

Office of Community Investment and Infrastructure

FY 2025-26 Budget



OCII Mission and Objectives

Within Mission Bay, Transbay & Shipyard/Candlestick

- Invest in these communities by accelerating the delivery of and access to new housing, especially affordable units
- Build public infrastructure and open spaces
- Maximize opportunities for local businesses and workers
- Implement wind down of activities under the State Redevelopment Dissolution Law

Mission Bay, Transbay, & Shipyard /Candlestick to provide:

- 28k housing units, approximately 47% affordable
- 379 acres of parks and open space
- 13 million sq. ft. commercial space

OCII FY 25-26 Major Initiatives – Projects



Infrastructure/Parks

- Mission Bay- Complete parks, pump station, pedestrian walkway
- Transbay- Continue construction of Clementina Street Improvements and design of Under Ramp Park
- CP/HPS-
 - Begin CP infrastructure construction
 - Complete HPS Phase 1 infrastructure construction.



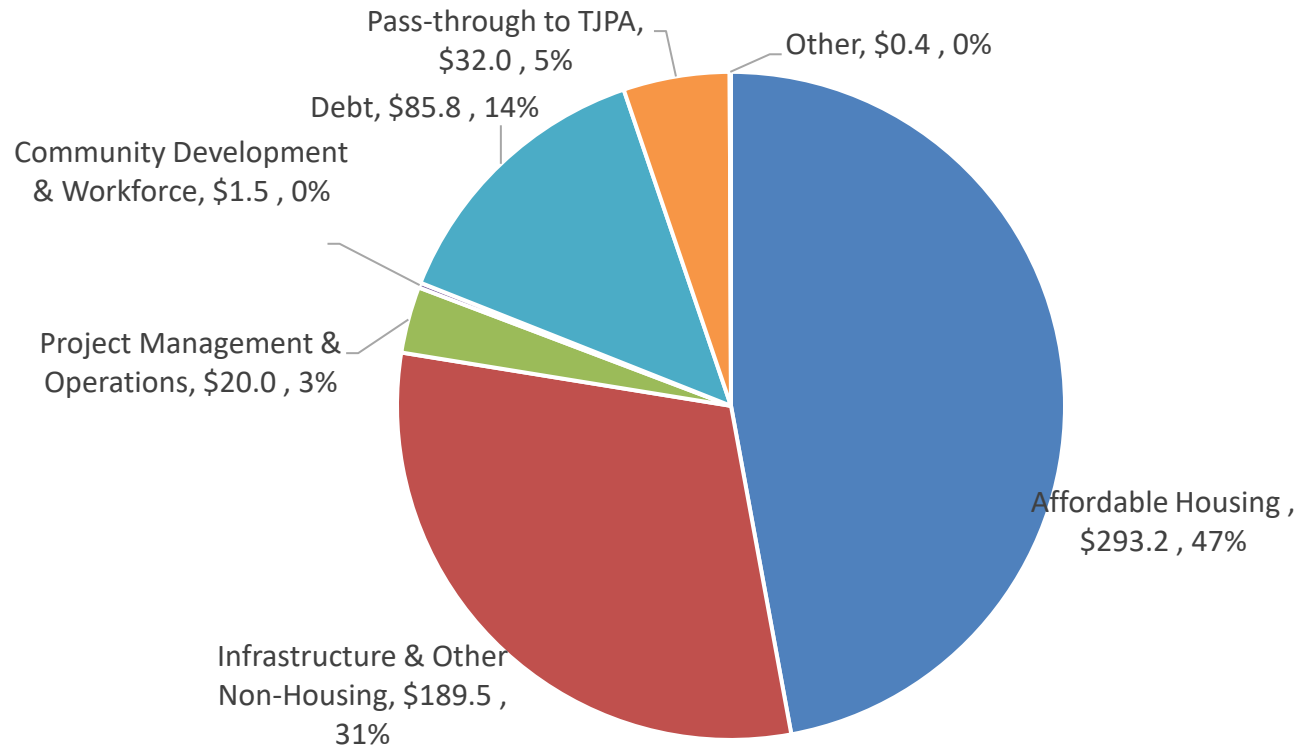
Mission Bay Block 9A

Housing

- Predevelopment loans for MB Block 12W and TB Block 4
- Complete designs for MB Block 4E.
- Complete construction TB2E, TB2W
- Achieve 100% occupancy MB 9A, HPS 52/54, and HPS 56

Budget: FY25-26 Uses

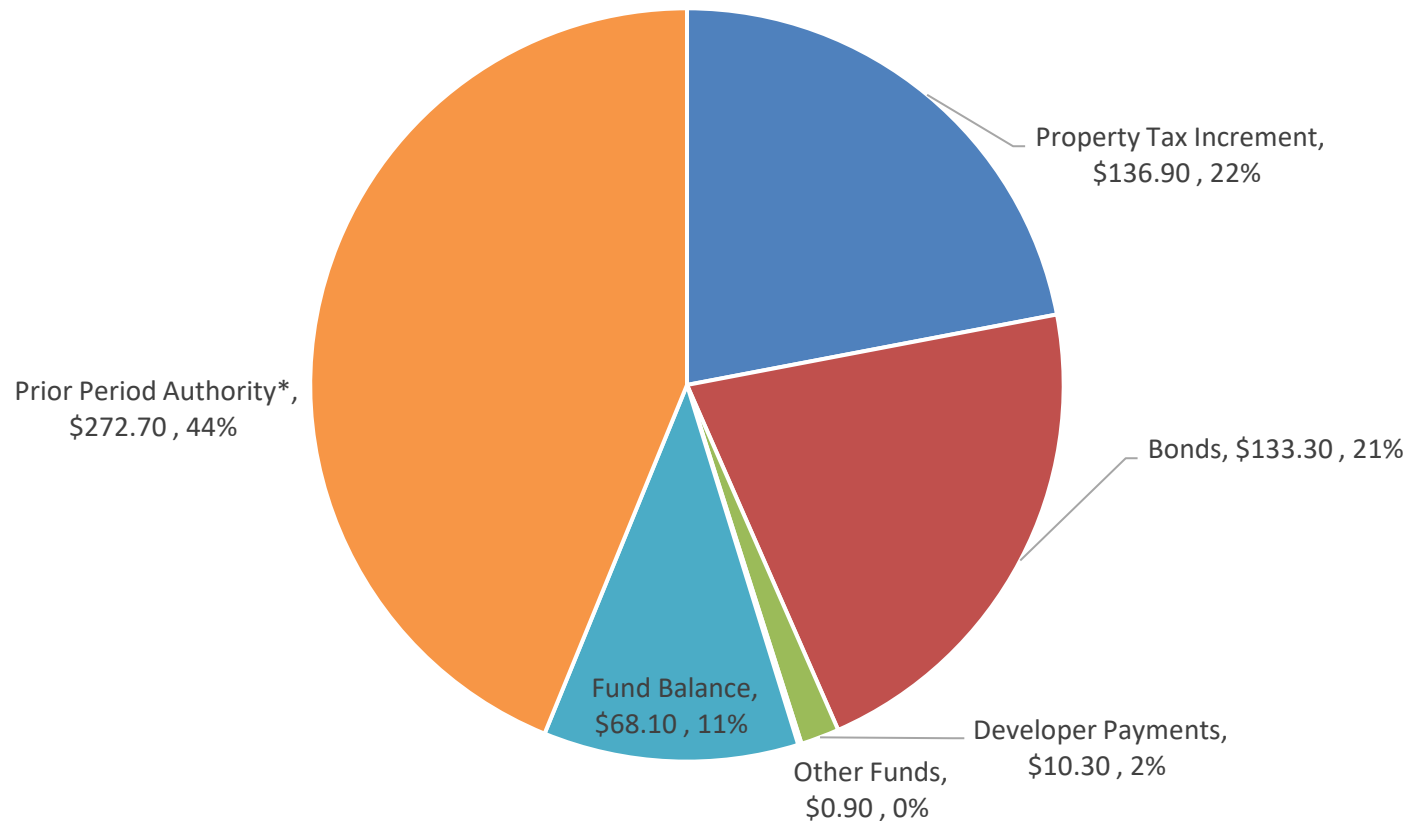
Of OCII's total FY 25-26 budget of \$622.2M, the primary uses are Affordable Housing and Infrastructure & Other Non-Housing.



OCII's mission and objectives are to build affordable housing, parks and open spaces, and commercial spaces. Additionally, we maximize local business and employment opportunities. Our budget allocations help achieve these goals as the majority of our funds are dedicated to affordable housing (47%) and infrastructure work (31%), along with community development and workforce expenditures.

Budget: FY25-26 Sources

*Primary Budget Sources are
Prior Period Authority, Property Tax Increment, and Bonds.*



*Prior Period Authority is expenditure carried forward from prior year, including affordable housing loans awarded but not yet drawn down fully and multi-year construction budgets.

OCII Performance Measures: Housing Production Obligation

OCII-Funded Retained Affordable Housing Production Obligation, by Project Area

| Project Status | Mission Bay | Transbay | HP Shipyard / Candlestick Point | Replacement Housing | Total | % of Total |
|----------------------|--------------|--------------|---------------------------------|---------------------|---------------|------------|
| Completed & Occupied | 1,744 | 721 | 626 | 0 | 3,091 | 24% |
| In Construction | 0 | 332 | 0 | 0 | 332 | 3% |
| In Predevelopment | 163 | 0 | 477 | 233 | 873 | 7% |
| In Planning | 0 | 322 | 386 | 314 | 1,022 | 8% |
| Future Development | 0 | 130 | 2,280 | 5,295 | 7,705 | 59% |
| Total | 1,907 | 1,505 | 3,769 | 5,842 | 13,023 | 100% |

In FY 2025-26, OCII will complete 332 OCII-funded affordable housing units, including 150 unit in Transbay 2W and 182 units in Transbay 2E.

OCII Performance Measures: Parks & Open Space Completions

OCII's Park & Open Space Completions

| Parks and Open Space Completions by Acreage | Mission Bay | Transbay | Hunters Point Shipyard / Candlestick Point | Total Acres |
|---|-------------|----------|--|-------------|
| FY 25-26 Completions | 0.55 | - | - | 0.55 |

In FY 2025-26, OCII will complete 0.55 acres of parks and open space in Mission Bay.

OCII Performance Measures: Community Workforce Development

OCII's Equal Opportunity Programs ("EOP") program applies to all OCII-administered contracts, including Development and Disposition Agreements, ground leases, and loan agreements, among others. OCII administers the EOP program on all stages of a project, from design through construction. OCII reports on the EOP to its Commission annually.

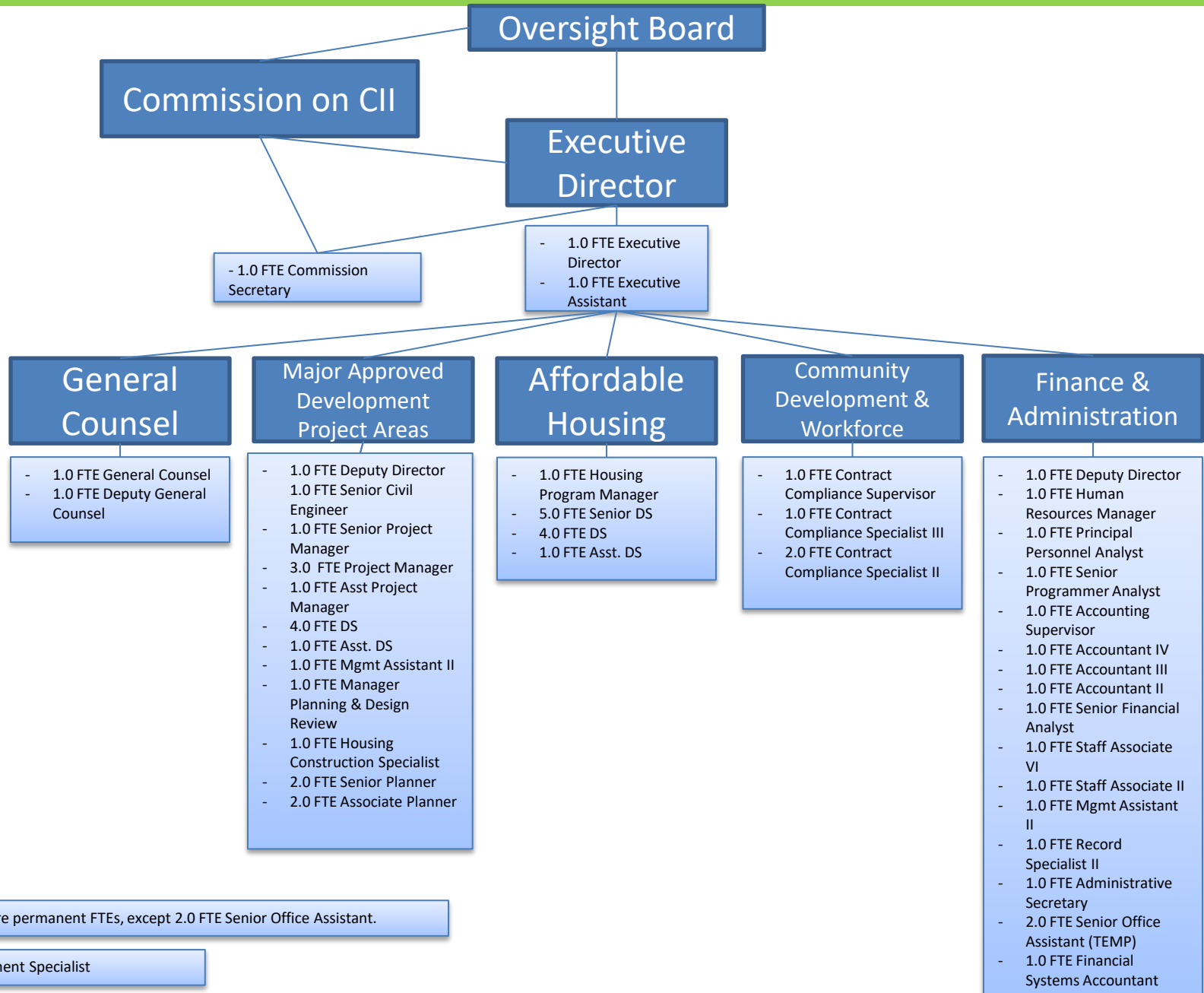
- **Contracting**

- Since 2012, OCII has administered over \$6.2 billion in contracts, of which \$2.0 billion has been awarded to small business enterprises ("SBE"). Of this amount, \$1.1 billion has been awarded to San Francisco-based SBEs.
- Additionally, \$1.1 billion of the total has been awarded to minority and women-owned businesses.

- **Workforce Development**

- Since 2012, over 53,285 workers have performed over 19.2 million construction hours on OCII-administered projects.
- 8,025 SF residents performed 3.8 million hours, garnering \$162.9 million in wages.

Organizational Chart



Staffing

| Vacancy Status | Division | Position | Vacant as of Date |
|--|------------------------|------------------------------------|-------------------|
| VACANT DUE TO DEVELOPMENT PHASE OF PROJECTS | | | |
| | Finance/Administration | Accountant II | Oct-24 |
| | Contract Compliance | Contract Compl. Sp. II | Jun-23 |
| | Design-Review Planning | Associate Planner | Jun-23 |
| | Design-Review Planning | Senior Planner | Jun-22 |
| | Development Services | Development Specialist | Sep-21 |
| | Project Management | Asst Project Manager | Jun-22 |
| | Project Management | Project Manager | Jun-18 |
| | Project Management | Senior Development Specialist | Jan-22 |
| | Staff Associate | Staff Associate II-Media Relations | Mar-19 |
| | Development Services | Development Services Manager | Dec-20 |
| | Engineering | Senior Civil Engineer | Dec-16 |
| | Finance/Administration | Financial Systems Accountant | Feb-22 |
| | Project Management | Assistant Development Specialist | Apr-22 |
| | Development Services | Senior Development Specialist | Oct-21 |
| | Development Services | Senior Development Specialist | Oct-24 |

Staffing

OCII has 15 vacancies, as of June 2025, an increase from 6 in FY 19-20.

| Staffing | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 | FY 25-26 |
|-----------|----------|----------|----------|----------|----------|----------|----------|
| Vacancies | 6 | 9 | 16 | 20 | 15 | 15 | 15 |

The vacancy amounts are due to

- (1) Development status of projects;
- (2) Retirements, attrition, and promotions; and
- (3) Challenges posed by COVID-19 to recruitment of new staff, as well as general competition for talent.

OCII Response to Mayor's 25-26 Budget Instructions

- OCII's budget is not funded by General Fund; the City's interest is in Property Tax Increment ("PTI"), which is ~20% of OCII's annual budget and is remitted to OCII prior to General Fund dollars to the City
- The state (Dept. of Finance) approves OCII's expenditures of PTI, the vast majority of which funds fixed and mandatory costs such as debt service, affordable housing loans, and retiree health and pension payments.
- In response to the Mayor's Budget Instructions in December 2024, OCII reduced its operating costs funded by Property Tax Increment by 17.4% (\$13.2M to \$10.9M), to meet the 15% requirement.
- Additionally, OCII reviews its Property Tax Increment needs biannually with the Controller's Office and sizes its request based on need.

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