M	\$19.5M

Public Health - Community Health Centers

City Clinic

- Project will relocate City Clinic into 1660 Mission St where the clinic will have fully accessible patient care areas, modern clinic space, and an expanded lab
- This will further DPH goals of **co-locating public health services and moving staff and services into modern, accessible facilities**
- Work is underway with DPW to contract with a design/build contractor
- **We are requesting \$4.1M in the 2nd issuance** which will fund City Clinic's share of the 1660 Mission St acquisition cost



Source	Amount
2024 Vibrant SF GO Bond	\$27.7M*

*Bond amount reflects project budget (excludes financing and oversight costs)



Public Health – Seismic Safety and Resilience

ZSFG Building 3 Seismic Retrofit



- Project will **seismically retrofit and modernize** ZSFG's Building 3 with MEP upgrades to relocate staff from seismically unsafe buildings
- Project **further DPH goals to provide a seismically upgraded space for hospital functions** which began with investments from the 2016 Public Health and Safety Bond
- **We are requesting \$20M in the 2nd issuance** which will fund continued design, permitting, and bid/award



Source	Amount
2024 Vibrant SF GO Bond	\$39.6M*

*Total reflects project budget (excluding financing and oversight costs)

Issued	Spent	Encumbered	Balance
\$2.97M	\$1.9M	\$0.3M	\$0.77M

Public Health – Critical Repairs & Renovations

Project	Current Phase	Total Bond Funding*	1 st Issuance	2 nd Issuance	Spent	Encumbered
LHH NPC 5 Sewage Containment	Feasibility Study	\$5.50M	\$0.25M	\$5.25M	-	-
LHH Pot Washer	Design	\$2.68M	\$2.68M	-	-	-
LHH HVAC Replacements	Assessment	\$10.49M	\$1.27M	\$5.30M	-	\$0.04M
LHH Kitchen Floor	Permitting	\$12.4M	\$12.4M	-	-	-
ZSFG Bldg 5 Fire Alarm Upgrade Phase 3	Design	\$7.85M	\$1.02M	\$6.83M	-	\$0.02M
ZSFG NPC 5 (emergency sewage containment)	Assessment	\$0.5M	\$0.5M	-	\$0.1M	\$0.09M
NPC 4 (non-structural seismic safety)	Construction	\$1.48M	\$1.48M	-	-	\$0.02M
ZSFG Chiller & Cooling Tower	Construction	\$9.79M	-	\$9.79M	-	-
ZSFG Psychiatric Emergency Services	Construction	\$12.5M	\$12.5M	-	\$0.68M	\$2.06M
Contingency		\$1.98	\$1.98	-	-	-
Total:		\$65.17M	\$34.08M	\$27.17M	\$0.55M	\$1.02M

*Bond amounts reflect project budgets (excluding financing and oversight costs)

Public Health – Critical Repairs & Renovations

ZSFG Building 5 Psychiatric Emergency Services



- Project will **expand and relocate** the ZSFG’s Psychiatric Emergency Services Department adding approximately 1,800 GSF for expanded day room, patient services and secure staff work and support areas.
- Project is in construction and approximately **50% complete**, targeting substantial completion by Q4 2026
- Project is also funded by the 2016 Public Health and Safety Bond and the 2020 Health and Recovery Bond

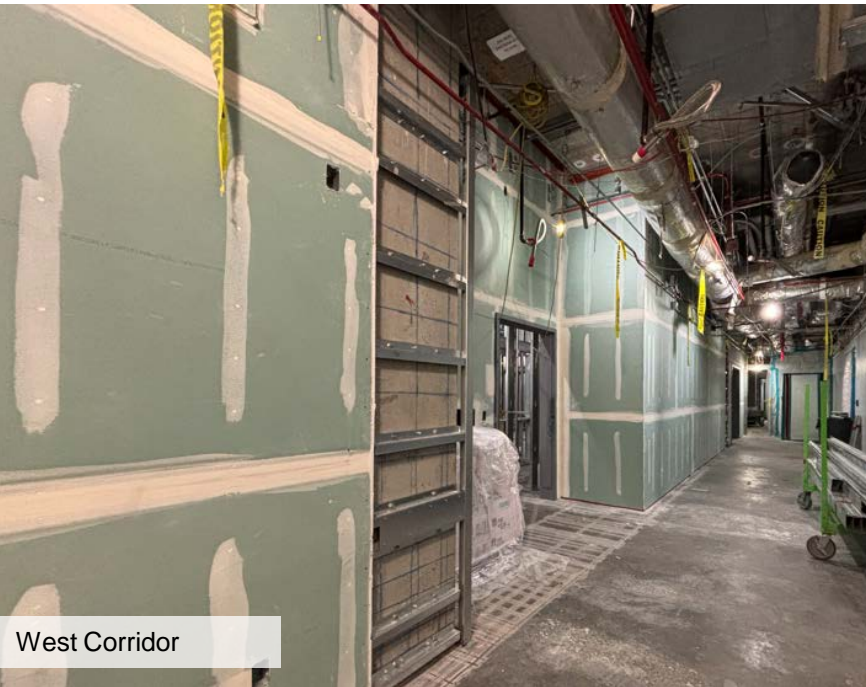
Source	Amount
2024 Vibrant SF GO Bond	\$12.4M*

*Issuance totals reflect project budgets (excluding financing and oversight costs)

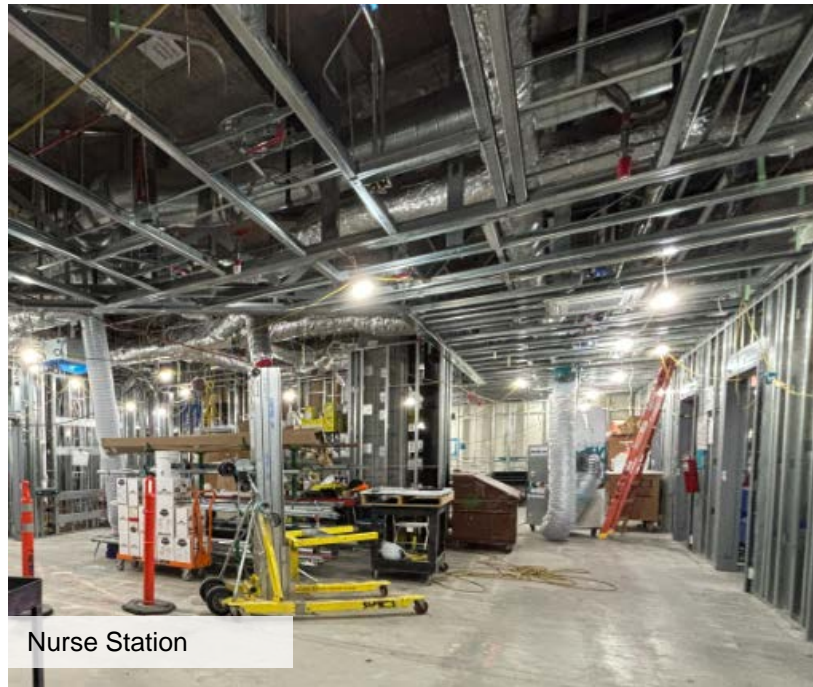
Issued	Spent	Encumbered	Balance
\$12.4M	\$0.64M	\$2.1M	\$9.7M

Public Health – Critical Repairs & Renovations

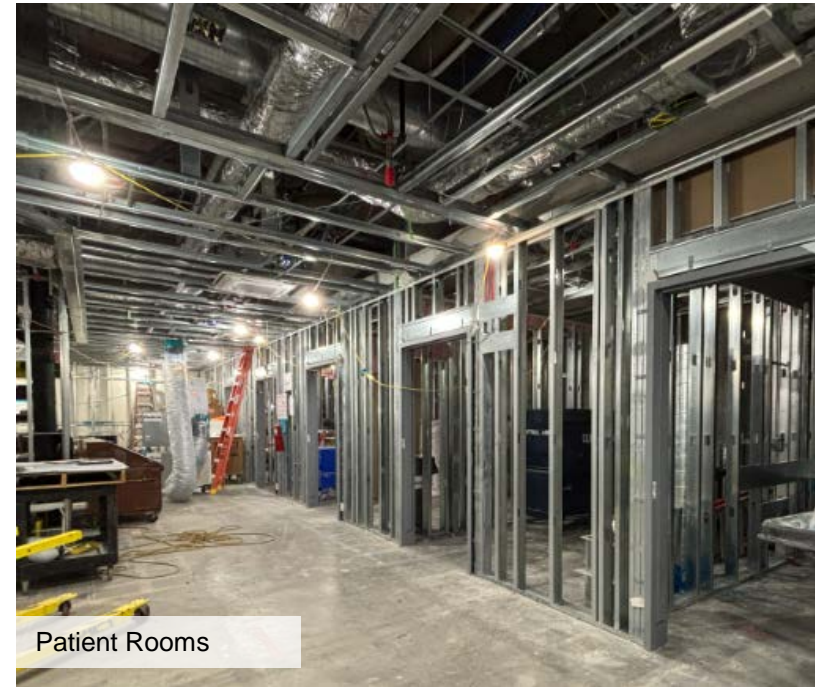
ZSFG Building 5 Psychiatric Emergency Services



West Corridor

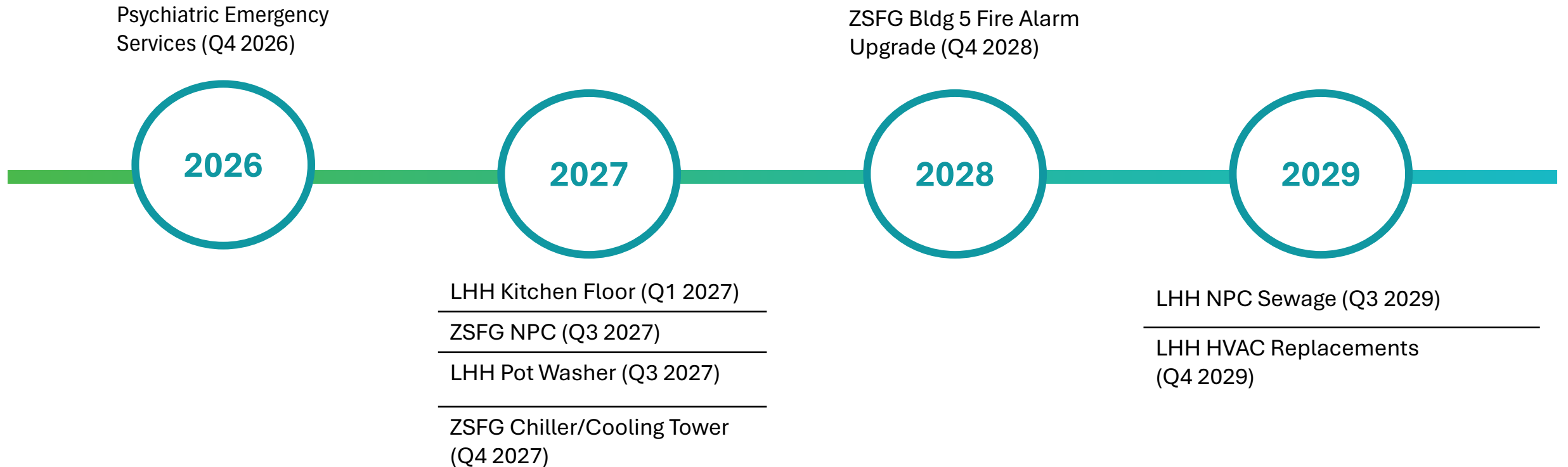


Nurse Station



Patient Rooms

Public Health – Critical Repairs & Renovations



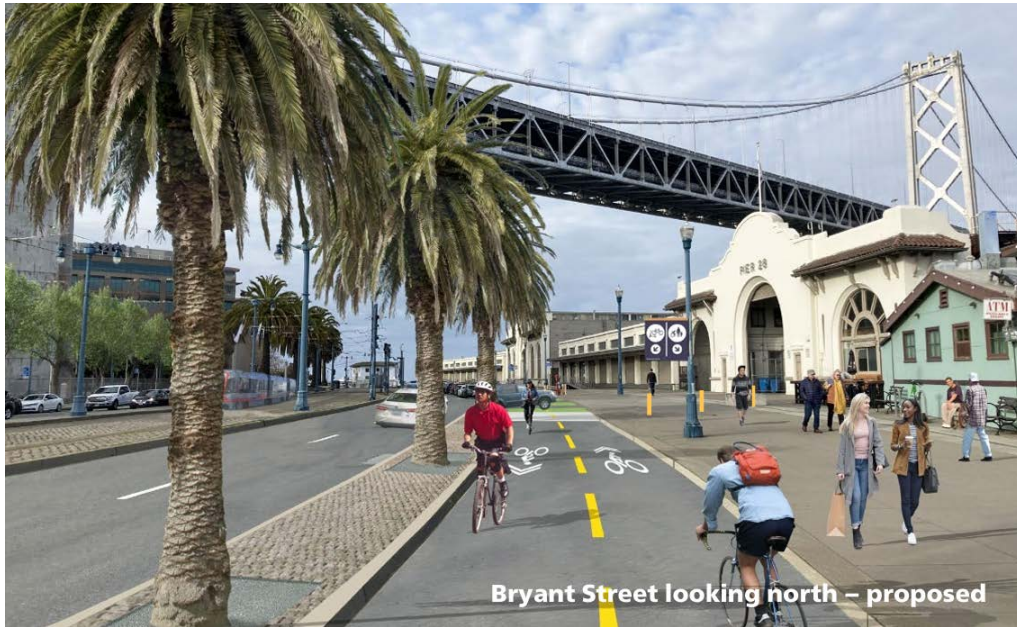
Street Safety

**Sean Kennedy, Chief Planning and Delivery Officer
San Francisco Municipal Transportation Agency**

**Anastastia Haddad, Curb Ramp Program Manager
San Francisco Public Works**

Street Safety

Central Embarcadero Safety Project



- SFMTA, SFPW and Port will implement waterfront travel and promenade safety fixes, make it easier for people to access multimodal transit options, and bring other roadway investments to The Embarcadero, from Broadway to Brannan Streets.
- Will improve safety, mobility, connectivity, and accessibility for everyone using The Embarcadero.
- Milestones:
 - Port Final Legislative Approval, October 2025
 - Currently in design
 - Construct: Spring 2027 – Winter 2028 (Dec 2028)

Source	Amount
2024 Vibrant SF GO Bond*	\$7.4M
Other Sources (Prop AA, SR2B)	\$7.0M
Total Funding	\$14.4M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
1st	\$7.4M	\$7.4M	\$0.0M	\$0.0M	\$7.4M

Street Safety

Traffic Signal Upgrades – Contract 35



- Implement signal and related pedestrian improvements at 17 intersections. Could include pedestrian countdown signals (PCS), accessible pedestrian signals (APS), and updated or new curb ramps.
- Will improve safety for pedestrians, cyclists, and motorists, with a focus on the Street Safety High Injury Network.
- Milestones:
 - Contract to be Issued – Spring 2026
 - Construct: Spring 2027 – Spring 2028

Source	Amount
2024 Vibrant SF GO Bond*	\$12.2M
Prop L Sales Tax	\$4.0M
Total Funding	\$16.2M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
1st	\$12.2M	\$12.2M	\$0.0M	\$0.0M	\$12.2M

Street Safety

Howard Streetscape Project



- Project will change the roadway configuration and implement improvements to pedestrian safety, bicycle safety, loading and parking and the public realm, along with utility upgrades.
- Project will improve safety for all users; make biking, walking and riding transit in SoMa more comfortable; reflect the cultural diversity and vibrancy in SoMa; and enhance the public realm and landscape.
- Milestones:
 - Design complete w/ NEPA certification in Jan 2026
 - Construction scheduled for Fall 2027 – Spring 2031

Source	Amount
2024 Vibrant SF GO Bond*	\$3.9M
Other	\$54.3M
Total Funding	\$58.2M

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
Future	\$3.9M	\$0.0M	\$0.0M	\$0.0M	\$0.0M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Street Safety

5th Street Safety Improvement Project



- 5th Street between Market Street and Townsend Street is part of the Street Safety High Injury Network. Project will upgrade existing bicycle and pedestrian quick build safety investments with streetscape and other improvements.
- Project could include traffic signal upgrades, ADA curb ramp upgrades, bulb-outs, raised crosswalks, and widened sidewalks for pedestrian safety.
- Milestones:
 - Planning/Design: through Fall 2028
 - Construct: Summer 2029 – Fall 2030

Source	Amount
2024 Vibrant SF GO Bond*	\$9.1M
Local Sources (General Fund and Sales Tax)	\$4.9M
Total Funding	\$14.0M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
2nd ^	\$2.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M
Future	\$7.1M	\$0.0M	\$0.0M	\$0.0M	\$0.0M
Total	\$9.1M	\$0.0M	\$0.0M	\$0.0M	\$0.0M

^ Proceeds from the 2nd Issuance will be used to complete planning/design

Street Resurfacing Program

Mission Street Pavement Renovation in the Mission District



- The Project will pave **30 blocks** in the Mission District. The project also includes **ADA curb ramp upgrades**, new bus pads and other agencies plan to join the project for sewer replacement work and extended sidewalk work.
- Milestones:
 - Contract to be Issued – Fall 2026
 - Construction Summer 2027 – Summer 2030

Source	Amount
2024 Vibrant SF GO Bond	\$19.8M*

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
2nd	\$19.8M	\$0.0M	\$0.0M	\$0.0M	\$19.8M

Street Safety

11th Street Safety Improvement Project



- 11th Street between Market Street and Bryant Street is part of the Street Safety High Injury Network. Project will upgrade existing bicycle and pedestrian quick build safety investments with streetscape and other improvements.
- Project could include traffic signal upgrades, new parking protected bike lanes, ADA curb ramp upgrades, and bulb-outs for pedestrian safety.
- Milestones:
 - Planning/Design: through Fall 2028
 - Construct: Summer 2029 – Fall 2030

Source	Amount
2024 Vibrant SF GO Bond*	\$10.8M
State and Local Sources	\$8.0M
Total Funding	\$18.8M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
2nd ^	\$1.7M	\$0.0M	\$0.0M	\$0.0M	\$1.7M
Future	\$9.1M	\$0.0M	\$0.0M	\$0.0M	\$9.1M
Total	\$10.8M	\$0.0M	\$0.0M	\$0.0M	\$10.8M

^ Proceeds from the 2nd Issuance will be used to complete planning/design

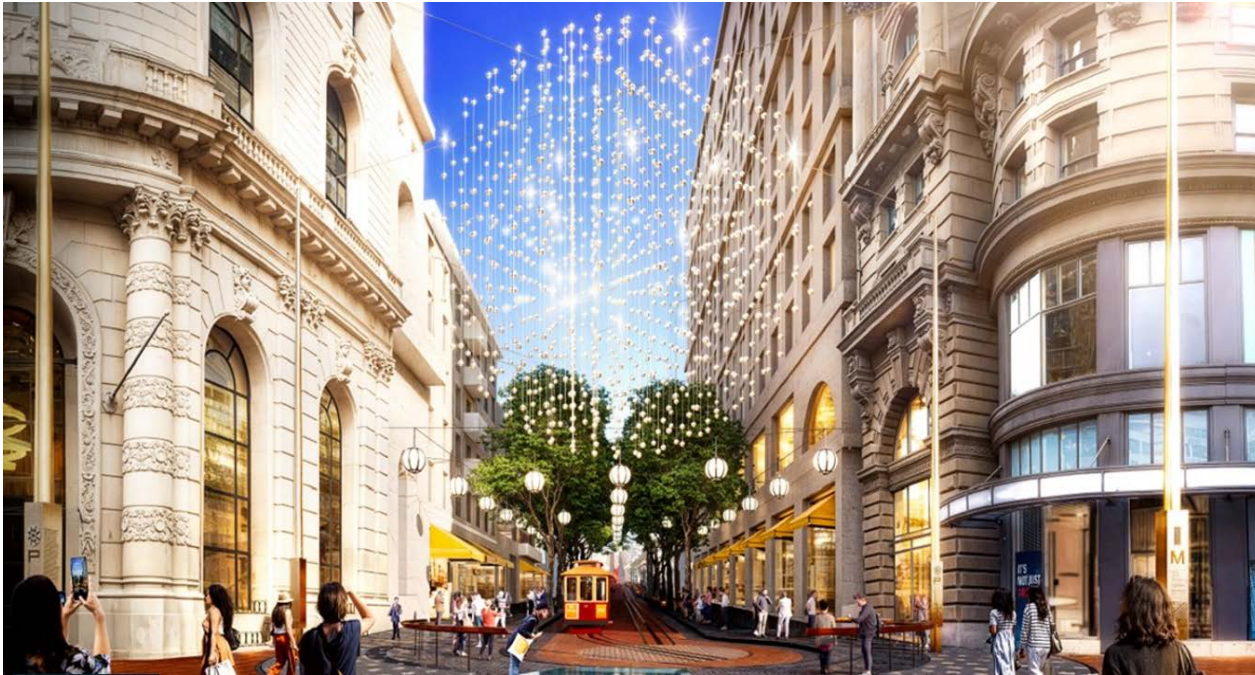
Public Spaces

**Anastastia Haddad, Curb Ramp Program Manager
San Francisco Public Works**

**Stacy Bradley, Director of Capital and Planning
San Francisco Recreation and Parks**

Public Spaces

Powell Street Improvement Project



- The project also includes **new sidewalks, bulb-outs, lighting, roadway improvements, utility improvements, and landscaping.**
- Project includes pedestrian improvements to 3 blocks of Powell between Market and Geary (Union Square)
- Will revitalize and create safer and cleaner right-of-way for all users

Milestones:

- Contract to be issued - Summer 2026
- Construction Summer 2026 – Winter 2027 (Dec 2027)

Source	Amount
2024 Vibrant SF GO Bond	\$21.8M
Prop L	\$4.0M
Private Funding	\$14.5M
Total Funding*	\$40.3M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
2nd	\$21.8M	\$0.0M	\$0.0M	\$0.0M	\$21.8M

Public Spaces

Hallidie Plaza Accessibility Improvement Project



The project aims to **improve access** into the plaza from surrounding streets and transit while creating a **safe, welcoming, and lively public space**. The design should remain flexible to support different activities, be easy to maintain, and respect the plaza’s original character. Overall, it aims to strengthen the plaza’s role as an important **gateway to the city**.

Project Highlights Include:

- Removal of the Market Street elevator
- Construction of a large-scale pedestrian ramp connecting Street Level to Plaza Level
- Construction of a smaller, secondary pedestrian ramp connecting Plaza Level to Powell Bart Station/Muni entrance
- Landscaping and pedestrian lighting improvements

Milestones:

- Contract to be issued- Spring 2027
- Construction Fall 2027- Spring 2028

Source	Amount
2024 Vibrant SF GO Bond	\$8.9M
Other City funds, General Fund	\$200K
Private Partnership Funding	\$0.0M
Total Funding*	\$9.1M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
2nd	\$8.9M	\$0.0M	\$0.0M	\$0.0M	\$8.9M

Public Spaces

Harvey Milk Plaza Project



The improvements at Harvey Milk Plaza will revitalize an iconic gateway to the Castro neighborhood, improving safety, security, and accessibility at the main Castro Station entrance, improving universal access throughout the plaza, and integrating memorial display fixtures, artwork, and sculptural landscape elements into the plaza landscape and hardscape.

Project Highlights Include:

- Regrading, repaving, and re-landscaping Harvey Milk Plaza
- Improve Muni station access with new canopy, stairs, and concourse gallery
- Create an integrated memorial gallery with exhibits and art elements honoring Harvey Milk and the LGBTQ+ community
- Enhanced accessibility, safety, and security through improved grading, lighting, and streetscape design

Milestones:

- Advertisement: Summer 2026
- Construction: Winter 2026 (Dec 2026) – Winter 2028 (Dec 2028)

Issuance	Bond Funding	Issued	Spent	Encumbered	Balance
1st	\$868K	\$868K	\$473K	\$286K	\$109K
2nd	\$23.9M	\$0.0M	\$0.0M	\$0.0M	\$23.9M

Source	Amount
2024 Vibrant SF GO Bond*	\$24.8M
Other City, State, and Federal Funds	\$2.9M
Private Partnership Funding	\$0.0M
Total Funding	\$27.7M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Public Spaces

Embarcadero Plaza & Sue Bierman Park Renovation



This project will transform Embarcadero Plaza and Sue Bierman Park into a vibrant, 5-acre waterfront park in the heart of San Francisco. **Through a collaborative public-private partnership and extensive community engagement, the design will reflect the needs of residents, businesses, and visitors while supporting downtown’s economic recovery.**

Project Scope includes:

- New multi-purpose space for large gatherings
- Increased accessibility and connectivity through engaging pathways with landscaping and stormwater features
- Seating, picnic areas, and site amenities to create a welcoming community hub

We are requesting \$14M in the second issuance. Spenddown of bond funds will commence immediately and be fully expended by early 2028.



Source	Amount
2024 Vibrant SF GO Bond	\$14M
Other City funds – Downtown Park funds, Transit Center CBD, General Fund, etc.	\$4M
Private Partnership Funding	\$22M
Total Funding*	\$40M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Bond Funding	Issued	Spent	Encumbered	Balance
\$14M	\$0M	\$0M	\$0M	\$0M

Public Spaces

John McLaren Park, Jerry Garcia Amphitheater



To ensure that San Francisco continues to be a vibrant, welcoming place for residents and visitors, City investment in the public realm drives activation, foot traffic, and additional economic activity. **Investments at Jerry Garcia Amphitheater support recreational and permit programming, allowing more diverse producers and more ticketed events; increasing access and safety around facilities; and promoting geographical diversity of active recreational spaces across the City.**

Project Scope Includes:

- New restroom lighting, paving, and replaced bench seating to enhance safety and guest comfort
- Accessible connections to green room and adjacent program area to increase inclusivity and provide additional programming options
- Electrical upgrades at the stage to ease the burden on producers and increase the active use portfolio for the stage

Project is currently in Planning phase. We are requesting \$1M in second issuance. Spenddown of bond funds is estimated to commence in late 2026, with construction in 2028, and site re-opened to public in 2029.



Source	Amount
2024 Vibrant SF GO Bond	\$1M
Other City funds, 2020 H&R GO Bond	\$300K
Private Partnership Funding	\$0M
Total Funding*	\$1.3M

*Issuance totals reflect project budgets (exclude financing and oversight costs)

Bond Funding	Issued	Spent	Encumbered	Balance
\$1M	\$0M	\$0M	\$0M	\$1M

Homelessness

Joanne Park, Real Estate & Facilities Director
Department of Homelessness & Supportive Housing

Homelessness

2024 Vibrant SF G.O. Bond Overview

 **Scope: Acquisition, construction, renovation or financing through private loans to developers for family and adult emergency shelters**

- Authorization Total: \$50M
- Anticipated Date of Issuance: TBD

Homelessness

2024 Vibrant SF G.O. Bond Goals

Program	Description	Key Deliverables/Milestones
Emergency Shelter	<p>Bond Goal:</p> <ul style="list-style-type: none">• Acquire, seismically retrofit and improve a building to replace the existing family shelter at 260 Golden Gate and serve over 175 family members experiencing homelessness• Address the life and safety of children and families experiencing homelessness—the City’s most vulnerable population• Reduce racial inequity and other disparities by prioritizing the life and safety of disproportionately BIPOC and LGBTQ+ populations experiencing homelessness• Redesign shelters to better meet the needs of guests and staff• Minimize impacts to the City’s shelter bed capacity	<p>Status:</p> <ul style="list-style-type: none">• Private development partner currently in concept design of a potential acquisition or long-term ground lease site• Seismic evaluation in process• Initial cost estimate expected May/June 2026

Homelessness

2024 Vibrant SF G.O. Bond Goals

🔑 260 Golden Gate Avenue

- Built in 1965 as SFFD Headquarters
- DPW conducted a structural report in 2018 and rated the building with an SHR-4
- A major seismic event could result in total collapse and loss of life. A minor seismic event could result in substantial damage, new capital repairs, and temporary loss of shelter beds
- Provides approximately 18% of the City's family shelter bed capacity (175 beds)
- Families to remain until completion of replacement site



Homelessness

2024 Vibrant SF G.O. Bond Issuance

\$ in Millions	Future Issuance
TBD Family Shelter Project Costs	\$49M
Audit and Issuance Costs	\$1M
TOTAL:	\$50M

Homelessness

Upcoming Challenges and Risks

Construction Costs

- Resiliency: Voluntary seismic retrofit improvements to meet City's goal of resiliency will substantially increase project costs
- Additional City funds and private philanthropy will likely be required to fund non-bond eligible costs
- Similarly sized projects proposed for 1001 Polk estimated at \$125M by DPW.

Location

- Proposed location will require waiver of Equitable City Access Ordinance by Board of Supervisors

Decommissioning 260 Golden Gate Hamilton Family Shelter

- Sale of 260 Golden Gate may not generate revenue for the City to offset project development costs
- Limited private investment value due to location, seismic hazard rating and need for extensive tenant improvements so site would require total redevelopment
- Lengthy and costly City entitlements and environmental review process of projects that do not provide shelter or affordable housing
- Affordable housing developers would need to purchase land at minimal or no-cost to justify investment
- Many affordable housing projects on hold due to financing challenges
- May result in vacant City surplus land