

# FY2026-35 Proposed Capital Plan Overview

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Budget & Finance Committee  
Office of Resilience & Capital Planning  
April 9, 2025

# The 10-Year Capital Plan

- The 10-Year Capital Plan guides San Francisco's infrastructure investments over the next ten years and is updated every other year.
- Review infrastructure needs for the City. Identify emerging needs.
- The Plan is a critical decision point in important conversations around capital investments and is used to inform various decisions, such as:
  - Capital Budget funding
  - Debt Program (G.O. Bonds & Certificates of Participation)



THE CITY AND COUNTY  
OF SAN FRANCISCO  
PROPOSED CAPITAL PLAN

ONE  
Building Out

Fiscal Years 2024



# Capital Accomplishments

## Affordable Housing

- Started construction on **1,042 units of affordable housing**, with an investment of \$378 million in local funds leveraging more than \$700 million in other funds.
- Provided \$115 million in preservation loans, which will **stabilize 227 households in their current homes**.
- Approved \$324.4 million in predevelopment and construction loans toward **the development of 1,058 affordable units in Mission Bay South, Transbay, and Hunters Point Shipyard Phase 1**.
- Constructed **138-unit Star View Court project for occupancy in May 2024**, the second 100% affordable housing site on Treasure Island.





# Capital Accomplishments

## Economic & Neighborhood Development

- **Completed China Basin Park, a new five-acre bayfront park** with a great lawn, dog zone, bay trail connection, and a shoreline sand area.
- **Mission Bay:** Constructed 19 open space parcels totaling over 29 acres, over 39,000 linear feet of streets and underground utilities, 4 storm water pump stations and one sanitary sewer pump station.
- **Completed all street improvements and public infrastructure** planned on the first stage of development on Yerba Buena Island and Treasure Island.
- **Secured state funding for the Yosemite Slough Neighborhood Adaptation Plan** to address disparities in sea level rise planning in Bayview Hunters Point.





# Capital Accomplishments

## General Government

- **Connected over 17,097 units in 143 affordable housing sites with free broadband internet access** over the last 6 years through the Fiber to Housing Project.
- **Completed several large renewal projects** including heat pump replacements at City Hall and 555 7th St, elevators at City Hall, and restroom reconstruction and cooling tower replacement at 1 South Van Ness.
- **Reconfigured the Hall of Justice waste collection system** to enhance waste diversion and save cost.





# Capital Accomplishments

## Health & Human Services

- ▣ The **\$390M Healthy, Safe, & Vibrant GO Bond** was **approved** by voters in November 2024.
- ▣ **Completed and occupied the new UCSF Research Building at ZSFG** funded by the University of California San Francisco.
- ▣ **Commenced critical rehabilitation work** at Next Door Adult Shelter at 1001 Polk Street and MSC South Adult Shelter at 525 5<sup>th</sup> Street.
- ▣ **Acquired eight buildings with 691 units, completed rehabilitation of 362 units, and commenced construction of 145 new units** of permanent supportive housing.





# Capital Accomplishments

## Infrastructure and Streets

- **Repaved and maintained 1,011 street blocks**, maintaining the City's Pavement Condition Index at 75 for 2024; **constructed a total of 1,558 curb ramps**; **repaired more than 77,175 square feet of sidewalks**, equivalent to 28 blocks.
- **Completed several Water projects** including, the Rollins Road Building Renovation, Harry Tracy Water Treatment Plant Filter Replacement, Corrosion Control Phase 2, Watershed Environmental Improvement, San Francisco Westside Recycled Water Pump Station, San Francisco Groundwater Supply, Emergency Firefighting Water System Pump Station No. 2, Clarendon Supply, and Reservoir and Irrigation projects.
- **Energized the Bay Corridor Transmission Distribution substation**, as well as **major phase for redevelopment projects at Pier 70, Mission Rock, Treasure Island, and Yerba Buena Island.**





# Capital Accomplishments

## Public Safety

- **Completed HVAC system comprehensive upgrades and replacements** for Station 9, 14, 26, and Community Paramedicine at 1415 Evans.
- **Completed hose tower removal work** at Fire Stations 6, 11, 12, 21 and 38. Hose-tower removal and replacement is in process for Fire Station 15.
- **Completed server room upgrades** in alignment with federal National Incident Based Reporting System standards.
- **Schematic Design completed** in September 2024 for the Fire Department's **new Division of Training**
- **Completed a renovation of the 911 Call Center** in Spring 2024.





# Capital Accomplishments

## Recreation, Culture, and Education

- ❑ **Completed Phase 2 at India Basin Waterfront Park** with the park creation at 900 Innes, & **renovated Fillmore Turk Mini Park.**
- ❑ **Completed renovations at neighborhood parks,** including a full renovation at Esprit, replaced the Crocker Amazon soccer fields, added a restroom to Noe Valley Town
- ❑ **Completed exterior SOMArts ADA Barrier Removal and Retaining Wall Project.**
- ❑ **Completed renovations for the Mobile Service & High-Density Storage Facility** at 750 Brannan Street.
- ❑ **Restored Mechanics Monument and Lotta's Fountain.**





# Capital Accomplishments

## Transportation

- **Completed the Muni-Metro T Third Line** through SoMa, Union Square, and Chinatown.
- **Grew the city's bike network by approximately 50 miles** by increasing connectivity between many of San Francisco's neighborhoods.
- **Completed the Harvey Milk Terminal 1**, which received LEED Platinum certification.
- **Completed construction of the Southgate Road Realignment** from Yerba Buena Island to Treasure Island. Broke ground on the **Yerba Buena Island West Side Bridges Retrofit Project**.





# Proposed FY2026-35 Capital Plan Funding Overview FY26-35

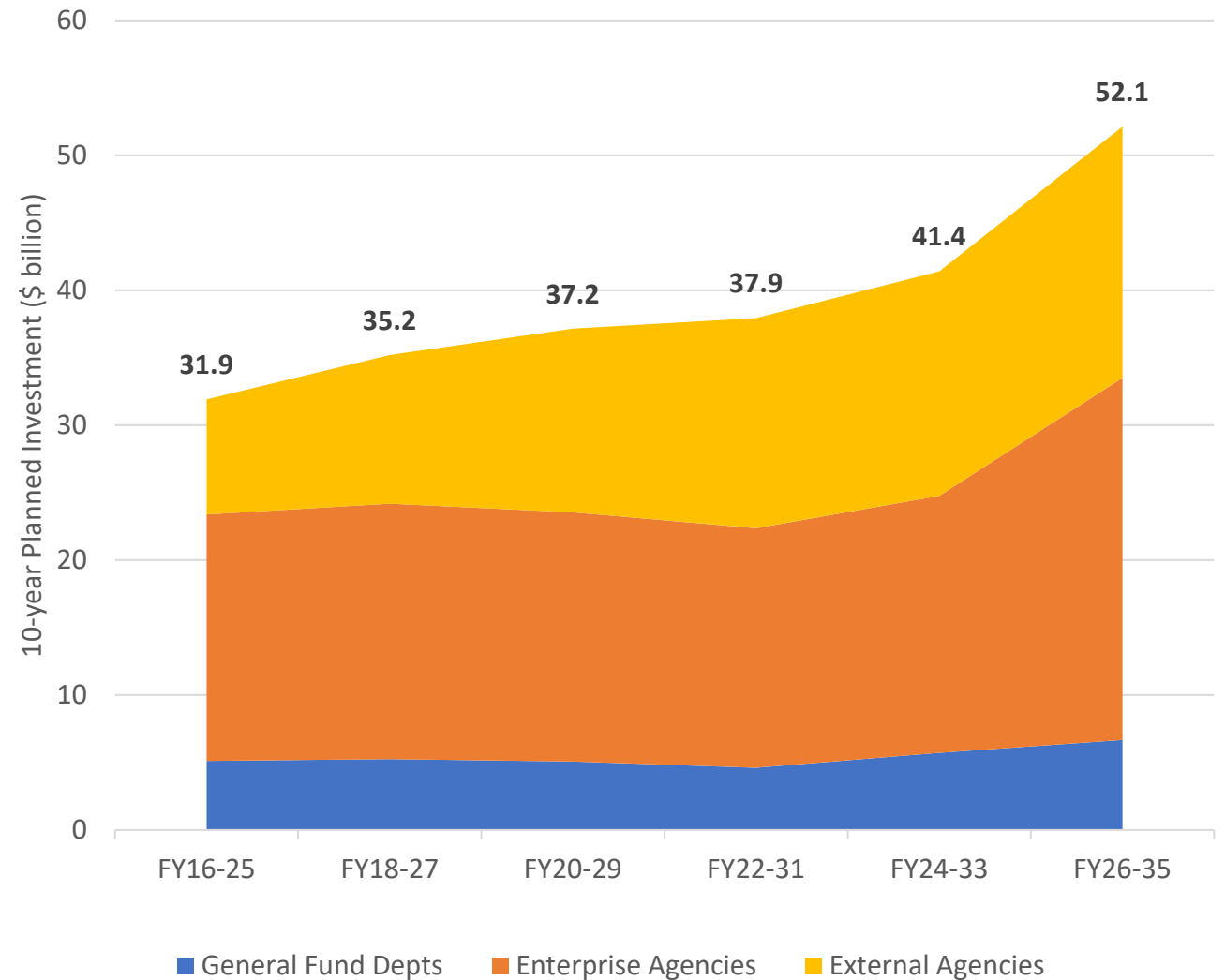
## Summary by Service Area FY 26-35

(in \$millions – includes all funding sources)	GENERAL FUND DEPTS	ENTERPRISE DEPTS	EXTERNAL AGENCIES	TOTAL
Affordable Housing	-	-	2,753	2,753
Public Safety	1,486	-	-	1,486
Health and Human Services	841	-	-	841
Infrastructure & Streets	2,262	11,063	-	13,325
Recreation, Culture, and Education	1,676	-	2,412	4,088
Economic & Neighborhood Development	-	3,871	3,326	7,197
Transportation	-	11,897	10,136	22,033
General Government	403	-	-	403
<b>TOTAL</b>	<b>6,668</b>	<b>26,830</b>	<b>18,627</b>	<b>52,126</b>



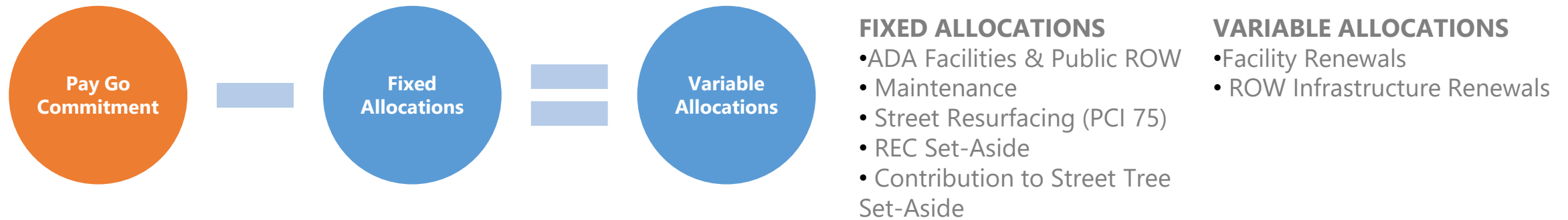
# Capital Plan Over Time

- The Capital Plan has grown over 60% in the last 10 years (5.3% annually)
- Most of the growth has come from enterprise and external agencies
- Investment in General Fund depts grew only 30% over 10 years (2.7% annually)



# Proposed Pay-As-You-Go Program

## Methodology & Amounts



Pay-as-you-go Allocation for Draft FY26-35 Capital Plan:

$$\text{\$2,700M} - \text{\$1,217M} = \text{\$1,483M}$$



# Proposed Pay-As-You-Go Funding Outcomes FY26-35

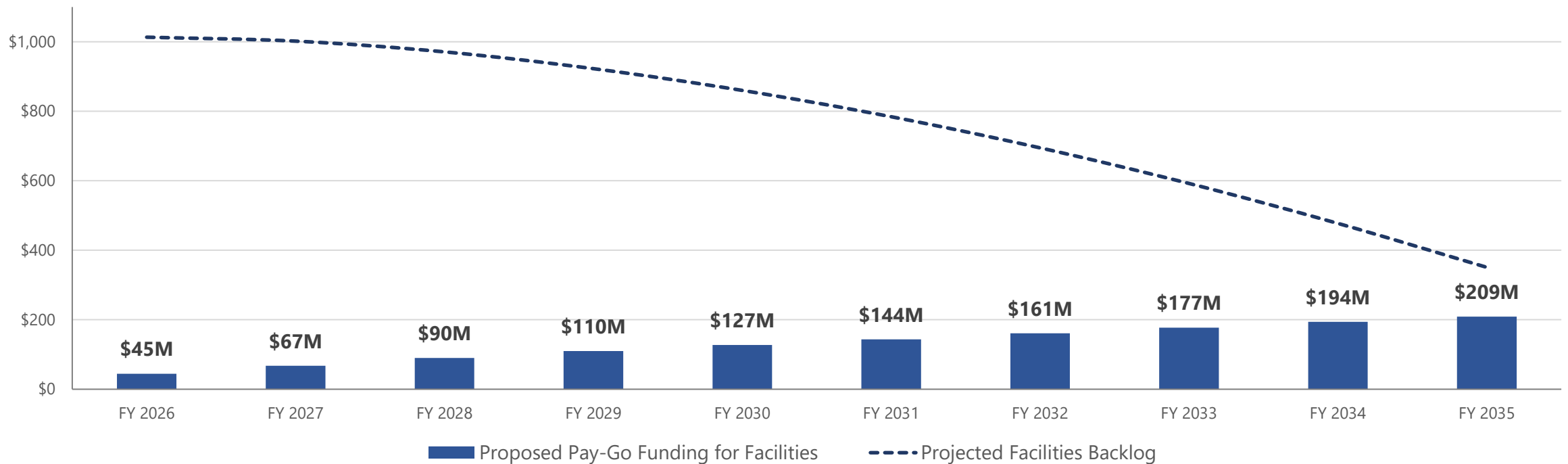
<b>Funding Category</b> <i>(in \$millions)</i>	<b>10-yr GF Need</b>	<b>10-yr GF Funding</b>	<b>% Funded</b>
Routine Maintenance	226	249	110%
ADA: Facilities	18	18	100%
ADA: Public Right-of-Way	300	125	42%
Street Resurfacing	497	497	100%
Enhancements	3,384	100	3%
Recreation and Parks Base Commitment	142	142	N/A
Contribution to Street Tree Set-aside	85	85	N/A
<b>FIXED ALLOCATION TOTAL</b>	<b>4,652</b>	<b>1,216</b>	
Facility Renewal	1,971	1,324	67%
ROW Infrastructure Renewal	235	159	67%
<b>VARIABLE ALLOCATION TOTAL</b>	<b>2,206</b>	<b>1,483</b>	
<b>GRAND TOTAL</b>	<b>6,858</b>	<b>2,700</b>	



# Proposed Pay-As-You-Go Program

## Impact of Funding Level on Backlog

- Facilities Backlog estimation methodology
  - Current backlog is defined as total current renewal need (i.e. deferred maintenance + immediate need) less the amount funded in the first year of the Plan
  - The chart below does not include REC facilities since REC has a GF set-aside to address these needs

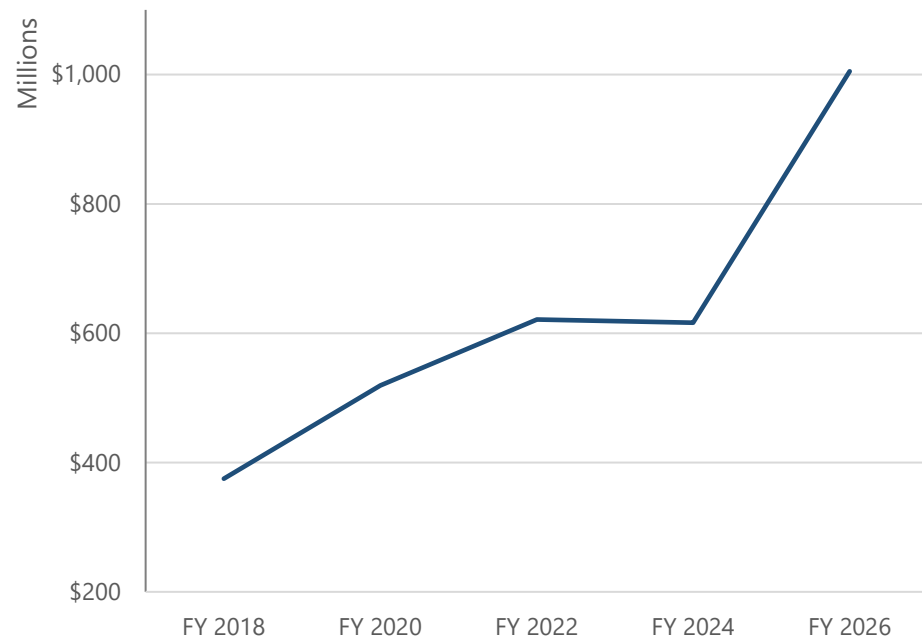




# Pay-As-You-Go Program

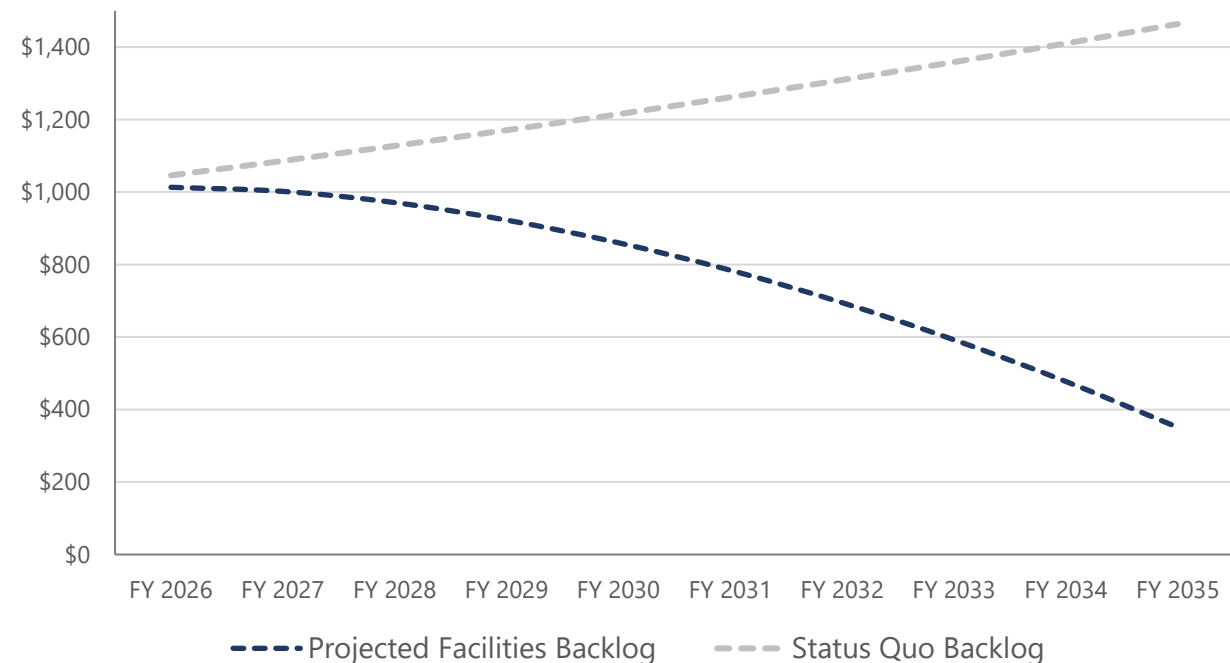
## Projected Facilities Backlog

FACILITIES BACKLOG OVER TIME



- ORCP analyzed the City's deferred maintenance backlog every two years as part of the 10-Year Capital Plan update

PROJECTED BACKLOG



- If funding levels are not restored to pre-pandemic levels, the City's deferred maintenance backlog will continue to increase at an accelerated rate (grey line)
- The blue line represents the projected backlog based on funding levels in the proposed Capital Plan



# Proposed Debt Program

## Voter Approved General Obligation (GO) Bonds Since 2008

Funding Category	Amount
Affordable Housing	1,471
Public Health	1,425
Fire Facilities	833
Transportation	634
Parks and Open Space	621
Police Facilities	522
Seawall and Waterfront Parks	493
Streets and Right-of-Way	285
Homelessness and Supportive Housing	217
Medical Examiner Facility	65
911 Call Center	9
<b>Total</b>	<b>6,574</b>

- Historically, the Capital Plan has focused on life safety (seismic needs, first responder facilities) and the City's state-of-good-repair needs
- \$1.47B** in bond capacity has gone toward Affordable Housing since 2016
- Successful passage of bonds has dramatically reduced future capacity resulting in smaller bonds

# Proposed Debt Program

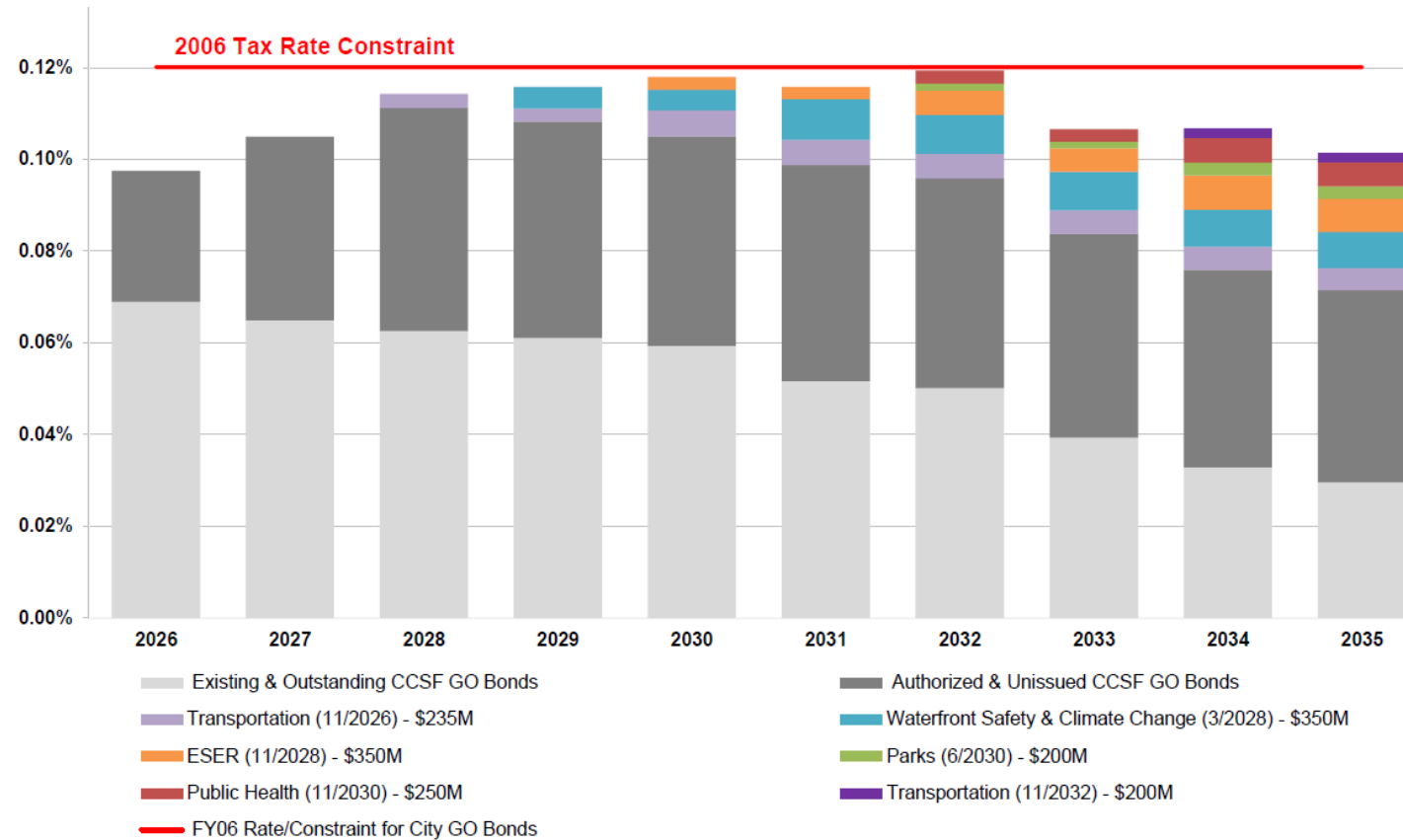
## GO Bonds

Election Date	Bond Program	Amount (\$M)
Nov 2026	Transportation	235
Mar 2028	Waterfront Safety & Climate	350
Nov 2028	Earthquake Safety & Emergency Response	350
June 2030	Parks & Open Space	200
Nov 2030	Public Health	250
Nov 2032	Transportation	200
Nov 2034	Affordable Housing	200
<b>Total</b>		<b>1,785</b>



# Proposed Debt Program

## GO Bond Capacity



# Proposed Debt Program

## Certificates of Participation

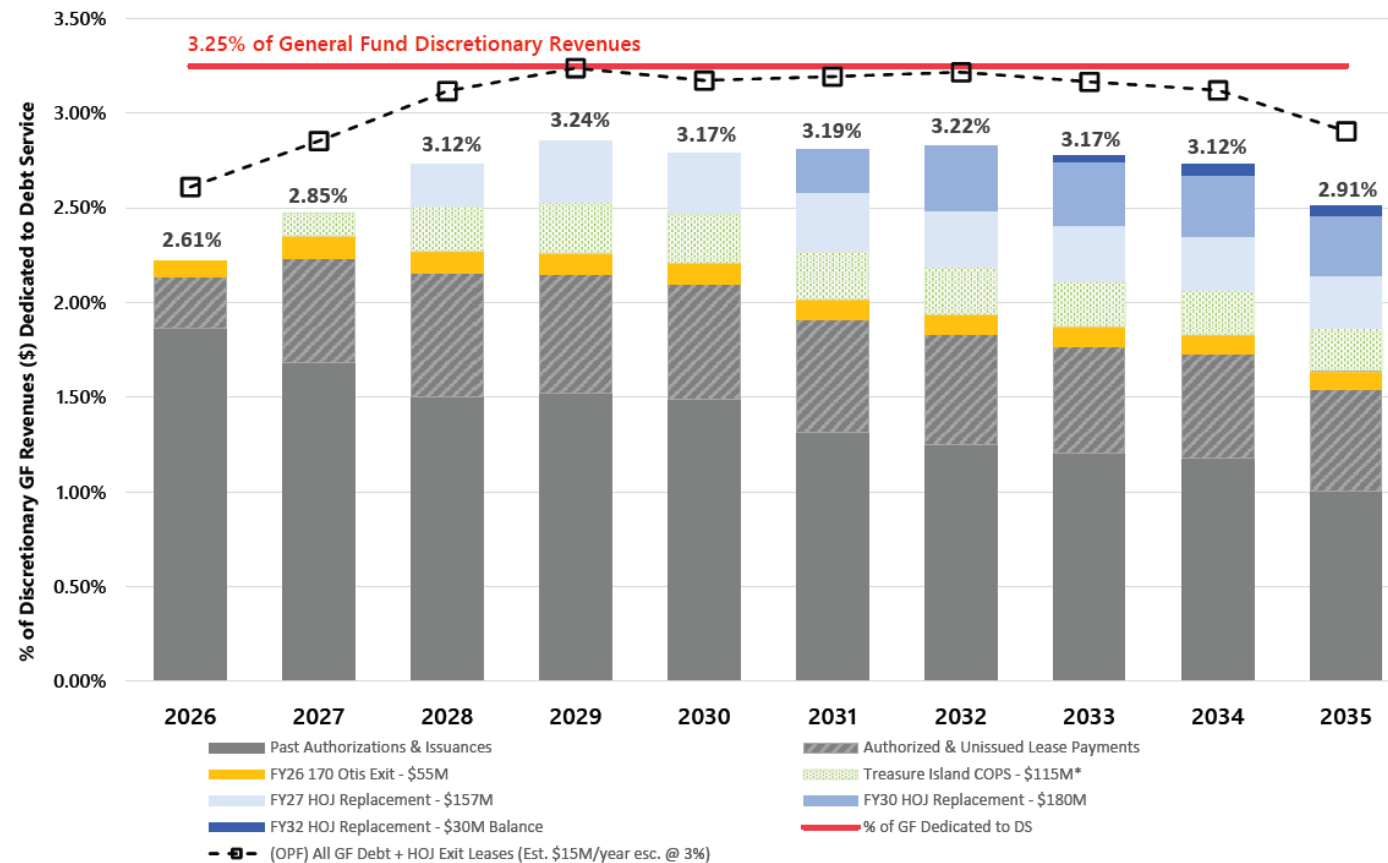
### Schedule

Issuance	Proposed Project	Amount (\$M)
FY 2026	Relocation of HSA Headquarters	55
FY 2026	Treasure Island Infrastructure	50
FY 2027	Treasure Island Infrastructure	15
FY 2027	HOJ Replacement	157
FY 2030	HOJ Replacement	180
FY 2032	HOJ Replacement	30
<b>Total</b>		<b>487</b>



# Proposed Debt Program

## Certificates of Participation Capacity



\* Treasure Island COPS to be sold in three tranches (FY25, FY26, FY27)

As of 11-13-2024

# Questions and Comments?

[onesanfrancisco.org](https://onesanfrancisco.org)

An aerial photograph of San Francisco, showing the city's dense urban landscape, the bay, and the Golden Gate Bridge in the distance. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing white text. The text reads: "There is only one San Francisco. Let's take care of it." Below the text, there are three small white circles, with the first one being filled and the other two being empty, likely serving as a progress indicator for a presentation slide.

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