File No. 240610 **Committee Item No.** 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Appropriations Committee **Date** June 12, 2024
Board of Supervisors Meeting **Date** _____

Cmte Board

☐	☐	**Motion**
☒	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☒	☐	**Department/Agency Cover Letter and/or Report**

- **MYR Transmittal Letter and Trailing Legislation List 5/31/2024**
- **MYR Memo 5/31/2024**

☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☐	**Public Correspondence**

OTHER **(Use back side if additional space is needed)**

☒	☐	Exhibit A – OCII Interim Budget FY2024-25
☒	☐	OCII Oversight Board Reso No. 01-2024 1/24/2024
☒	☐	Recognized Obligation Payment Schedules 4/15/2024
☒	☐	OCII Resolution No. 09-2024 4/16/2024
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Brent Jalipa **Date** June 7, 2024
Completed by: Brent Jalipa **Date** _____

FILE NO. 240610 RESOLUTION NO.

[Proposed Interim Budget - Office of Community Investment and Infrastructure - Operating as Successor Agency to the San Francisco Redevelopment Agency - FY2024-2025]

Resolution approving the Fiscal Year ("FY") 2024-2025 Interim Budget of the Office of Community Investment and Infrastructure, operating as the Successor Agency to the San Francisco Redevelopment Agency.

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure ("OCII"), is implementing enforceable obligations of the Redevelopment Agency of the City and County of San Francisco ("Former Agency") in accordance with the Community Redevelopment Law, Cal. Health & Safety Code, Sections 33000 et seq., as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code, Sections 34170 et seq. (the "Law"), and with San Francisco City and County Board of Supervisors ("Board of Supervisors") Ordinance No. 215-12 (Oct. 4, 2012); and

WHEREAS, OCII is a legal entity separate from the City and County of San Francisco ("City") and the Board of Supervisors approves OCII's annual interim budget in accordance with Cal. Health and Safety Code, Section 33606 and Ordinance No. 215-12; and

WHEREAS, The Law requires OCII to receive approval from the Oversight Board of the City and County of San Francisco ("Oversight Board") for its expenditures as listed in Recognized Obligation Payment Schedules ("ROPS"), which covers 12-month fiscal periods; on January 24, 2024, the Oversight Board approved, by Resolution 01-2024, the ROPS for July 1, 2024, to June 30, 2025 ("ROPS 24-25"), which the California Department of Finance ("DOF") approved on April 12, 2024, subject to several adjustments; and

WHEREAS, Consistent with the expenditures approved in the ROPS, the Successor Agency Commission (commonly known as the Commission on Community Investment and Infrastructure) approved, by Resolution No. 09-2024 (April 16, 2024), its annual budget for FY 2024-2025 (the "Budget") and authorized the Executive Director to submit the Budget for review and approval to the Mayor and the Board of Supervisors; and

WHEREAS, The Budget includes, among other things, the use of property tax revenues (formerly tax increment revenues) from various project areas of the former Redevelopment Agency of the City and County of San Francisco to pay for certain enforceable obligations consistent with the authority granted under the ROPS 24-25, Section 34177.7 of the California Health and Safety Code and Board of Supervisors Resolution No. 538-16 (Dec. 22, 2016); and

RESOLVED, By the Board of Supervisors that it does hereby approve the Interim Budget, as shown in Attachment "A" attached hereto and incorporated as if set forth in full herein.

Exhibit A: OCII FY 2024-25 Interim Budget

Exhibit A

FY 2024-25 Interim Budget

Table of Contents

1. Background 1
2. Program Summary 2
3. Land Use and Infrastructure 9
4. Housing Obligations 11
5. Community and Workforce Development 15
6. Other Significant Initiatives 16
7. Debt 16
8. Operations Budget 18
9. Budgeted Positions 20

1. Background

On February 1, 2012, the State of California dissolved the San Francisco Redevelopment Agency ("SFRA") along with all 400 redevelopment agencies in California under Cal. Health & Safety Code §§ 34170 et seq ("Dissolution Law"). Pursuant to the Dissolution Law and to Board of Supervisors ("BOS") Ordinance 215-12, the Successor Agency to the SFRA, commonly known as the Office of Community Investment & Infrastructure ("OCII"), has assumed the remaining obligations of the SFRA.

OCII is charged with completing work required under enforceable obligations approved by the California Department of Finance ("DOF"). Those enforceable obligations are: (1) the Projects described in BOS Ordinance No. 215-12 (Oct. 4, 2012) as the Mission Bay North and South Projects, the Transbay Project, and the Hunters Point Shipyard/Candlestick Point Project; (2) management of SFRA assets, existing economic development agreements such as loans, grants, or owner participation agreements, and other real property and assets of SFRA that must be wound down under the Dissolution Law; and (3) OCII's Retained Affordable Housing Obligations that are included in the Projects described above.

Governance

Ordinance 215-12 delegates the Board of Supervisors' authority as Successor Agency to the Successor Agency Commission. The Commission provides financial and policy oversight and exercises land use and design approval authority for the Projects. The Commission is comprised of five members appointed by the Mayor and confirmed by the Board of Supervisors, with two of the seats held by residents of the two supervisorial districts that contain the largest amounts of the Projects, i.e. Districts 6 and 10.

Dissolution Law requires that certain actions of a successor agency are subject to the review and approval of an Oversight Board ("OB"). The OB has a fiduciary duty to the holders of enforceable obligations with the former SFRA and to the taxing entities that are entitled to an allocation of property taxes. The OB reviews and approves OCII's expenditures and use of tax increment through the annual Recognized Obligation Payment Schedules. The OB also approves the issuance of bonds, transfers of property, and other matters related to the dissolution of SFRA. The Mayor appoints four of the seven members of the OB, subject to confirmation by the Board of Supervisors. One of those four members represents the "largest number of former redevelopment agency employees employed by the successor agency." Cal. Health & Safety Code § 34179 (a) (11). The remaining three members are representatives of affected taxing entities: the Bay Area Rapid Transit District, the San Francisco Unified School District, and the San Francisco Community College.

Dissolution Law establishes that OCII is a separate entity from the City and County of San Francisco ("CCSF"), as was the SFRA. However, under BOS Ordinance No. 215-12, the BOS, in its capacity as the legislative body for CCSF, must still approve OCII's annual budget (Cal

Health & Safety Code § 33606) and retains the authority to approve any modification to an enforceable obligation "that would decrease the commitment of property tax revenue for affordable housing or materially change the obligations to provide affordable housing." Ordinance No. 215-12, § 6 (a). OCII's budget is initially approved by the Commission and subsequently approved by the Mayor and Board of Supervisors.

2. Program Summary

OCII's primary activity is funding and facilitating delivery of affordable housing and infrastructure in the project areas of Mission Bay North and South, Transbay, and Hunters Point Shipyard/Candlestick Point. OCII's programmatic spending reflects this mission. Much of OCII staff time is spent on working closely with development partners and City agencies on land use plans and the associated permits and maps necessary to build these new communities. Additional details on OCII's staffing efforts related to that review, as well as information on FY 2024-25 programmatic goals for the delivery of public infrastructure (such as parks and open spaces), affordable housing units, and support of community benefits and workforce development can be found in the subsequent sections. Below are brief summaries OCII's three Projects, along with FY 2024-25 program highlights.

Mission Bay North and South

The project areas of Mission Bay North and Mission Bay South, together referred to as Mission Bay, were established in 1998 to create a vibrant transit-oriented and mixed-use community that will result in 6,535 residential units (29 percent of which will be affordable), 5.2 million square feet of office and biotechnology space, 560,000 square feet of retail uses, a new University of California San Francisco ("UCSF") research campus and medical center including a 550-bed hospital, 18,000-seat event center, 129-room and 300-room hotels, library, school, police headquarters, and a local police and fire department. Mission Bay contains 49 acres of open space, approximately 41 of which are owned by the City and approximately eight of which are owned by UCSF. The master developer of the Mission Bay Project, FOCIL MB, is responsible for constructing public infrastructure and parks pursuant to two Owner Participation Agreements ("OPAs"). OCII reimburses the developer for constructed infrastructure. OCII is responsible for approving the land uses and designs of both the public and private development projects and directly funds affordable housing in Mission Bay, which is provided on specific sites contributed by FOCIL MB and identified in the OPAs. Completion of the Mission Bay Project is anticipated in five years and will result in construction of more than $900 million of new infrastructure, development of over $8 billion in private vertical development, and creation of 31,000 permanent jobs. The Mission Bay Redevelopment Plans will expire in late 2028.

To date 6,193 residential units, 4.1 million square feet of office and biotechnology space, 540,000 square feet of retail uses, a 289-bed hospital, an 18,000-seat event center, 68 percent of the UCSF

research campus and 33 acres of open space have been built. In FY 2024-25, OCII will continue to reimburse the master developer for completed infrastructure, including the Bayfront Park, using a combination of tax allocation bond proceeds, and property tax increment.

OCII will also monitor the construction and completion of 148 units of for sale affordable housing on Block 9A, continue to review designs and permits for open spaces and private commercial development, create public art in Park P2 using public art fees contributed by various developers, and explore the possible increase of residential density on the two remaining affordable housing sites in Mission Bay South.

Transbay

The Transbay Project was established in 2005 and is located primarily between Folsom and Howard Streets, east of 2nd Street, and west of Spear and Main Streets. A small portion of the Transbay Project extends south of Folsom Street along Essex Street to Harrison Street, and west of Harrison Street to Second Street. The Transbay Project consists of two zones. Zone 1 is under the land use authority of OCII and consists of twelve blocks of land, eleven of which were formerly owned by the State. Zone 2 is under the City Planning Department's jurisdiction and includes the Salesforce Transit Center and two former State-owned parcels. OCII is responsible for funding the design and construction of two new parks, streetscape improvements on Folsom Street, selling designated formerly State-owned parcels to fund construction of the Salesforce Transit Center, forming partnerships with for-profit and non-profit developers to build housing, and directly funding affordable housing. Thirty-five percent of all new housing units in the entire Transbay Project Area will be affordable. After the entirety of all the former State-owned and OCII parcels have been fully built out, the Transbay Project will have contributed approximately 3,900 residential units, 2.5 million square feet of office, 94,000 square feet of retail, and 9 acres of open space to the neighborhood.

In Zone 1, all of the office space is complete, and 2,196 residential units have been built. In FY 24-25, approximately 760 units in Zone 1 will be in the planning phase. These units consist of two projects, one of which will occupy the northern end of the former Transbay Temporary Bus Terminal site. The first is a large mixed-income residential project on Block 4, which requires amendments to the Redevelopment Plan and associated design controls to allow for maximum efficiency of the site. Second, one stand-alone affordable housing project subsidized by OCII is planned for Block 12. OCII has negotiated a development agreement with a development team for Block 4 and intends to release a request for proposals/qualifications to select a development team to begin predevelopment planning for Block 12, a future affordable housing site that will be constructed after the Caltrain rail tunnel is extended from its current terminus at the 4th and King Street station to the new Salesforce Transit Center. Since Block 12 sits atop the future rail extension's route, OCII is working with the TJPA to determine when OCII may be able to advance the Block 12 project. Still, early planning for the project is needed such that the eventual Block

12 developer can begin coordination work with the TJPA and OCII since the TJPA also needs to route critical train tunnel infrastructure through the development parcel.

In compliance with its infrastructure obligations, OCII will disburse funds, in FY 2024-25 through an existing contract with San Francisco Public Works ("SFPW") to close out payments on a major streetscape construction project on Folsom Street between Essex and Spear Streets that completed construction in FY 20-21.

Hunters Point Shipyard and Candlestick Point

The Hunters Point Shipyard/Candlestick Point Project is composed of approximately 770 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and adopted the Bayview Hunters Point Redevelopment Plan in 2006. In 2010, the Board of Supervisors amended both redevelopment plans, and the Redevelopment Agency approved a Disposition and Development Agreement that included the Candlestick Point portion of the Bayview Hunters Point Redevelopment Plan and Phase 2 of the Hunters Point Shipyard. The Hunters Point Shipyard will be developed by different master developers under two separate disposition and development agreements: Lennar, which is developing Hunters Point Shipyard Phase 1, and FivePoint, which is developing Hunters Point Shipyard Phase 2/Candlestick Point. Together, the entire Hunters Point Shipyard/Candlestick Point Project will generate more than 12,100 units of housing (of which approximately one-third will be affordable), 326 acres of parks, over 4.8 million square feet of commercial space, and approximately $89 million of community benefits such as homeowner assistance, workforce development, job training, educational assistance, and contributions to South East Health Center.

In the Shipyard, OCII will focus on affordable housing, street construction and acceptance and parks management. To date, a total of 919 units have been built at Hunters Point Shipyard Phase 1 and Candlestick Point, including the first four phases of a revitalized Alice Griffith public housing development. In FY 2023-2024, OCII will continue to fund construction on three OCII funded affordable housing buildings, Blocks 52/54 and Block 56, which total approximately 185 units. A third-party Community Developer intends to begin construction 224 units on Block 1. OCII will continue to work with Lennar to facilitate the City's acceptance of streets at Hunters Point Shipyard Phase 1.

At Candlestick Point, OCII will work with the Developer on an updated last use plan with the intention of restarting infrastructure construction in 2025. Both Lennar and FivePoint have made monetary contributions in accordance with their Community Benefits Agreements. OCII will continue to execute contracts with to implement the various community benefits programs such as scholarships contractor assistance, downpayment assistance and other community development programs.

Year-Over-Year Comparison and Budget Summary

As shown in Exhibit 1, the proposed FY 2024-25 budget of $685.2 million represents a decrease of $27.4 million from the FY 2023-24 budget of $712.5 million. Of this amount, $379.2 million in uses is new budget authority and $306.0 million is Prior Period Authority carried forward from FY 2023-24. Prior Period Authority is expenditure carried forward from prior fiscal years, including affordable housing loans awarded but not drawn down and multi-year construction budgets.

Changes to current year revenue sources compared to FY 2023-24 are primarily due to a decrease in Fund Balance – Housing which reflects the use of affordable housing bond proceeds from bonds issued in a prior year and Fund Balance – Non-Housing which reflects the use of funds committed to infrastructure projects in prior year. These decreases are offset by an increase in Property Tax to pay for debt service and developer reimbursements and an increase in developer payments for affordable housing projects.

Changes to current year uses compared to FY 2023-24 are primarily due to a decrease in Other Debt due to the refunding of 2016D in prior year and a decrease in development infrastructure reimbursement requests, offset by a planned increase in debt service payments.

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Exhibit 1: Proposed FY 2024-25 Budget Compared to FY 2023-24 Budget, *Millions**

	FY 23-24 Budget	FY 24-25 Budget	YOY Difference
Sources			
Property Tax Increment - TAB Debt Service	$ 60.4	$ 72.9	$ 12.6
Property Tax Increment - Debt Portfolio	$ -	$ -	$ -
Property Tax Increment - Mission Bay	$ 27.1	$ 38.9	$ 11.9
Property Tax Increment - HPS2/CP	$ 1.8	$ 1.9	$ 0.1
Property Tax Increment - State Owned TBY	$ 33.7	$ 33.2	$ (0.5)
Property Tax Increment - Other	$ 14.9	$ 9.3	$ (5.6)
Property Tax Increment - Residual	$ -	$ 0.3	$ 0.3
Property Tax Increment - ACA	$ 3.5	$ 3.8	$ 0.4
Subtotal Property Tax Increment	**$ 141.3**	**$ 160.4**	**$ 19.1**
New Bonds - Housing	$ 24.0	$ -	$ (24.0)
New Bonds - Infra	$ 103.9	$ 64.0	$ (39.9)
Subtotal New Bonds	**$ 127.9**	**$ 64.0**	**$ (63.9)**
Developer Payments	$ 22.4	$ 104.6	$ 82.2
Subtotal Developer Payments	**$ 22.4**	**$ 104.6**	**$ 82.2**
Rent & Lease Revenue	$ 0.4	$ 0.4	$ -
Payments from Other Gov Entities	$ 0.4	$ 0.0	$ (0.4)
Special Tax	$ -	$ 1.1	$ 1.1
Hotel Tax	$ 4.7	$ 4.7	$ 0.0
Subtotal Other	**$ 5.5**	**$ 6.2**	**$ 0.7**
Fund Balance - Housing	$ 75.6	$ 23.2	$ (52.4)
Fund Balance - Non-Housing	$ 66.4	$ 20.8	$ (45.6)
Subtotal Fund Balance	**$ 142.1**	**$ 44.0**	**$ (98.0)**
Prior Period Authority - Housing	$ 215.6	$ 231.4	$ 15.8
Prior Period Authority - Non-Housing	$ 57.9	$ 74.6	$ 16.7
Subtotal Prior Period Authority	**$ 273.5**	**$ 306.0**	**$ 32.5**
Total Sources	**$ 712.5**	**$ 685.2**	**$ (27.4)**
Uses			
Uses - Operations			
Operational Salaries and Benefits	$ 9.9	$ 10.3	$ 0.3
Affordable Housing Services	$ 1.4	$ 1.3	$ (0.1)
Rent	$ 0.9	$ 0.9	$ -
Retiree Health and Pension Costs	$ 3.5	$ 3.9	$ 0.4
Auditing & Accounting Services	$ 0.3	$ 0.3	$ 0.0
Legal Services	$ 1.5	$ 1.4	$ (0.0)
Planning & Infrastructure Rvw	$ 5.0	$ 5.0	$ -
Real Estate Development Services	$ 0.2	$ 0.0	$ (0.2)
Workforce Development Services	$ 0.2	$ 0.2	$ 0.0
Other Professional Services	$ 10.7	$ 7.9	$ (2.8)
Grants to Community-Based Organizations	$ 1.5	$ 1.3	$ (0.2)
Payments to Other Public Agencies	$ 0.4	$ 0.4	$ -
Other Current Expenses	$ 2.4	$ 2.3	$ (0.0)
Subtotal Uses - Operations	**$ 37.8**	**$ 35.3**	**$ (2.5)**
Uses - Non-Operations			
Affordable Housing Loans	$ 116.0	$ 111.5	$ (4.5)
Replacement Housing	$ -	$ 0.7	$ 0.7
Development Infrastructure	$ 146.2	$ 98.8	$ (47.4)
Pass-through to TJPA	$ 33.7	$ 33.2	$ (0.5)
Debt Service - OCII TAB Bonds	$ 90.6	$ 110.0	$ 19.3
Public Art	$ 1.0	$ 1.0	$ (0.1)
Other Debt	$ 52.7	$ 4.7	$ (48.1)
Subtotal Uses - Non-Operations	**$ 440.3**	**$ 359.8**	**$ (80.4)**
Prior Period Authority - Housing	$ 215.6	$ 231.4	$ 15.8
Prior Period Authority - Non-Housing	$ 18.9	$ 58.7	$ 39.7
Subtotal Prior Period Authority	**$ 234.5**	**$ 290.1**	**$ 55.6**
Total Uses	**$ 712.5**	**$ 685.2**	**$ (27.4)**
Sources vs. Uses	$ -	$ -	$ -

**Dollar amounts will be slightly off due to rounding.*

As shown in Exhibit 2, in FY 2024-25 OCII proposes to expend $536.9 million, or 78.4 percent of its budget, on direct program spending including $342.9 million on affordable housing, $0.7 million on replacement housing, $170.4 million on infrastructure and other non-housing activities, $21.0 million on project management and costs, and $1.9 million on community development and workforce activities. OCII will fund these activities using primarily PPA, property tax, and developer payments. OCII will also fund a smaller portion of its budget with fund balance, which reflects funds received in a prior year that OCII is budgeting for the first time in FY 2024-25.

Exhibit 2: Proposed FY 2024-25 Budget Programmatic Summary, *Millions

Sources	Property Tax	Developer Payments	New Bonds - Housing	New Bonds - Infra	Rent & Lease Revenue	Fund Balance	Prior Period Authority	Other	Total	*Percent*
Uses										
Direct Program Spending										
Affordable Housing	$ -	$ 93.5	$ -	$ -	$ -	$ 18.0	$ 231.4	$ -	$ 342.9	*50.1%*
Replacement Housing	$ 0.3	$ -	$ -	$ -	$ -	$ 0.4	$ -	$ -	$ 0.7	*0.1%*
Infrastructure & Other Non-Housing	$ 7.3	$ 8.1	$ -	$ 64.0	$ -	$ 16.4	$ 74.5	$ -	$ 170.4	*24.9%*
Project Mgmt & Operations	$ 12.8	$ 2.8	$ -	$ -	$ -	$ 4.2	$ -	$ 1.1	$ 21.0	*3.1%*
Comm Dev & Workforce	$ -	$ 0.2	$ -	$ -	$ -	$ 1.8	$ 0.0	$ -	$ 1.9	*0.3%*
Direct Programmatic Subtotal	**$ 20.4**	**$ 104.6**	**$ -**	**$ 64.0**	**$ -**	**$ 40.9**	**$ 306.0**	**$ 1.1**	**$ 536.9**	*78.4%*
Indirect Program Spending										
Debt	$ 106.8	$ -	$ -	$ -	$ -	$ 3.2	$ -	$ 4.7	$ 114.7	*16.7%*
TJPA Pass-through	$ 33.2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33.2	*4.8%*
Other	$ -	$ -	$ -	$ -	$ 0.4	$ -	$ -	$ -	$ 0.4	*0.1%*
Indirect Programmatic SubTotal	**$ 140.0**	**$ -**	**$ -**	**$ -**	**$ 0.4**	**$ 3.2**	**$ -**	**$ 4.7**	**$ 148.2**	*21.6%*
Total	**$ 160.4**	**$ 104.6**	**$ -**	**$ 64.0**	**$ 0.4**	**$ 44.0**	**$ 306.0**	**$ 5.8**	**$ 685.2**	*100.0%*
	23.4%	*15.3%*	*0.0%*	*9.3%*	*0.1%*	*6.4%*	*44.7%*	*0.8%*	*100.0%*	

**Dollar amounts will be slightly off due to rounding.*

In order to support the delivery of these direct programmatic activities, the Proposed FY 2024-25 Budget includes funding for indirect program expenditures, such as project management and operations, debt, and Transbay Joint Powers Authority ("TJPA") Pass-through obligation, which is a pass-through of pledged property tax to the TJPA. Exhibit 2 shows a total of $148.2 million budgeted to these indirect programmatic expenditures, which are primarily supported through property tax.

Exhibit 3 shows the total Proposed FY 2024-25 Budget by Project Area and Cost Center. The column headers describe Operations, Debt, and OCII's major active projects: Hunters Point Shipyard Phase 1 and Phase 2 / Candlestick Point ("Hunters Point Shipyard / Candlestick Point") or ("HPS/CP"), Mission Bay North ("MBN"), Mission Bay South ("MBS"), and Transbay ("TBY"). Expenditures unrelated to the major active project areas, Operations, or Debt are rolled up and shown in the Other column. Exhibit 3 integrates the proposed budget for affordable housing into the appropriate project area, according to each project's location.

Exhibit 3: Proposed FY 2024-25 Budget by Project Area/Cost Center, *Millions**

	Operations	Debt	HPS / CP	MBN	MBS	TBY	Other	Total
Sources								
Property Tax Increment - TAB Debt Service	$ -	$ 72.9	$ -	$ -	$ -	$ -	$ -	$ 72.9
Property Tax Increment - Debt Portfolio	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax Increment - Mission Bay	$ -	$ 33.8	$ -	$ -	$ 5.1	$ -	$ -	$ 38.9
Property Tax Increment - HPS2/CP	$ -	$ -	$ 1.9	$ -	$ -	$ -	$ -	$ 1.9
Property Tax Increment - State Owned TBY	$ -	$ -	$ -	$ -	$ -	$ 33.2	$ -	$ 33.2
Property Tax Increment - Other	$ 6.2	$ 0.4	$ 0.7	$ -	$ -	$ 2.0	$ -	$ 9.3
Property Tax Increment - Residual	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.3	$ 0.3
Property Tax Increment - ACA	$ 3.8	$ -	$ -	$ -	$ -	$ -	$ -	$ 3.8
Subtotal Property Tax Increment	**$ 10.1**	**$ 107.1**	**$ 2.6**	**$ -**	**$ 5.1**	**$ 35.2**	**$ 0.3**	**$ 160.4**
New Bonds - Housing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
New Bonds - Infra	$ -	$ -	$ -	$ -	$ -	$ 64.0	$ -	$ 64.0
Subtotal New Bonds	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 64.0**	**$ -**	**$ 64.0**
Developer Payments	$ -	$ -	$ 10.3	$ 0.0	$ 0.2	$ 94.1	$ -	$ 104.6
Subtotal Developer Payments	**$ -**	**$ -**	**$ 10.3**	**$ 0.0**	**$ 0.2**	**$ 94.1**	**$ -**	**$ 104.6**
Rent & Lease Revenue	$ -	$ -	$ 0.4	$ -	$ -	$ -	$ -	$ 0.4
Payments from Other Gov Entities	$ 0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.0
Special Tax	$ 1.1	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.1
Hotel Tax	$ -	$ 4.7	$ -	$ -	$ -	$ -	$ -	$ 4.7
Subtotal Other	**$ 1.1**	**$ 4.7**	**$ 0.4**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6.2**
Fund Balance - Housing	$ 0.4	$ 3.4	$ 4.0	$ -	$ 8.0	$ 7.0	$ 0.4	$ 23.2
Fund Balance - Non-Housing	$ 0.1	$ -	$ 1.8	$ 10.0	$ 7.0	$ 0.7	$ 1.2	$ 20.8
Subtotal Fund Balance	**$ 0.5**	**$ 3.4**	**$ 5.8**	**$ 10.0**	**$ 15.0**	**$ 7.7**	**$ 1.7**	**$ 44.0**
Prior Period Authority - Housing	$ -	$ -	$ 72.8	$ -	$ 27.5	$ 131.1	$ -	$ 231.4
Prior Period Authority - Non-Housing	$ -	$ -	$ 0.0	$ -	$ 16.4	$ 51.6	$ 6.6	$ 74.6
Subtotal - Prior Period Authority	**$ -**	**$ -**	**$ 72.9**	**$ -**	**$ 43.9**	**$ 182.7**	**$ 6.6**	**$ 306.0**
Total Sources	**$ 11.7**	**$ 115.2**	**$ 91.9**	**$ 10.0**	**$ 64.2**	**$ 383.7**	**$ 8.5**	**$ 685.2**
Uses								
Uses - Operations								
Allocated Staff & Operating Expenses	$ (9.3)	$ 0.5	$ 3.6	$ 0.0	$ 2.5	$ 1.4	$ 1.2	$ (0.0)
Operational Salaries and Benefits	$ 10.3	$ -	$ -	$ -	$ -	$ -	$ -	$ 10.3
Affordable Housing Services	$ 1.3	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.3
Rent	$ 0.9	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.9
Retiree Health and Pension Costs	$ 3.9	$ -	$ -	$ -	$ -	$ -	$ -	$ 3.9
Auditing & Accounting Services	$ 0.3	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.3
Legal Services	$ 0.3	$ -	$ 1.1	$ -	$ -	$ 0.0	$ -	$ 1.4
Planning & Infrastructure Rvw	$ 0.0	$ -	$ 5.0	$ -	$ -	$ -	$ -	$ 5.0
Real Estate Development Services	$ -	$ -	$ 0.0	$ -	$ -	$ -	$ -	$ 0.0
Workforce Development Services	$ 0.1	$ -	$ 0.1	$ -	$ -	$ -	$ -	$ 0.2
Other Professional Services	$ 1.5	$ -	$ 1.6	$ -	$ 3.6	$ 1.2	$ -	$ 7.9
Grants to Community-Based Organizations	$ -	$ -	$ 1.3	$ -	$ -	$ -	$ -	$ 1.3
Payments to Other Public Agencies	$ -	$ -	$ 0.4	$ -	$ -	$ -	$ -	$ 0.4
Other Current Expenses	$ 2.3	$ -	$ -	$ -	$ -	$ -	$ -	$ 2.3
Subtotal Uses - Operations	**$ 11.7**	**$ 0.5**	**$ 13.0**	**$ 0.0**	**$ 6.1**	**$ 2.7**	**$ 1.2**	**$ 35.3**
Uses - Non-Operations								
Affordable Housing Loans	$ -	$ -	$ 4.0	$ -	$ 7.0	$ 100.5	$ -	$ 111.5
Replacement Housing	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.7	$ 0.7
Development Infrastructure	$ -	$ -	$ 1.5	$ 10.0	$ 22.6	$ 64.6	$ -	$ 98.8
Pass-through to TJPA	$ -	$ -	$ -	$ -	$ -	$ 33.2	$ -	$ 33.2
Debt Service - OCII TAB Bonds	$ -	$ 110.0	$ -	$ -	$ -	$ -	$ -	$ 110.0
Public Art	$ -	$ -	$ -	$ -	$ 1.0	$ -	$ -	$ 1.0
Other Debt	$ -	$ 4.7	$ -	$ -	$ -	$ -	$ -	$ 4.7
Subtotal Uses - Non-Operations	**$ -**	**$ 114.7**	**$ 5.5**	**$ 10.0**	**$ 30.6**	**$ 198.3**	**$ 0.7**	**$ 359.8**
Prior Period Authority - Housing	$ -	$ -	$ 72.8	$ -	$ 27.5	$ 131.1	$ -	$ 231.4
Prior Period Authority - Non-Housing	$ -	$ -	$ 0.5	$ -	$ -	$ 51.6	$ 6.6	$ 58.7
Subtotal Uses - Prior Period Authority	**$ -**	**$ -**	**$ 73.3**	**$ -**	**$ 27.5**	**$ 182.7**	**$ 6.6**	**$ 290.1**
Total Uses	**$ 11.7**	**$ 115.2**	**$ 91.9**	**$ 10.0**	**$ 64.2**	**$ 383.7**	**$ 8.5**	**$ 685.2**
Sources vs. Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**Dollar amounts will be slightly off due to rounding.*

As shown in Exhibit 3, Transbay expenditures are the largest cost center in OCII's budget, reflecting the planned expenditure on designing and constructing Under-ramp and Block 3 parks and the affordable housing loans. Debt is the second largest expenditure area, primarily reflecting planned debt service payments and the refunding of the 2016D bond.

3. Land Use and Infrastructure

OCII's Projects are developed in accordance with land uses approved through a variety of regulatory documents including Redevelopment Plans, design and zoning control documents, as well as phased development applications ("Major Phases" or "Sub Phases"). The design and construction of infrastructure, including streets, utilities, parks and open spaces must be in compliance with applicable City laws and OCII regulatory documents. OCII staff work closely with other City agencies, developers, and a variety of professional consultants to review and ultimately approve the land uses and designs. Below is a summary of the major land use reviews OCII will undertake in FY 2024-25.

FY 2024-25 Land Use Approvals and Planning

Mission Bay

Mission Bay is the most mature of OCII's Projects. The major land use approvals in Mission Bay are complete, along with the majority of the infrastructure. In FY 2020-21 Alexandria Real Estate ("ARE") received entitlements to build a 170,000 square foot office and life science building at 1450 Owens and the Golden State Warriors received entitlements to develop a hotel and residential project. In FY 2024-25, ARE will complete construction of their project. The Golden State Warriors continue to assess the current development environment before moving forward with their hotel project. In FY 2024-25, OCII will be working with the San Francisco Arts Commission to create public art in Park P2 with the public art fees paid by various developers pursuant to the Redevelopment Plan requirements. Additionally, OCII will pursue potential actions for additional housing entitlement along with additional entitlements and plan approvals for the expansion of Gladstone Institutes Gladstone Institutes, a non-profit biomedical research organization, was Mission Bay's first biotech development and completed its 195,000 square foot building in 2004.

Transbay

Transbay is comparable to an infill style of development, rather than a master developed project on vacant land. As such, the existing infrastructure and streetscape network of downtown primarily supports the developments in the Transbay Project. OCII will utilize an existing contract with a third-party design consultant to finalize schematic designs for Under-ramp Park. As this park will be owned by the TJPA, OCII will seek final design approvals from the TJPA Board of Directors as well as the OCII Commission and utilize an existing contract with SFPW to prepare the project for construction bidding. OCII will begin construction of streetscape and utility

improvements related to the Block 3 Park and Infrastructure project and finalize the park's design in FY 2024-25. OCII will utilize existing contracts with SFPW to begin construction of the early infrastructure work and finalize the design this park. OCII will disburse existing new construction loans for Blocks 2E and 2W for a total of 335 units of affordable senior and family housing.

Hunters Point Shipyard/Candlestick Point

The Hunters Point Shipyard/Candlestick Point developments are comprised of two distinct projects, Hunters Point Shipyard Phase 1 and Hunters Point Shipyard Phase 2/Candlestick Point. Hunters Point Shipyard Phase 1 is composed of two areas, Hilltop and Hillside. The majority of the infrastructure for the Hilltop portion of Phase 1 is complete. In FY 2024-25, the Developer will continue the public acceptance process of the streets in Hilltop. The Developer will also continue to build out all the infrastructure in Hillside. Development at Hunters Point Shipyard Phase 2 is delayed while the U.S. Navy concludes environmental re-testing of several parcels. The schedule for development at Candlestick Point is to be determined. In FY 2024-25, OCII will bring forward an updated land use program to re-start development activities in the Candlestick Point subarea.

FY 2024-25 Infrastructure and Non-Housing Completions

There are a number of infrastructure projects in active planning or construction. Two parks will complete construction in Mission Bay. Exhibit 4 summarizes anticipated infrastructure project completions.

Exhibit 4: FY 2024-25 Infrastructure & Non-Housing Project Completions

	Mission Bay	Transbay	HPS/CP	**Total**
Parks and Open Space Projects	2	0	0	**2**

FY 2024-25 Infrastructure Funding

OCII anticipates expending $170.4 million on infrastructure in FY 2024-25, using the sources shown in Exhibit 5. Of the amount shown in Exhibit 5, OCII will spend $98.8 million on development infrastructure reimbursements and the remainder other various support services, including legal services, other professional services, planning and infrastructure review, services contracted in a prior year, and public art.

Exhibit 5: FY 2024-25 Infrastructure & Non-Housing Sources by Uses, *Millions*

	Bonds	Developer Payments	Property Tax	Fund Balance	Prior Period Authority	Total
Development Infrastructure	$64.0	$0.0	$7.1	$12.2	$15.4	**$98.8**
Legal Services	$0.0	$1.2	$0.0	$0.0	$0.0	**$1.2**
Other Professional Services	$0.0	$2.0	$0.2	$4.1	$0.0	**$6.3**
Planning & Infrastructure Rvw	$0.0	$5.0	$0.0	$0.0	$0.0	**$5.0**
Prior Period Authority - Non-Housing	$0.0	$0.0	$0.0	$0.0	$58.2	**$58.2**
Public Art	$0.0	$0.0	$0.0	$0.0	$1.0	**$1.0**
Real Estate Development Services	$0.0	$0.0	$0.0	$0.0	$0.0	**$0.0**
Workforce Development Services	$0.0	$0.1	$0.0	$0.0	$0.0	**$0.1**
Total	**$64.0**	**$8.1**	**$7.3**	**$16.4**	**$74.5**	**$170.4**

4. Housing Obligations

One of OCII's most important missions is to ensure the completion of the affordable housing obligations throughout Mission Bay North and South, Transbay, and Hunters Point Shipyard/Candlestick Point. Exhibit 6 shows OCII's total housing production obligation of 27,769 units, which represents the full build out of the Projects from inception to completion. This includes market rate units, developer funded inclusionary affordable units, OCII funded affordable housing units and replacement housing units. By the start of FY 2024-25, OCII anticipates that a total of 9,316 housing units will be complete and occupied across the Projects.

Exhibit 6: Total Housing Production, as of July 1, 2024

Project Status	Mission Bay North	Mission Bay South	Transbay	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 / Candlestick Point	Replacement Housing	Total
Completed & Occupied	2,964	3,237	2,196	582	337	-	9,316
In Construction	-	148	-	185	-	-	333
In Predevelopment	-		1,016	628	1,263	-	2,907
In Planning	-	186	-	-	1,225	600	2,011
Future Development	-	-	80	33	7,847	5,242	13,202
Total	**2,964**	**3,571**	**3,292**	**1,428**	**10,672**	**5,842**	**27,769**

Of the 27,769 total housing units shown in Exhibit 6, OCII's development agreements require the agency to produce over 7,100 affordable housing units, as shown by Project Area in Exhibit 7.

Exhibit 7: OCII-Funded Retained Affordable Housing Production Obligation, by Project Area

Project Status	Mission Bay North	Mission Bay South	Transbay	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 / Candlestick Point	Total	*% of Total*
Completed & Occupied	698	898	721	111	333	2,761	*38.7%*
In Construction	-	148	-	182	-	339	*4.8%*
In Predevelopment	-		638	80	397	1,115	*15.7%*
In Planning	-	164	-	-	386	550	*7.7%*
Future Development	-	-	79	33	2,247	2,359	*33.2%*
Total	**698**	**1,210**	**1,439**	**406**	**3,363**	**7,115**	*100.0%*

Note: Affordable Unit Totals do not include Manager's Units (which are not income restricted).

FY 2024-25 Housing Completions

In FY 2024-25, OCII will complete 330 OCII-funded affordable housing units. These completions are comprised of 148 units in Mission Bay South and 182 units in Hunters Point Shipyard Phase 1. There are no completions scheduled in OCII-funded affordable, inclusionary affordable, or market rate units in Mission Bay North and Transbay.

Exhibit 8: Housing Production, FY 2024-25 Projected Completions

	Mission Bay South	Hunters Point Shipyard Phase 1	Total
Project	*Block 9A*	*Block 52/54 & 56*	
Housing Type			
OCII-Funded Affordable Units	148	182	330
Inclusionary Affordable Units			
Market Rate Units			
Total Completions	148	182	**330**

FY 2024-25 Housing Budget

Each fiscal year, OCII funds a significant amount of affordable housing in stand-alone projects which typically serve low or very-low income households (up to 60 percent or 50 percent area median income). The sources of funding for OCII's affordable housing include taxable housing bonds, pay-go tax increment, and developer fees such as job-housing linkage fees. OCII makes direct loans to affordable housing developers in the form of predevelopment and construction loans.

To fulfill its production obligation, OCII anticipates expending $342.9 million in FY 2024-25, as shown in Exhibit 9. Of this amount, OCII will expend $231.4 million on existing affordable housing loans and $111.5 million on new loans.

Exhibit 9: OCII-Funded Affordable Housing Program, FY 2024-25 Sources by Uses, *Millions*

	Developer Payments	Fund Balance	Prior Period Authority	Total
Existing Loan	$0.0	$0.0	$231.4	**$231.4**
New Loan	$93.5	$18.0	$0.0	**$111.5**
Total	**$93.5**	**$18.0**	**$231.4**	**$342.9**

In FY 2024-25, OCII plans to fund four new loans (MBS 12W, TBY 12, HPS 48, TBY 4) and continue to manage eight existing loans (CP 10a, CP 11a, HPS 52/54, HPS 56, TBY 2W, TBY 2E, MBS 9A, MBS 4E). These loans will result in construction of housing that serves a wide variety of housing needs, including family rental units, first time homeownership units, and senior and supportive housing units. Exhibit 10 provides a breakdown of OCII-funded affordable housing loans by housing type.

Exhibit 10: OCII-Funded Affordable Housing Loans, *Millions*

Project	Type	Amount ($M)	Number of Units
Existing Loans			
CPN Block 10a*	Predevelopment	$1.6	156 units
CPS Block 11a*	Predevelopment	$1.2	176 units
HPS Block 52/54	Permanent	$43.6	112 units
HPS Block 56	Permanent	$26.5	73 units
Transbay Block 2 West	Permanent	$61.8	151 units
Transbay Block 2 East	Permanent	$69.2	184 units
MBS Block 9A	Permanent	$20.5	148 units
MBS Block 4E**	Predevelopment	$7.0	273 units
New Loans			
MBS Block 12W A&B**	Predevelopment	$7.0	318 units
Transbay Block 4***	Predevelopment / Construction	$97.0	202 units
Transbay Block 12	Predevelopment	$3.5	80 units
HPS Block 48****	Predevelopment	$4.0	144 units
Total		**$342.9**	**2,017 units**

*The Candlestick Point Project Master Developer plans to submit a revised land use plan in 2024 which will require corresponding amendments to the DDAs and other documents. Depending on the revised plan these projects could start predevelopment in FY 2024/25.

** The Mission Bay South OPA's Housing Program designates sites for the development of OCII-sponsored affordable housing projects and establishes a maximum number of affordable units (1,218) that may be developed. The Former Agency and OCII have developed most of the affordable units and OCII only has authorization to develop the remaining balance of 165 units.

However, in furtherance of Citywide housing production goals and in acknowledgement that there may be capacity for additional affordable units on Block 4E and Block 12W, OCII may pursue amendments to the OPA and the Redevelopment Plan, if necessary, to increase the allowable number of units on Block 4E and 12W. Any such amendments would be subject to the consent of FOCIL-MB LLC (successor in interest to Catellus Development Corporation and "Master Developer"). Funding for any units in excess of 165 units would be subject to further Commission approval pursuant to OCII's authority to fund Replacement Housing units under SB 593.

***The Transbay Block 4 project is on hold due to current market conditions. Pursuant to Resolution No. 17-2023, OCII and the project's developer F4 Transbay Partners LLC ("Block 4 Developer") have entered into an Option Agreement with a term of 6 months with 2 possible 6-month extensions. The first extension was approved in December 2023. During or prior to FY 2024/25 the Block 4 Developer may exercise the Option and begin the entitlement process. If so, ROPS FY 2024/25 includes an estimated $93.5M in gap funds that would be provided through funding from the Block 4 Developer pursuant to the terms of the Commission approved Disposition and Development Agreement, and OCII would then lend those funds to the affordable developer of the stand-alone affordable component of Block 4. ROPS FY 2024/25 also includes an allowance for a predevelopment loan that would be funded with Bond Funds in the event market conditions do not improve and the Block 4 Developer or OCII terminates the Option Agreement and OCII issues a Request for Proposals or Qualifications for the stand-alone affordable component of the project only.

****The Hunters Point Shipyard Phase 1 DDA Housing Program designates sites for the development of OCII-sponsored affordable housing projects and establishes a maximum number of affordable units that may be funded (218). The Former Agency and OCII have developed most of the affordable units and OCII only has authorization to develop the remaining balance of 33 units. Funding for any units in excess of 33 units would be subject to further Commission approval pursuant to OCII's authority to fund Replacement Housing units under SB 593.

Replacement Housing

SB 593 establishes the Replacement Housing Obligation as an enforceable obligation. OCII is working with DOF and the City to set up a review and approval process for Replacement Housing funding and projects. The Commission is also discussing a framework for prioritizing Replacement Housing projects, which includes adding affordable housing to existing project areas, former project areas, or other areas of the City where the City has identified priority projects in need of funding that are also consistent with the goals of SB 593.

OCII will fund replacement housing expenditures over time with RPTTF Residual. These expenditures are proposed to add additional units of affordable housing beyond the current enforceable obligation on parcels designated for affordable housing within existing project areas of Mission Bay South and Hunters Point Shipyard Phase 1. In ROPS 24-25, $0.7 million will be used to fund staffing costs and professional services costs related to replacement housing.

Exhibit 11: FY 2024-25 Replacement Housing Expenditure

Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Residual	RPTTF Admin	Total
Admin	$0.0	$0.0	$0.4	$0.0	$0.3	$0.0	$0.7
Total	$0.0	$0.0	$0.4	$0.0	$0.3	$0.0	$0.7

5. Community and Workforce Development

OCII, as the Successor Agency to the SFRA, has a long history of promoting equal opportunity in contracts for professional design and construction services and in the workforce of contractors performing work on OCII-administered contracts. OCII adopted and continues to actively implement the Equal Opportunity Programs ("EOP") of the prior SFRA. These programs are comprehensive and mirror ordinances enacted by the City, including nondiscrimination in contracts and benefits, health care accountability, minimum compensation, prevailing wage, local hiring, and small business contracting.

OCII's 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.

Since dissolution of the former SFRA in 2012, OCII has overseen the award of over $6.0 billion in contracts with nearly $1.9 billion or 31.7 percent credited to small business enterprises ("SBE"). Of this amount, $1.0 billion ($1,037,000,000) has been awarded to San Francisco-based small businesses. Minority and women-owned businesses have also participated in a significant manner with over $1.0 billion ($1,004,000,000) in contracts or nearly 16.7 percent of all awards, reflecting the ethnic and gender diversity of the region. As an economic driver, OCII's SBE program has benefited over 1,155 local and small businesses since 2012. In FY 2024-25, OCII will continue to promote small business contracting and facilitate economic development.

In addition to small business contracting, OCII has a robust workforce development program to hire local residents. Since 2012, over 49,890 workers (of which 7,401 are San Francisco residents) have performed over 18.6 million construction hours on OCII-administered projects. Local residents performed over 3.6 million hours or 19.4 percent of the total, garnering $157.6 million in wages. For FY 2024-25, OCII will continue to implement its local construction hiring program to ensure local residents have employment opportunities on OCII-administered projects.

In support of the mission to build communities through housing and infrastructure, OCII provides direct grants, funded by developers, to fund community benefits programs. In addition, OCII contracts with OEWD to support local hire efforts on OCII-administered projects. In FY 2024-25 OCII will expend a total of $2.1 million on these Community Development and Workforce activities.

Exhibit 12: Community Development and Workforce Sources by Uses, *Millions*

	Developer Payments	Payments from Other Government Agencies	Fund Balance	Prior Period Authority	Total
Grants to Community-Based Organizations	$0.5	$0.0	$0.9	$0.0	**$1.4**
Other Professional Services	$0.2	$0.0	$0.0	$0.0	**$0.2**
Prior Period Authority - Non-Housing	$0.0	$0.0	$0.0	$0.4	**$0.4**
Workforce Development Services	$0.0	$0.1	$0.0	$0.0	**$0.1**
Total	**$0.7**	**$0.1**	**$0.9**	**$0.4**	**$2.1**

6. Other Significant Initiatives

OCII plans to implement a number of significant initiatives that are critical to supporting its core mission of providing affordable housing, building infrastructure, supporting community and workforce development, and meeting dissolution obligations.

OCII continues its dissolution obligations, including implementation of the approved Long Range Property Management Plan ("LRPMP"), and disbursing remaining funds in existing agreements.

7. Debt

OCII's debt portfolio contains pre-Dissolution bonds issued by the former San Francisco Redevelopment Agency to fund enforceable obligations of the former Agency, bonds issued by OCII to fund affordable housing obligations and public infrastructure, and refunding bonds, issued by both the former Redevelopment Agency and OCII, to reduce debt service on outstanding debt. The outstanding principal balance on OCII's bonds is $892.0 million as of August 31, 2024.

Of this amount, $745.2 million is Tax Allocation Bonds (TABs) secured by property taxes generated in the redevelopment project area and $4.5 million is Hotel Occupancy Tax Revenue Refunding Bonds secured by hotel occupancy tax revenues. This outstanding debt represents a fixed long-term liability for OCII that is reduced each year by semi-annual debt service payments of principal and interest. The annual cost of OCII's debt portfolio is demonstrated by OCII's annual debt service.

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Exhibit 13: Outstanding Debt, as of August 31, 2024

Issue Name	Project Area	Final Maturity Date	Original Par	Outstanding Principal as of 8/31/2024
1998 Series C Tax Allocation Revenue Refunding Bonds (San Francisco Redevelopment Projects)	RP	8/1/2024	$ 12,915,026	$ -
1998 Series D Tax Allocation Revenue Refunding Bonds (San Francisco Redevelopment Projects)	GG, SOMA, YBC, WA2, HP	8/1/2024	$ 21,034,002	$ -
2006 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects)	TTL, GG	8/1/2036	$ 50,731,331	$ 16,634,273
2007 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects)	BV, MBN, RP, SOMA, YBC	8/1/2037	$ 118,285,000	$ 88,600,000
2009 Series E Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects)	BV, MBS, WA2, YBC	8/1/2039	$ 72,565,000	$ 55,820,000
2014 Series A Tax Allocation Bonds (Mission Bay South Redevelopment Project)	MBS	8/1/2043	$ 56,245,000	$ 47,605,000
2014 Series B Taxable Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects)	All	8/1/2035	$ 67,955,000	$ 16,570,000
2014 Series C Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects)	All	8/1/2029	$ 75,945,000	$ 1,940,000
2016 Series A Tax Allocation Refunding Bonds (Mission Bay North Redevelopment Project)	MBN	8/1/2041	$ 73,890,000	$ 60,965,000
2016 Series B Tax Allocation Bonds (Mission Bay South Redevelopment Project)	MBS	8/1/2043	$ 45,000,000	$ 36,775,000
2016 Series C Tax Allocation Refunding Bonds (Mission Bay South Redevelopment Project)	MBS	8/1/2041	$ 73,230,000	$ 59,545,000
2016 Series D Subordinate Tax Allocation Bonds (Mission Bay South Redevelopment Project)	MBS	8/2/2043	$ 74,651,825	$ 46,402,640
2017 Series A Taxable Third Lien Tax Allocation Bonds (Affordable Housing Projects)	HPSCP1, HPSCP 2	8/1/2044	$ 89,765,000	$ 24,500,000
2017 Series B Third Lien Tax Allocation Bonds (Transbay Infrastructure Projects)	TBY	8/1/2046	$ 19,850,000	$ 19,850,000
2017 Series C Taxable Subordinate Tax Allocation Bonds (Mission Bay New Money and Refunding Housing Projects)	MBS	8/1/2043	$ 43,400,000	$ 26,755,000
2017 Series D Taxable Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects)	MBN, MBS	8/1/2041	$ 116,665,000	$ 45,890,000
2017 Series E Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects)	MBN, MBS	8/1/2041	$ 19,745,000	$ 16,070,000
2021 Series A Taxable Third Lien Tax Allocation Bonds (Affordable Housing Projects) (Social Bonds)	MB, TBY, HPSCP1, HPSCP 2	8/1/2032	$ 127,210,000	$ 122,755,000
2023 Series A Tax Allocation Bond (Affordable Housing Projects)	MB, TBY, HPSCP1, HPSCP 2	8/1/2041	$ 24,505,000	$ 23,320,000
2023B Series B Tax Allocation Bond (Transbay Infrastructure Bond)	TBY	8/1/2053	$ 35,210,000	$ 35,210,000
Subtotal			**$ 1,218,797,184**	**$ 745,206,913**
`				
Former Agency Revenue Bonds				
Hotel Occupancy Tax Revenue Refunding Bonds Series 2011	YBC, Golden Gateway, Western Addition A1 & A2, South of Market, Chinese Cultural and Trade Center Project Area.	6/1/2025	$ 43,780,000	$ 4,455,000
Subtotal			**$ 43,780,000**	**$ 4,455,000**
Special Tax Bonds				
Community Facilities District No. 6 (Mission Bay South Public Improvements) Special Tax Bonds, Series 2023	MBS	8/1/2044	$ 119,775,000	$ 114,415,000
Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) Special Tax Refunding Bonds, Series 2014	HPSCP 1	8/1/2043	$ 36,445,000	$ 27,920,000
Community Facilities District No. 6 (Mission Bay South Public Improvements) Special Tax Refunding Bonds, Series 2013A Parity-South			**$ 156,220,000**	**$ 142,335,000**
Total			**$ 1,418,797,184**	**$ 891,996,913**

Exhibit 13 shows OCII's credit ratings, which are credit agencies' assessment of the creditworthiness of the revenues supporting OCII's bonds.

Exhibit 14: Credit Ratings

Credit	Rating	Rating Agency	Date of Last Rating
Tax Allocation Bonds			
RPTTF Senior/Cross Collateralized	AA	Standard & Poor's	11/18/2021
RPTTF Senior/Cross Collateralized	Aa3	Moody's	6/2/2022
RPTTF Subordinate	AA-	Standard & Poor's	9/20/2022
RPTTF Third Lien/"SB 107"	A	Standard & Poor's	1/26/2022
Mission Bay North Infrastructure	A	Standard & Poor's	4/27/2022
Mission Bay South Infrastructure	A-	Standard & Poor's	4/27/2022
Mission Bay North and South Housing	A	Standard & Poor's	4/27/2022
Other			
Hotel Occupancy Tax Revenue	A1	Moody's	6/2/2022
Hotel Occupancy Tax Revenue	AA	Standard & Poor's	4/7/2022

In FY24-25, OCII anticipates expending $114.7 million on its debt program. The largest expenditure will be for debt service on existing tax allocation bonds ("TABs"), which are bonds issued against property tax revenues and are OCII's primary debt instrument. The second largest expenditure will be to make payment on the hotel tax bond.

Exhibit 15: FY 2024-25 Debt Program, Sources by Uses, *Millions*

	Property Tax	Other	Fund Balance	Total
Debt Service - OCII TAB Bonds	$106.8	$0.0	$3.2	**$110.0**
Other Debt	$0.0	$4.7	$0.0	**$4.7**
Total	**$106.8**	**$4.7**	**$3.2**	**$114.7**

California Redevelopment Dissolution Law imposes limitations on the debt OCII can issue. OCII issues debt to finance the construction of affordable housing or infrastructure required by specified agreements or to refund outstanding debt.

8. Operations Budget

In FY 2024-25, OCII will expend $21.0 million to fund its operational costs, which is $1.0 million or 5.0 percent more than FY 2023-24. This increase is due to the Cost of Living Adjustments and increase in OCII's retiree health and pension expenditures.

Specifically, OCII will expend $10.3 million on salaries and benefits, which reflects labor costs for 55 Full-Time Equivalent staff, the same number of staff as FY 2023-24. OCII will expend the remaining $6.8 million on non-labor expenses such as services from City departments, consulting services for legal and other professional services, insurance, materials and supplies, employee training, and software licensing fees. In addition to staffing and non-labor expenses, OCII will expend $3.9 million on its retirement obligations, which are retiree health and pension.

Exhibit 15 details the sources and uses for OCII's operations. OCII will fund the majority of its operating costs with property tax and other funds, which includes developer fees. Bond proceeds will fund staff time on bond-related projects.

Exhibit 16: FY 2024-25 Operations, Sources by Uses, *Millions*

Sources	**FY 23-24**	**FY 24-25**	**Change**	***% Change***
Bond Proceeds	$0.1	$0.9	$0.8	*800.0%*
Reserve Funds	$0.6	$1.0	$0.4	*66.7%*
Other Funds	$10.2	$5.9	($4.3)	*-42.2%*
Property Tax	$9.1	$13.2	$4.1	*45.1%*
Total	**$20.0**	**$21.0**	**$1.0**	*5.0%*
Uses				
Salaries and Benefits	$9.9	$10.3	$0.4	*4.0%*
Non-Labor	$6.6	$6.8	$0.2	*3.0%*
Retiree Health and Pension	$3.5	$3.9	$0.4	*11.4%*
Total	**$20.0**	**$21.0**	**$1.0**	*5.0%*

Exhibit 16 provides details on the non-labor uses in the FY 2024-25 budget.

Exhibit 17: FY 2024-25 Non-Labor Uses

Use	**Amount ($M)**
Work Orders with City Departments	$3.1
Other Current Expenses	$1.3
Professional Services	$1.1
Insurance	$0.6
Software and Information Technology	$0.5
Legal Services	$0.2
Total	$6.8

The operational work performed via work orders with City departments is detailed in Exhibit 17.

Exhibit 18: FY 2024-25 Operational Work Orders with City Departments, *Millions*

Department	**Service**	**Amount ($M)**
Mayor's Office of Housing (MOH)	Affordable Housing Services	$1.4
Office of City Administrator (ADM)	Rent, Mail, OLSE	$0.9
Controller	Accounting and Audit Services	$0.3

Department of Technology	IT Services	$0.3
Office of Economic and Workforce Development	Contract Compliance Support	$0.1
City Attorney	Legal Services	$0.1
Treasurer Tax Collector	Investment Management	$30k
Planning Department	Planning Review	$26k
Total		$3.1

Other items of note in the non-labor budget include:

- **Affordable Housing Services:** The proposed FY 2024-25 budget includes $1.4 million for affordable housing services provided by the Mayor's Office of Housing and Community Development.

- **Legal Services Related to OCII's General Operations:** The proposed FY 2024-25 Operations budget includes $0.2 million for legal services. Legal costs specific to projects are embedded into the project budgets.

- **Other Professional Services:** The proposed FY 2024-25 budget includes $1.1 million for professional services, which includes $0.4 million for affordable housing professional services.

- **Other Current Expenses:** The proposed FY 2024-25 budget includes $1.3 million for other current expenses:
    - $0.6 million for the vacation cash out policy in recently approved labor agreements, which accelerates an existing liability that is due upon employment separation, but does not increase the amount of the liability;
    - $0.3 million for facilities improvements, materials and supplies, off-site records storage, and mail and reproduction;
    - $0.4 million for recruitment, employee training, temporary salaries, and field expenses; and
    - $0.1 million for Commission and Oversight Board meeting expenses, including audiovisual recording of Commission meetings by SFGOV TV.

9. Budgeted Positions

The proposed FY 2024-25 budget contains 55 Full Time Equivalent ("FTE"s).

Exhibit 19: FY 2024-25 Budgeted Positions

Title	Class	Current Year FTE	Current Year FTE	YOY Difference
Executive Director	500	1	1	0
General Counsel	520	1	1	0

Deputy General Counsel	525	1	1	0
Development Svcs Manager	535	1	1	0
Housing Program Manager	540	1	1	0
HPS Sr. Project Manager	550	1	1	0
Contract Compl. Supervisor	585	1	1	0
Project Manager	590	3	3	0
Senior Development Specialist	595	4	4	0
Development Specialist	615	8	8	0
Sr. Financial Analyst	630	1	1	0
Contract Compl. Sp. II	640	2	2	0
Senior Planner	655	1	1	0
Financial Systems Accountant	670	1	1	0
Accountant III	695	1	1	0
Assistant Development Specialist	705	2	2	0
Senior Programmer Analyst - A	720	1	1	0
Associate Planner	730	2	2	0
Administrative Secretary - A	810	1	1	0
Record Specialist II - A	855	1	1	0
Senior Office Assistant - A	860	1	1	0
Staff Associate II	915	1	1	0
Staff Associate VI	921	1	1	0
Staff Associate V - A	930	1	1	0
Human Resources Manager	965	1	1	0
Asst. Project Manager	990	2	2	0
Commission Secretary	995	1	1	0
EA to Executive Director	1000	1	1	0
Senior Engineer	1010	1	1	0
Contract and Fiscal Services Manager (Z)	1015	1	1	0
Housing Construction Specialist	1025	1	1	0
Mgmt. Assistant II	1035	2	2	0
Accountant II	1035	1	1	0
Deputy Director	1060	2	2	0
Contract Compl. Sp. III	1065	1	1	0
Accountant IV	1100	1	1	0
Principal Personnel Analyst	1110	1	1	0
TOTAL		55	55	0

OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 01 – 2024
Adopted as Amended on January 24, 2024

APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2024 TO JUNE 30, 2025 ("ROPS 24-25")

WHEREAS, Under Assembly Bill No. 1X 26 (, Stats. 2011-12, Ch. 5) ("AB 26"), the State of California dissolved the Redevelopment Agency of the City and County of San Francisco (the "Former Agency") and transferred by operation of law certain obligations of the Former Agency to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure ("OCII" or "Successor Agency"). AB 26 and subsequent amendments are primarily codified in Parts 1.8 and 1.85 of the California Health and Safety Code, (the "Redevelopment Dissolution Law"); and,

WHEREAS, The Redevelopment Dissolution Law requires, among other things, a successor agency to perform obligations required under certain pre-dissolution enforceable obligations of the former redevelopment agency and to submit Recognized Obligation Payment Schedules ("ROPS") to DOF on an annual basis for the purpose of listing and approving expenditures for these enforceable obligations. Cal. Health & Safety Code § 34177 (a) and (c). In addition, Redevelopment Dissolution Law authorizes successor agencies to create new enforceable obligations if they are "in compliance with an enforceable obligation [as defined by subdivision (d) of §34171] that existed prior to June 28, 2011." Cal Health & Safety Code § 34177.3 (a) and to make expenditures under these ancillary enforceable obligations if the expenditures are listed on DOF-approved ROPS; and,

WHEREAS, Senate Bill No. 593 ("SB 593") which was enacted in October 2023 and became effective on January 1, 2024, authorizes OCII to use a limited form of tax increment financing to fund and develop the 5,842 affordable units that the Former Agency demolished and that were never replaced ("Replacement Housing Obligation"). SB 593 authorizes debt financing secured by redevelopment property tax increment that would otherwise be allocated to the City and County of San Francisco after other existing obligations of OCII are paid; and,

WHEREAS, Cal. Health & Safety Code § 34177 (o) (1) states that, commencing with the ROPS covering the period from July 1, 2016, to June 30, 2017 and for each period from July 1 to June 30, thereafter, a successor agency shall submit an Oversight Board-approved ROPS to the Department of Finance and to the County Auditor-Controller no later than February 1, 2016, and each February 1 thereafter; and,

WHEREAS, On May 29, 2013, DOF issued to OCII, under Cal. Health & Safety Code § 34179.7, a "finding of completion" after OCII conducted a financial review of its funds and agreed to pay certain unobligated funds for the benefit of taxing entities. Under Redevelopment Dissolution Law, a finding of completion provides, among other things, relief from certain restrictions on the use of a successor agency's funds; and,

WHEREAS, Under special legislation applying only to San Francisco, the Redevelopment Dissolution Law authorizes OCII to issue bonds or incur other indebtedness to finance the construction of affordable housing and Transbay infrastructure required by enforceable obligations, subject to the approval of the Oversight Board and DOF review. Senate Bill No. 107 (Stats. 2015, Ch. 325, §§ 9 & 27) (codified at Cal. Health & Safety Code § 34177.7) ("SB 107"); and,

WHEREAS, The ROPS for the period July 1, 2024 to June 30, 2025 is attached to this resolution as Exhibit A, and fully incorporated in this resolution ("ROPS 24-25"); and,

WHEREAS, OCII staff recommends that the Oversight Board approve ROPS 24-25, and authorize its submission in accordance with Redevelopment Dissolution Law; and,

WHEREAS, Approval of the ROPS 24-25 is a fiscal activity that does not constitute a "Project" as defined by the California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(4), will not independently result in a physical change in the environment, and is not subject to environmental review under CEQA; now, therefore, be it

RESOLVED, That this Oversight Board approves ROPS 24-25, including the Administrative Budget for the Successor Agency, and directs the Executive Director or their designee to take such actions as may be necessary to submit the ROPS 24-25 to the City Controller and Department of Finance, to post ROPS 24-25 on the internet website of the Oversight Board, and to take any other actions appropriate to comply with the Redevelopment Dissolution Law's requirements relating to the ROPS.

I hereby certify that the Oversight Board at its meeting of January 24, 2024, adopted the foregoing resolution.

Board Secretary

Exhibit A:
A-1 ROPS 24-25 Detail Worksheet
A-2 ROPS 24-25 Notes Worksheet
A-3 Cash Balances Report
A-4 ROPS 24-25 Summary
A-5 ROPS 24-25 Oversight Board Workshop Memo dated January 8, 2024

Attachment A-1, ROPS 24-25
Detail Worksheet

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
1	Agency Admin Operations	Admin Costs	7/1/2024	6/30/2025	Agency and contracted staff resources	Agency and contracted staff resources	ADM	Admin	$ 3,836,977.00	N	$ 3,836,977.00					$ 3,836,977	$ 3,836,977.00						$ -
7	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CALPERS	Accrued Pension Liability .	ADM	Admin	$ 111,360,066	N	$ 2,996,777.00				$ 2,996,777		$ 2,996,777.00						$ -
9	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CalPERS	Retiree Medical payments	ADM	Admin	$ 943,093.00	N	$ 943,093.00				$ 943,093		$ 943,093.00						$ -
21	HPS Phase 1 DDA	OPA/DDA/Construction	12/2/2003	12/31/2029	Various payees listed below	Disposition and Development Agreement	HPS-CP	Other	$ 32,031,605.00	N	$ -						$ -						$ -
22	Letter Agreement	Project Management Costs	4/5/2005	12/31/2030	CCSF/ DPW (Phase 1)	City staff (Taskforce) reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 5,000,000.00	N	$ 1,000,000.00			$ 1,000,000.00			$ 1,000,000.00						$ -
23	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ City Attorney or outside counsel (Phase 1)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,100,000.00	N	$ 220,000.00			$ 220,000.00			$ 220,000.00						$ -
24	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ DPH (Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,000,000.00	N	$ 200,000.00			$ 200,000.00			$ 200,000.00						$ -
25	Consulting Contract	Professional Services	7/1/2016	6/31/2039	MJF/Other	Administrative support for the HPS CAC	HPS-CP	Professional Services	$ 4,875,000.00	N	$ 325,000.00			$ 325,000.00			$ 325,000.00						$ -
26	HPS Phase 1 DDA-Community Benefits Agreement	OPA/DDA/Construction	12/2/2003	12/31/2029	Various payees	Phase 1 DDA required transfer of Community benefits funds	HPS-CP	Community Benefits	$ 732,415.00	N	$ 732,415.00			$ 732,415.00			$ 732,415.00						$ -
30	HPS Phase 2 DDA	OPA/DDA/Construction	6/3/2010	6/30/2039	Various payees listed below	Disposition and Development Agreement	HPS-CP	Professional Services	$ 117,530,107.00	N	$ -						$ -						$ -
31	Consulting Services	Professional Services	7/1/2019	6/30/2039	TBD	Consultant: Relocation services	HPS-CP	Professional Services	$ 1,000,000.00	N	$ -			$ -			$ -						$ -
32	Legal Services Contract	Professional Services	2/3/2009	6/30/2039	Kutak Rock (Phase 2)	Legal services contract related to property transfer	HPS-CP	Professional Services	$ 500,000.00	N	$ -			$ -			$ -						$ -
33	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ Planning(Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 532,000.00	N	$ 140,000.00			$ 140,000.00			$ 140,000.00						$ -
34	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ City Attorney or outside counsel (Phase 2)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 7,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
35	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPW (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 22,500,000.00	N	$ 1,500,000.00			$ 1,500,000.00			$ 1,500,000.00						$ -
36	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ OEWD (Phase 1 & 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 900,000.00	N	$ 60,000.00			$ 60,000.00			$ 60,000.00						$ -
37	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPH (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 6,000,000.00	N	$ 400,000.00			$ 400,000.00			$ 400,000.00						$ -
39	Transportation Plan Coordination	Project Management Costs	6/3/2010	6/30/2039	CCSF/ MTA (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 3,825,000.00	N	$ 255,000.00			$ 255,000.00			$ 255,000.00						$ -
41	Legal Service Contact	Professional Services	10/1/2017	6/30/2039	Jones Hall (Phase 2)	Bond counsel and legal financial consultants	HPS-CP	Professional Services	$ 1,110,000.00	N	$ 74,000.00			$ 74,000.00			$ 74,000.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
42	Legal Services Contract	Professional Services	9/30/2017	6/30/2039	Shute Mihaly (Phase 2)	Legal services contract related to State Lands	HPS-CP	Professional Services	$ 5,100,000.00	N	$ 340,000.00			$ 340,000.00			$ 340,000.00						$ -
43	State Lands Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	State Lands Commission (Phase 2)	State Lands staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 375,000.00	N	$ 25,000.00			$ 25,000.00			$ 25,000.00						$ -
44	State Parks Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	CA State Parks and assoc. payees (Phase 2)	State Parks staff reimbursement for work performed on HPS and other consultants effectuating transfer	HPS-CP	Professional Services	$ 330,000.00	N	$ 22,000.00			$ 22,000.00			$ 22,000.00						$ -
48	Financial Services	Professional Services	8/1/2018	6/30/2039	Various	Real Estate economic advisory services	HPS-CP	Professional Services	$ 1,500,000.00	N	$ 100,000.00			$ 100,000.00			$ 100,000.00						$ -
49	Phase 2 DDA & Tax Increment Allocation Pledge Agreement - Hunters Point Shipyard	OPA/DDA/Construction	6/3/2010	12/31/2057	Successor Agency and CP DEVELOPMENT CO., LP	Phase 2 DDA & Tax Increment Allocation Pledge Agreement	HPS-CP	Pledged RPTTF	$ 4,704,917.00	N	$ 1,521,848.00				$ 760,924.00		$ 760,924.00				$ 760,924.00		$ 760,924.00
75	Conveyance Agreement between the US Government and the Agency	Miscellaneous	3/31/2004	6/30/2039	Department of the Navy and others	Orderly clean up and transfer of balance of HPS property	HPS-CP	Professional Services	$ 50,000.00	N	$ -			$ -			$ -						$ -
76	Property Management	Property Maintenance	1/1/2014	6/30/2039	Various vendors	Repairs and maintenance as needed to maintain property	HPS-CP	Professional Services	$ 150,000.00	N	$ 10,000.00			$ 10,000.00			$ 10,000.00						$ -
77	Lease for Building 606 to SFPD	Miscellaneous	5/1/1997	6/30/2030	Department of the Navy	Lease for SFPD facility	HPS-CP	Other	$ 663,750.00	N	$ 132,750.00			$ 132,750.00			$ 132,750.00						$ -
78	Lease Between the US Government and the Agency	Miscellaneous	10/1/2008	6/30/2039	Department of the Navy	Lease for Buildings 103, 104, 115, 116, 117 & 125	HPS-CP	Other	$ 3,935,250.00	N	$ 262,350.00			$ 262,350.00			$ 262,350.00						$ -
79	Consulting Contract	Professional Services	12/20/2009	8/1/2039	Langan (Phase 1 & Phase 2)/Various	Environmental and engineering services	HPS-CP	Professional Services	$ 7,727,190.00	N	$ 515,146.00			$ 515,146.00			$ 515,146.00						$ -
84	Mission Bay North Owner Participation Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Owner Participation Agreement with FOCIL for construction of MBN Infrastructure and Repayment of CFD Bonds	Mission Bay North	Infrastructure	$ 61,918,000.00	N	$ -						$ -						$ -
86	Tax Increment Allocation Pledge Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	Successor Agency, City & County of San Francisco, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay North	Pledged RPTTF	$ 61,918,000.00	N	$ 10,033,086.00		$ 10,033,086.00				$ 10,033,086.00						$ -
87	Mission Bay South Owner Participation Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Developer reimbursements for infrastructure	Mission Bay South	Infrastructure	$ 335,920,000.00	N	$ 17,607,174.00	$ 15,375,428.00		$ 2,231,746.00			$ 17,607,174.00						$ -
88	Tax Increment Allocation Pledge Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	Successor Agency, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay South	Pledged RPTTF	$ 335,920,000.00	N	$ 5,000,000.00						$ -				$ 5,000,000.00		$ 5,000,000.00
89	Mission Bay Agency Costs Reimbursements	Project Management Costs	7/1/2024	6/30/2025	Successor Agency and other parties included in Agency Costs	Reimbursement of Agency Costs to implement the OPAs	Mission Bay North, Mission Bay South	Professional Services	$ 3,169,500.00	N	$ 3,295,000.00	$ 2,572,500.00		$ 497,000.00			$ 3,069,500.00			$ 125,500.00	$ 100,000.00		$ 225,500.00
90	Third Party Financial Consultant-DPW Contract	Project Management Costs	8/1/2022	7/31/2027	TBD	Contract with DPW to reimburse Financial Consultants for review of FOCIL reimbursements	Mission Bay North, Mission Bay South	Professional Services	$ 2,500,000.00	N	$ 300,000.00	$ 300,000.00					$ 300,000.00						$ -
91	Mission Bay Art Program	Professional Services	10/26/1998	11/2/2028	San Francisco Arts Commission	Use of Art Fees as required by the Redevelopment Plans	Mission Bay North, Mission Bay South	Art Program	$ 994,199.00	N	$ 994,199.00			$ 994,199.00			$ 994,199.00						$ -
102	Tax Increment Sales Proceeds Pledge Agreement (Tax Increment)	OPA/DDA/Construction	1/20/2005	1/20/2050	Transbay Joint Powers Authority	The tax increment generated from the sale and development of the State-owned parcels is pledged to TJPA for development of the Transit Center as required by the Redevelopment Plan and Cooperative Agreement. The TJPA has executed a Transportation Infrastructure Finance and Innovation Act (TIFIA) loan with the U.S. Department of	Transbay	Pledged RPTTF	$ 1,065,000,000.00	N	$ 33,181,890.00				$ 16,590,945.00		$ 16,590,945.00			$ 16,590,945.00		$ 16,590,945.00
105	Implementation Agreement	OPA/DDA/Construction	1/20/2005	8/4/2036	Various	The Agency shall execute all activities related to the implementation of the Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented alleys, and widened sidewalks, etc. The project cost for implementation of the Transbay	Transbay	OPA/DDA	$ 117,485,311.00	N	$ -						$ -						$ -
107	Streetscape and Open Space Improvements for Folsom	Project Management Costs	9/17/2013	9/30/2024	CCSF, Department of Public Works and Municipal Transportation Agency	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 205,000.00	N	$ 205,000.00	$ 205,000.00					$ 205,000.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
109	Implementation Agreement Legal Review	Legal	7/1/2024	6/30/2025	City Attorney or outside counsel	Review of all documents and contracts for the Transbay Plan	Transbay	Professional Services	$ 40,000.00	N	$ 35,000.00			$ 30,000.00			$ 30,000.00				$ 5,000.00		$ 5,000.00
115	Transbay Projections, Planning, Outreach, and Analysis	Professional Services	7/1/2024	6/30/2025	Various	Consultant and advisory services for implementation of Transbay Plan	Transbay	Professional Services	$ 1,201,676.00	N	$ 1,201,676.00			$ 1,126,676.00	$ 30,000.00		$ 1,156,676.00				$ 45,000.00		$ 45,000.00
151	The Mexican Museum	Miscellaneous	12/14/2010	6/30/2025	The Mexican Museum/CCSF	A Grant Agreement with the Mexican Museum to provide funding for predevelopment, design and construction of tenant improvements for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street and Agency disposition parcel CB-1-MM	YBC	YBC	$ 6,557,098.00	N	$ 6,557,098.00	$ 4,997,089.00		$ 1,560,009.00			$ 6,557,098.00						$ -
161	Candlestick Point and Phase 2 of the Hunters Point Shipyard-Alice Griffith Funding	OPA/DDA/Constr uction	6/3/2010	12/31/2081	CP Development Co., LP/ McCormack Baron Salazar	Agency funding obligation for 504 Alice Griffith Units	HPS-CP-Housing	Gap Loan	$ 66,800,000.00	N	$ -						$ -						$ -
218	Disposition and Development Agreement - Hunters Point Shipyard Phase 1; affordable housing program funded by LMIHF for HPS Phase 1	OPA/DDA/Constr uction	12/2/2003	6/30/2062	Successor Agency	Contractual obligation to fund & construct affordable housing under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement	HPS-CP-Housing	Other	$ 13,200,000.00	N	$ -						$ -						$ -
219	Phase 2 DDA & Tax Increment Allocation Pledge Agreement (Housing Portion)	OPA/DDA/Constr uction	6/3/2010	6/30/2062	Successor Agency	Phase 2 DDA & Pledge of Property Tax Revenues to fulfill affordable housing obligations in Candlestick Point-Hunters Point Shipyard-Phase 2 Disposition and Development Agreement - see Notes	HPS-CP-Housing	Pledged RPTTF	$ 664,220,000.00	N	$ 507,282.00				$ 507,282.00		$ 507,282.00				$ -		$ -
220	Mission Bay North Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay North	OPA/DDA/Constr uction	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay North Tax Allocation Pledge Agreement -see Notes	Mission Bay North - Housing	Pledged RPTTF	$ 61,980,000.00	N	$ -						$ -						$ -
226	Mission Bay South Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay South	Miscellaneous	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay South Tax Allocation Pledge Agreement - see Notes	Mission Bay South - Housing	Pledged RPTTF	$ 274,000,000.00	N	$ 968,688.00		$ 968,688.00				$ 968,688.00						$ -
237	Affordable housing production obligation under Section 5027.1 of Cal. Public Resources Code; affordable housing program funded by LMIHF for Transbay	OPA/DDA/Constr uction	6/21/2005	6/21/2050	Successor Agency	Affordable housing production/funding requirements of LMIHF for Transbay - see Notes	Transbay - Housing	Pledged RPTTF	$ 131,760,000.00	N	$ 834,425.00				$ 834,425.00		$ 834,425.00						$ -
261	Tax Allocation Bond Series 1998C	Bonds Issued On or Before 12/31/10	3/10/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 2,130,000.00	N	$ 2,130,000.00						$ -	$ 1,005,000.00			$ 1,125,000.00		$ 2,130,000.00
264	Tax Allocation Bond Series 1998D	Bonds Issued On or Before 12/31/10	7/1/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 12,575,000.00	N	$ 12,575,000.00						$ -	$ 2,192,000.00			$ 10,383,000.00		$ 12,575,000.00
297	Tax Allocation Bond Series 2006A	Bonds Issued On or Before 12/31/10	8/24/2006	8/1/2036	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 20,781,443.10	N	$ 5,830,000.00						$ -				$ 5,830,000.00		$ 5,830,000.00
303	Tax Allocation Bond Series 2007A	Bonds Issued On or Before 12/31/10	11/8/2007	8/1/2037	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 92,295,000.00	N	$ 9,289,500.00						$ -				$ 9,289,500.00		$ 9,289,500.00
321	Tax Allocation Bond Series 2009E	Bonds Issued On or Before 12/31/10	12/17/2009	8/1/2039	U.S. Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 55,820,000.00	N	$ 8,444,727.00						$ -				$ 8,444,727.00		$ 8,444,727.00
345	Tax Allocation Bond Admin (ALL)	Project Management Costs	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Admin	$ 547,001.00	N	$ 547,001.00	$ 192,980.00			$ 354,021.00		$ 547,001.00						$ -
349	Project Related Employee Reimbursable	Project Management Costs	7/1/2014	6/30/2038	Various HPS Project Staff	HPS project transportation and meeting expenses	HPS-CP	Professional Services	$ 42,000.00	N	$ 2,800.00			$ 2,800.00			$ 2,800.00						$ -
354	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/31/2030	CCSF/ Planning(Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 5,000.00	N	$ 1,000.00			$ 1,000.00			$ 1,000.00						$ -
355	Interagency Cooperative Agreement-HPS	Project Management Costs	7/1/2014	6/30/2039	CCSF/ Public Utilities Commission (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Infrastructure	$ 12,210,000.00	N	$ 814,000.00			$ 814,000.00			$ 814,000.00						$ -
361	CP Development Co Funds for AG Development	OPA/DDA/Constr uction	6/3/2010	6/30/2036	Double Rock Ventures LLC/affiliated LP	Funding required for construction subsidy	HPS-CP - Housing	Gap Loan	$ 18,590,000.00	N	$ -						$ -						$ -
376	Interagency Cooperative Agreement-HPS	Project Management Costs	1/1/2014	6/30/2039	CCSF/ Fire Department (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Professional Services	$ 750,000.00	N	$ 50,000.00			$ 50,000.00			$ 50,000.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
377	HPS Phase 2 DDA-Community Benefits Agreement	Miscellaneous	3/1/2014	6/30/2038	Legacy Foundation	Scholarship Program	HPS-CP	Community Benefits	$ 3,000,000.00	N	$ 317,600.00			$ 317,600.00			$ 317,600.00						$ -
378	HPS Phase 2 DDA-Community Benefits Agreement	OPA/DDA/Constr uction	3/1/2014	6/30/2038	TBD	Education Improvement Fund	HPS-CP	Community Benefits	$ 9,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
381	HPS Infrastructure Design Review and Permitting Technical Support Contract	Professional Services	1/1/2019	6/30/2038	Hollins Consulting	Technical support and engineering services for vertical and horizontal design review and permitting	HPS-CP	Infrastructure	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
382	2011 Hotel Occupancy Tax Refunding Bonds	Bonds Issued After 12/31/10	3/17/2011	6/1/2025	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Other Debt	$ 8,675,000.00	N	$ 4,679,250.00			$ 111,375.00			$ 111,375.00			$ 4,567,875.00			$ 4,567,875.00
389	Tax Allocation Bond Series MBS2014A	Bonds Issued After 12/31/10	3/11/2014	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 49,680,000.00	N	$ 3,520,996.00						$ -				$ 3,520,996.00		$ 3,520,996.00
391	Design and Construction of Under Ramp Park	Professional Services	1/20/2005	8/4/2036	CCSF, including: Public Works	Design and Construction of UnderRamp Park	Transbay	Infrastructure	$ 70,389,328.00	N	$ 70,389,328.00	$ 64,000,000.00		$ 6,389,328.00			$ 70,389,328.00						$ -
395	HPS Blocks 52/54 Affordable Housing	OPA/DDA/Constr uction	8/7/2018	12/1/2077	Various	HPS Blocks 52/54 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 43,560,324	N	$ 43,560,324.00	$ 43,560,324.00					$ 43,560,324.00						$ -
396	Tax Allocation Bond Series 2014B	Bonds Issued After 12/31/10	12/30/2014	8/1/2035	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,425,000.00	N	$ 2,460,781.00						$ -				$ 2,460,781.00		$ 2,460,781.00
397	Tax Allocation Bond Series 2014C	Bonds Issued After 12/31/10	12/30/2014	8/1/2029	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 2,795,000.00	N	$ 548,000.00						$ -				$ 548,000.00		$ 548,000.00
398	Other Professional Services - HPSY P2	Project Management Costs	7/1/2018	6/30/2038	Various vendors	Other Professional Services - HPSY P2	HPS-CP	Professional Services	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
399	Tax Allocation Series MBN2016A	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 64,940,000.00	N	$ 5,188,250.00						$ -				$ 5,188,250.00		$ 5,188,250.00
400	Tax Allocation Series MBS2016B	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 39,285,000.00	N	$ 3,188,750.00						$ -				$ 3,188,750.00		$ 3,188,750.00
401	Tax Allocation Series MBS2016C	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 63,725,000.00	N	$ 5,222,250.00						$ -				$ 5,222,250.00		$ 5,222,250.00
402	Tax Allocation Series MBS2016D	Bonds Issued After 12/31/10	9/20/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 5,724,840.00						$ -				$ 5,724,840.00		$ 5,724,840.00
403	Candlestick Point Block 10a Affordable Housing	OPA/DDA/Constr uction	12/6/2016	6/1/2081	Candlestick 10a Associates, L.P.	HPS-CP Block 10a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 57,508,000.00	N	$ 1,613,000.00	$ 1,613,000.00					$ 1,613,000.00						$ -
404	Candlestick Point Block 11a Affordable Housing	OPA/DDA/Constr uction	2/7/2017	6/1/2081	Candlestick Point 11a, A California Limited Partnership	HPS-CP Block 11a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 63,000,000.00	N	$ 1,173,000.00	$ 1,173,000.00					$ 1,173,000.00						$ -
406	Transbay Block 4 Affordable Housing Funding	OPA/DDA/Constr uction	12/31/2021	12/31/2078	TBD	Funding required for construction subsidy	Transbay - Housing	Gap Loan	$ 97,000,000	N	$ 97,000,000.00	$ 3,500,000.00		$ 93,500,000.00			$ 97,000,000.00						$ -
407	Refunding Bond Reserve Payments (All)	Bonds Issued After 12/31/10	7/1/2016	8/1/2047	US Bank	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 73,089,431.70	N	$ -						$ -						$ -
408	Tax Allocation Series 2017A Affordable Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2044	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,500,000.00	N	$ 4,024,355.00						$ -				$ 4,024,355.00		$ 4,024,355.00
409	Tax Allocation Series 2017B Transbay Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2046	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,850,000.00	N	$ 992,500.00						$ -				$ 992,500.00		$ 992,500.00

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
410	Tax Allocation Series 2017C Mission Bay New Money and Refunding Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 31,245,000.00	N	$ 3,442,200.00						$ -				$ 3,442,200.00		$ 3,442,200.00
411	Enforceable Obligation Support	Project Management Costs	7/1/2024	6/30/2025	Various	Enforceable Obligation Support. Agency costs that fund project support	Various	Admin	$ 8,881,455.00	N	$ 8,881,455.00	$ 687,046.00		$ 4,745,584.00	$ 1,724,413.00		$ 7,157,043.00				$ 1,724,412.00		$ 1,724,412.00
412	Surety Bond Credit Program	OPA/DDA/Constr uction	7/1/2018	6/30/2038	TBD	Surety Bond and Credit Program	HPS-CP	Community Benefits	$ 750,000.00	N	$ 250,000.00			$ 250,000.00			$ 250,000.00						$ -
413	Transbay Block 2 West Affordable Housing Funding	OPA/DDA/Constr uction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 61,862,727	N	$ 61,862,727.00	$ 18,751,964.00		$ 43,110,763.00			$ 61,862,727.00						$ -
415	Tax Allocation Series 2017D Housing Refunding Bonds	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 65,770,000.00	N	$ 11,677,894.00						$ -				$ 11,677,894.00		$ 11,677,894.00
416	Transbay Block 2 East Affordable Housing Funding	OPA/DDA/Constr uction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 69,249,636.00	N	$ 69,249,636.00	$ 20,765,939.00	$ 21,704,212.00	$ 26,779,485.00			$ 69,249,636.00						$ -
417	Mission Bay South Block 9 Affordable Housing Funding	OPA/DDA/Construc tion	4/7/2020	6/30/2077	Mission Bay 9 LP	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Gap Loan	$ -	Y	$ -						$ -						$ -
419	Mission Bay South Block 9A Affordable Housing Funding	OPA/DDA/Constr uction	4/7/2020	4/1/2079	350 China Basin Partners LLC	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Gap Loan	$ 20,457,689	N	$ 20,457,689.00	$ 12,457,689.00		$ 8,000,000.00			$ 20,457,689.00						$ -
420	HPS Block 56 Affordable Housing	OPA/DDA/Constr uction	4/7/2020	12/1/2078	Hunters Point Block 56, L.P.	HPS Block 56 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 26,467,692	N	$ 26,467,692.00	$ 26,467,692.00					$ 26,467,692.00						$ -
421	Tax Allocation Bond Series 2017E	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 17,645,000.00	N	$ 1,403,825.00						$ -				$ 1,403,825.00		$ 1,403,825.00
423	Design and Construction Monitoring of Under Ramp Park	Professional Services	10/3/2023	9/19/2029	CMG Landscape Architecture	Payment for conceptual designs through construction contract administration for select open space and streetscape improvements in the Transbay Project Area	Transbay	Infrastructure	$ 5,110,057.00	N	$ 5,110,057.00	$ 1,910,488.00		$ 2,580,096.00			$ 4,490,584.00				$ 619,473.00		$ 619,473.00
428	Mission Bay South Block 12W	OPA/DDA/Constr uction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 140,560,680	N	$ 7,030,000.00	$ 1,076,521.00	$ 3,489,107.00	$ 2,464,372.00			$ 7,030,000.00						$ -
431	Design monitoring and Construction of Transbay Park	Professional Services	12/5/2022	12/5/2025	CCSF, including: Department of Public Works, Municipal Transportation Agency, Recreation and Parks	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 40,544,250.00	N	$ 40,544,250.00	$ 40,544,250.00					$ 40,544,250.00						$ -
433	Tax Allocation Bond Series 2021A - SB107 Housing Bond	Bonds Issued After 12/31/10	7/1/2021	7/1/2051	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 127,210,000.00	N	$ 14,244,301.00						$ -				$ 14,244,301.00		$ 14,244,301.00
434	Bond Cost of Issuance	Fees	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Professional Services	$ -	N	$ -						$ -						$ -
436	Mission Bay South Block 4E	OPA/DDA/Constr uction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 132,684,597	N	$ 7,030,000.00		$ 3,485,603.00	$ 3,544,397.00			$ 7,030,000.00						$ -
437	Tax Allocation Bond Series 2023B - Infrastructure Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,505,000.00	N	$ 1,803,475.00						$ -				$ 1,803,475.00		$ 1,803,475.00
439	Tax Allocation Bond Series 2023A- Affordable Housing Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 35,210,000.00	N	$ 2,541,428.00						$ -				$ 2,541,428.00		$ 2,541,428.00
440	Tax Allocation Bond Series 2023C	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 2,862,420.00						$ -				$ 2,862,420.00		$ 2,862,420.00
441	Tax Allocation Bond Series 2023D	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 2,862,420.00						$ -				$ 2,862,420.00		$ 2,862,420.00

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
442	Replacement Housing Enforceable Obligation Support	Project Management Costs	7/1/2024	6/30/2025	Successor Agency, TBD	Agency and contracted staff resources	Replacement Housing	Admin	$ 713,677.00	N	$ 713,677.00			$ 438,677.00	$ 275,000.00		$ 713,677.00						$ -
443	Transbay Block 12	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	TB 12 Funding required for predevelopment and construction	Transbay - Housing	Predevelopment Loan	$ 40,000,000.00	N	$ 3,500,000.00						$ -			$ 3,500,000.00			$ 3,500,000.00
444	Community Facilities District 6 Series 2023 - Special Tax Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 40,000,000.00	N	$ 9,669,087.00			$ 9,669,087.00			$ 9,669,087.00						$ -
445	HPS Phase 1 Block 48	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	HPS Block 48 Funding required for predevelopment and construction	HPS-CP-Housing	Predevelopment Loan	$ 68,000,000.00		$ 4,000,000.00						$ -			$ 4,000,000.00			$ 4,000,000.00
											$ 693,424,359.00	$ 260,150,910.00	$ 39,680,696.00	$ 217,721,855.00	$ 25,016,880.00	$ 3,836,977.00	$ 546,407,318.00	$ 3,197,000.00	$ -	$ 12,193,375.00	$ 131,626,666.00	$ -	$ 147,017,041.00

Source	FY 24-25
Bond Proceeds	$ 263,347,910.00
Reserve Balance	$ 39,680,696.00
Other Funds	$ 229,915,230.00
RPTTF Non-Admin	$ 156,643,546.00
RPTTF Admin (ACA)	$ 3,836,977.00
	$ 693,424,359.00

Attachment A-2, ROPS 24-25
Notes Worksheet

Number	Notes
1	**Agency and Contracted Salaries & Benefits and other Administrative Costs.** This line includes non-salary costs previously in line 4. Lines 1-4 in prior ROPS have been combined into Line 1. All costs relating to supporting enforceable obligations related to project areas and affordable housing have been moved to line 411. Costs related to replacement housing is in line 442. The administrative costs funded by the Administrative Cost Allowance represents other costs not otherwise billable to developers or charged to RPTTF.
7	**CalPERS Unfunded Actuarial Liability.** As per the Annual Valuation Report for PEPRA Miscellaneous Plan, the 24-25 ARC is $13,238. As per the Annual Valuation Report for Classic Miscellaneous Plan, the 24-25 ARC is $2,983,539. Thus, the total amount due is $2,996,777.
9	**Retiree Health Insurance Premiums.** Monthly retiree health premiums are $67k per month or $800k per year, plus $143,000 for OPEB Expenses to pay down future liability for a total of $943k.
21	HPS Phase 1 DDA. This is a sum line for Lines 22, 23, 24, 26, and 354 and 1/2 of the following lines that are shared between Phase 1 and Phase 2 Line 25,36, 48, Line 76,Line 349 and Line 381.
22	**HPS Phase 1 DPW Letter Agreement.** This is funded by Developer Reimbursements. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but is subject to change depending on construction delays.
23	**HPS Phase 1 City Attorney/Outside Counsel.** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
24	**HPS Phase 1 Department of Public Health ("DPH").** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
25	**HPS Support for CAC.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates will continue until the end of the Hunters Point/Shipyard project. The Interim Lease, (under Exhibit E-1 – Baseline Services) requires a site office/administrative services and maintenance services.
26	**HPS Phase 1 Community Benefits Agreement.** This is funded by Developer Payment. Transfer of funds is required by the Phase 1 DDA Attachment 23 Sections 2 "Establishment of a Quasi-Public Entity" and Section 3.2 "Community Benefits Budget."
30	**HPS Phase 2 DDA.** Funded by Developer Reimbursement. This line and the payments listed in ROPS Lines 31-35,37, 39,41-44, 49, 75, 77-79, 355, 376-378, 380, 398, 412 are related to the enforceable obligations under the Candlestick Point-Hunters Point Shipyard Disposition and Development Agreement ("Phase 2 DDA") whereby the master developer, as a party to the Phase 2 DDA, is obligated to pay the Successor Agency for various costs associated with pre-development and development activities. The Successor Agency advances these payments, which will be subsequently reimbursed by the developer as required under the Phase 2 DDA. Future Successor Agency payments to implement the Phase 2 DDA will appear in sub-lines following this master line in future ROPS. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The Schedule of Performance may be extended from time to time. The work program is projected to be complete by 6/30/2039. (Please note Line 25, 36, 48, 76,349 and Line 381 are ROPS lines shared between Phase 1 and Phase 2.
31	**HPS Relocation Services.** This is funded by Developer reimbursement. The Federal Union Relocation Act requires relocation planning and provision of relocation benefits. The creation of new artist facilities and the relocation of existing HPS artists to a new facility are required by the Phase 2 DDA Community Benefits Plan Section 3.4 "Additional Community Facilities." Relocation services will be provided in close proximity to the new Artists' Building is completed.
32	**HPS Legal Services Related to Property Transfers.** This is funded by Developer Reimbursement. Contract expiration date reflects Successor Agency's obligations pursuant to the Navy/Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2039, this date is subject to change.
33	**HPS Phase 2 Support Services for Planning per Phase 2 DDA and Planning Memorandum of Understanding.** This is funded by developer reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039, but may be extended depending on Navy transfer schedule.
36	**Interagency Cooperative Agreement-HPS. This is funded by Developer Reimbursement.** Per the ICA, Office of Economic and Workforce Development staff work on workforce and contracting compliance for HPS Phase 1 and Phase 2 DDAs. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2038. This line is funded by Developer reimbursment for the Office of Economic and Workforce Development staff work on workforce and contracting compliance for housing and infrastructure for HPS Phase 1 and Phase 2.
41	**HPS Public Finance Counsel Support.** This is funded by Developer Reimbursements. Under the Phase 2 DDA Financing Plan, Section 4.2 "Alternative Financing" requires the Successor Agency to pursue "other methods of Public Financing for Project Costs"…including tax-exempt bonds, taxable bonds, tax-credit bonds federal or state loans issued by the Successor Agency, the City or a joint powers authority for application towards the Qualified Project Costs.
42	**HPS Phase 2 Counsel Support Related to State Lands.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to "effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust" under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. The contract expiration date reflects the current three-year contract. However, the Successor Agency's obligations relating to the State Lands transfer continue through the last State Park closing associated with the Phase 2 DDA Major Phase 4, which has an outside completion date of 6/30/2039.
43	**HPS Phase 2 State Lands and State Parks Staff Reimbursement.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to "effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust" under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. Services are provided and reimbursed on an as-needed basis pursuant to the Trust Exchange Agreement.
48	**HPS Phase 2 Real Estate Economic Advisory Services.** This is funded by Developer Reimbursements. This line is for a Real Estate Development Advisor to provide professional services on as-needed basis to provide technical peer review of proformas, independent market and financial analysis, ongoing strategic advice during development negotiations, and other real estate advisory services as needed to help meet our obligations under the Phase 1 & Phase 2 DDA.
49	**HPS Phase 2 DDA & Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION 12/14/12. Required under Phase 2 DDA Financing Plan, pledge of all available Net Tax Increment from Project Area (BVHP Zone 1 & HPS) obligates Successor Agency to use tax increment and to issue bonds backed by tax increment, proceeds of which are used to repay the master developer for infrastructure. This is an estimate; actuals will vary with actual cost of infrastructure and timing of issuance of bonds. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, proceeds of which reimburse master developer for infrastructure installed in plan area. Contract expiration date reflects Successor Agency's obligations pursuant to egal authority to collect tax increment in HPS Redevelopment Plan ("Plan") under Phase 2 DDA Financing Plan, affordable housing program, Tax Allocation Pledge Agreement. This legal authority under the Plan to collect tax increment expires in 12/31/2057.

Number	Notes
75	**HPS Navy Conveyance Agreement.** This is funded by Developer Reimbursements. This line and the payments related to Navy leases are enforceable obligations under the Conveyance Agreement, which is a transfer agreement between Successor Agency and Navy that expires when last parcel transferred. The Navy sells each parcel to Successor Agency for $1 per parcel. Contract expiration date reflects Successor Agency's obligations pursuant Navy / Agency Conveyance Agreement, through to the final
76	**HPS Property Management.** This is funded by Developer Reimbursements from lease revenues or separate developer reimbursements for property management prior to development or transfer. Maintenance services, repair or utility bills that may be required by the Interim Lease under Exhibit E-1 - Baseline Services or for OCII properties or leased property from the US Navy. These services are provided on an as-needed basis. Contract expiration date reflects OCII obligations to transfer property to the Developer per the Phase 2 DDA Schedule of Performance, which provides for completion by 6/30/2039.
77	**HPS Building 606 Lease to SFPD.** This is funded by City and County San Francisco Police Department rent payments, pursuant to the HPS Conveyance Agreement with U.S. Navy. The lease is on a month-to-month basis, and the Successor Agency will amend the lease to expire no later than the property transfer date. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2030.
78	**HPS Navy Lease Agreement.** This is funded by lease revenue from the Developer as described in the Interim Lease between the Successor Agency and U.S. Navy. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Successor Agency Conveyance Agreement through to the transfer of Navy Parcel B.
79	**HPS Environmental and Engineering Consulting Services.** This is funded by Developer Reimbursement, pursuant to the Navy / Successor Agency Conveyance Agreement.
84	**MBN OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1.24.14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBN OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The final total amount of the Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC.
86	**MBN Tax Increment Allocation Pledge Agreement.** MBN Tax Increment Allocation Pledge Agreement. FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Pledge Agreement obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, the proceeds of which reimburse master developer for infrastructure installed in plan area. Debt Service payments are an obligation of the MBS Tax Increment Allocation Pledge Agreement, but the actual payments are shown under each individual bond line item. In addition, the payments to the Master Developer for Infrastructure and to non-profit developers for Affordable Housing, as obligated by the OPA, are shown on separate lines. This line is a sub-line of Line 84. OPA allow Successor Agency to access tax increment or direct developer fees to reimburse Agency Costs, including cost of other City agencies or outside organizations whose expertise is needed to implement OPAs, based on T&M for costs allowed by OPAs. In previous years Public Works, City Attorney's Office and other City Agencies would bill FOCIL-MB who would then seek reimbursement from tax increment pledge (Line 87). FOCIL-MB is allowed to charge interest on these payments to City Agencies. To expedite payment to the Successor Agency and City Agencies, these Agencies will be reimbursed directly from Other funds, RPTTF, Reserve funds, and Bond proceeds in ROPS 24-25.
87	**MBS OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBS OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment, the proceeds of which are used to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC and will be paid from Tax Increment and from CFD Bond Proceeds.
88	**MBS Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Pledge Agreement obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, the proceeds of which reimburse master developer for infrastructure installed in plan area. Debt Service payments are an obligation of the MBS Tax Increment Allocation Pledge Agreement, but the actual payments are shown under each individual bond line item. In addition, the payments to the Master Developer for Infrastructure and to non-profit developers for Affordable Housing, as obligated by the OPA, are shown on separate lines. ***This line is a sub-line of Line 87.***
89	**Mission Bay Agency Costs Reimbursements.** OPAs allow Successor Agency to access tax increment or direct developer fees to reimburse Agency Costs, including cost of other City agencies or outside organizations whose expertise is needed to implement OPAs, based on T&M for costs allowed by OPAs. In previous years Public Works, City Attorney's Office and other City Agencies would bill FOCIL-MB who would then seek reimbursement from tax increment pledge (Line 87). FOCIL-MB is allowed to charge interest on these payments to City Agencies. To expedite payment to the Successor Agency and City Agencies, these Agencies will be reimbursed directly from Other funds, RPTTF, Reserve funds, and Bond proceeds in ROPS 24-25. Additionally it is anticipated that there will be a contract with third party entities to provide environmental consulting services for fiscal analysis & planning services.
90	**MBN and MBS DPW Construction Cost Review Consulting.** A consultant must review developer reimbursement requests in order to ensure such requests are appropriate per the OPAs and CFDs. This review of developer reimbursement request is a long-term obligation under the MBN and MBS OPAs that has been fulfilled through a contract between the City's Department of Public Works ("DPW") and Financial Consultants, the cost for which is paid by the Successor Agency. These costs will be paid out of Bond Proceeds in ROPS 24-25.
91	**MBN and MBS Art Program.** The Mission Bay Redevelopment Plans require projects with over 25,000 square feet in commercial space to pay 1% of hard costs for public art. The source of these Other funds are Developer Fees. It is anticipated the San Francisco Arts Commission will administer these funds to contract with individual artists and maintain the public art. The contract dates in this line are the start and end dates of the Mission Bay South Redevelopment Plan (the Mission Bay North Redevelopment Plan started on October 26, 1998 and ends on October 26, 2028).
102	**Transbay Tax Increment Sales Proceeds Pledge Agreement**. FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Sales proceeds and tax increment generated from the sale and development of the state-owned parcels are pledged to TJPA for development to the Transit Center as required by the Tax Increment Allocation and Sales Proceeds Pledge Agreement. TJPA will use these funds to pay debt service on the TJPA 2020 bond issuance for payment of debt service.
105	**Transbay Implementation Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. The Agency shall execute all activities related to implementation of Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented alleys, & widened sidewalks. Project cost for implementation of Transbay Redevelopment Plan activities set forth in Agreement shall be incurred by Agency and included in Agency's annual budget submitted to City. Total outstanding obligation is estimated public improvement costs necessary to implement redevelopment plan, specifically Transbay Streetscape and Open Space Concept Plan approved in 2006. As contracts are approved they are added as separate lines in ROPS. These costs are spread between ancillary contracts to the implementation agreement and captured by Lines 107, 109, 115, 391, 423, and 431. The total outstanding obligation is the request captured in the lines listed earlier and should be revised to be $119.5M.
107	**Transbay Streetscape improvements.** Ancillary contract with San Francisco Department of Public Works in compliance with the Transbay Implementation Agreement (Line 105). These obligations are required pursuant to section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "execute activities related to major infrastructure improvements." Construction of the Folsom St. Improvement Project is now complete but the contract includes a 3-year Long Term Plant Establishment ("LTPE") period that will end in FY24/25. Therefore, rolling forward $205K in contract authority in Bonds to cover the LTPE work and allow for any final payments to Public Works.
109	**San Francisco City Attorney or Outside Counsel Review.** This line is for review of documents related to Transbay obligations, in compliance with the Transbay Implementation Agreement (Line 105). These expenditures are required pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency "prepare and sell certain state-owned parcels to third parties" and requiring the Successor Agency to "execute activities related to major infrastructure improvements." City Attorney's office will review and approve agreements and contracts required under the Implementation Agreement on an on-going basis. The source of funds for attorney review of development parcel documents is developer fees whenever billable. In some cases, attorney reviews may be for items that are not billable to developers (e.g. OCII sole obligations for park and certain streetscape improvements), in which case RPTTF can be used. Contract Dates and Outstanding Amount represents current year request only.
115	**Transbay Ancillary Contracts for Professional Services**. This line is pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "prepare and sell certain state-owned parcels to third parties," "execute all activities related to the Implementation of the Transbay Redevelopment Plan," and "execute activities related to major infrastructure improvements." Contracts funded with Other would include items that can be reimbursed by developers or RPTTF. Items that cannot be reimbursed must be covered by RPTTF, including economic forecasting, infrastructure planning, management, and construction. Contract Dates and Outstanding Amount represents current year request only.
151	The Mexican Museum Grant Agreement. This was a $10.6 million grant agreement for predevelopment and tenant improvements for a museum of which $4.0M has been spent, leaving $6.6M as the remaining amount for expenditure.

Number	Notes
161	**Alice Griffith Agency Funding Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 123 on the F&C which used the ROPS III numbering system). Pursuant to HPS Phase 2 DDA, this line requests capital funds to rebuild the Alice Griffith Public Housing development, which consists of 504 units with six phases. Of the six phases, Phases 1-4 are complete. Phases 5 and 6 are now delayed and not included in ROPS 24-25 due to master developer delay in constructing necessary infrastructure for the project.
218	**HPS Phase 1 Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 173 on the F&C which used the ROPS III numbering system). Contractual obligation under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement to fund and construct affordable housing on Agency-owned parcels in HPS Phase 1. This is an estimated cost of funding 218 affordable housing units; actual amount will vary with actual cost of housing and timing of issuance of bonds. Obligation remains until affordable housing obligation is fulfilled. The estimated cost for first project (Blocks 52 & 54) has been moved to new Line 395, and second project Block 56 to new line 420.
219	**CP-HPS Phase 2 CP Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 174 on the F&C which used the ROPS III numbering system). Contractual obligations approved by DOF to fund and construct affordable housing on Agency-owned parcels in CP-HPS2.
220	**Mission Bay North Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects the Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay North Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) that may be used to fulfill affordable housing obligations in Mission Bay North Owner Participation Agreement. Upon completion of housing program in MB North, tax increment is then pledged to housing program in MB South.
226	**Mission Bay South Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay South Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) to fulfill affordable housing obligations in Mission Bay South Owner Participation Agreement. The total outstanding obligation estimate of $274M is based upon the cost of the remaining affordable housing projects in Mission Bay South.
237	**Transbay Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Requirement of the Implementation Agreement (Line 105) and Section 5027.1 of California Public Resources Code that terminal project include 25% of all new dwelling units in project area be available at affordable housing cost for low income households (60% AMI) and 10% of all new units be available for moderate income (120% AMI). Total outstanding debt estimated to be over life of project (page 47 of the SOI) and required funding for affordable housing obligations. Funding for the specific affordable housing projects and debt service on associated tax allocation bonds required per this obligation are shown on individual Transbay lines: Lines 238 (R.C. Apts), 239 (Blks 6/7), 374 (Blk 8), 406 (Blk 4), 413 (Blk 2 West), and 416 (Blk 2 East) and various debt service lines.
264	**1998D Bond Debt Service.** Bonds were partially refunded in 2014C bonds. The total obligation is the remaining amount
345	**Bond Management Administration Costs**. The charges reflect the cost of bond portfolio management, related accounting, CCSF and outside legal counsel, financial advisor services, fiscal consultant services and other costs directly arising from contractual, regulatory and statutory bond obligations.
349	**Project Related Employee Reimbursable.** Employee reimbursements for project related travel and other project expenses.
354	**HPS Phase 1 City Planning Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 Project. The work program is projected to be complete by 12/31/2030 but is subject to change based on construction delays.
355	**HPS Phase 2 CP SF Public Utilities Commission Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates until the completion of the HPS Phase 2 Project. The work program is projected to be complete by 6/30/2038.
361	**CP Development Co Funds for AG Development.** HPS/CP Developer commitment to provide funding for Alice Griffith Project to supplement Successor Agency funding included in ROPS Line 161, which was finally and conclusively determined to be an enforceable obligation on 12/14/2012. Funds to pass through OCII so that they can be provided in loan agreement to the affordable housing project. This is an estimated amount based on DDA "Alice Griffith Subsidy" in BMR Housing Plan Section 5.4(a) and (c) and Exhibit F-C, but if overruns occur, the developer is contractually obligated to increase their contribution. In ROPS 16-17 $5.2 million was included for Phase 4 (formerly known as Phase 3C) and subject to AB 471. In ROPS 17-18, due to configuration of units types, developer fee contribution increased by $1.8 million to $7.0 million, subject to AB 471. The HPS-CP Developer's next and final commitments will be for AG Phases 5 and 6, and will be included in a subsequent ROPS.
376	**HPS Phase 2 Support services.** This is funded by Developer Reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the HPS project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039.
377	**HPS Phase 2 Community Benefits Agreement Scholarship Program.** This is funded by Developer Payments. In accordance with the Phase 2 Community Benefits Plan, Exhibit G to the Phase 2 DDA, the Successor Agency will transfer funds to fulfill the Scholarship Fund obligation. Payments will be disbursed over time. See Section 1.1 of the Community Benefits Plan for Scholarship Program. In the future the Developer will contribute another 3,000,000 to this fund which is reflected in the total outstanding obligation fund column.
378	**HPS Phase 2 CP Community Benefits Agreement Education Improvement Fund.** This is funded by Developer Payment. Pursuant to the Phase 2 Community Benefit Plan, Exhibit G to the Phase 2 DDA, this is for education enhancement within Bayview Hunters Point. This is an ancillary contract in compliance with Line 49, formerly Line 67 on ROPS III, which was finally and conclusive determined to be an enforceable obligation on December 14, 2012. Payments will be disbursed over time. To date, the developer has contributed $500,000 for this fund.
381	**HPS Design Review and Permitting Technical Support.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 and Phase 2. The Phase 1 DDA Section 10 and Phase 2 DDA Section 19. Agency Administration and the Interagency Cooperative Letter Agreement page 3 "Fees and Exactions" both allow for the reimbursement of City/Agency costs on an as-needed basis. Contract expiration reflects the need for these types of services until the both phases of the infrastructure is closed out by 6/30/2039.
382	**2011 Hotel Occupancy Tax Refunding Bonds Debt Service**. As city pays debt service, funds are included in Other.
391	**Transbay Under Ramp Park Construction.** Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). The project was delayed in FY 20/21 but restarted in the A period of FY 21/22 and the remaining Public Works contract balance of approximately $6.35M is being rolled forward. While the contract with PUblic Works expired in August 2022, OCII and Public Works are presently working on an amendment to extend the contract. OCII anticipates Commission approval of the contract in the early part of CY 2024. The Outstanding Balance Amount reflects the design and predevelopment work and includes a $64M estimate for construction. We anticipate a bond issuance to finance construction of the park in FY 25/26.
395	**HPS Affordable Housing Blocks 52/54.** This line is per final and conclusive determination for HPS housing obligation in umbrella line 218. $2.5M in ROPS 14-15B for predevelopment was increased to $4.0M in ROPS 16-17 amendment to reflect timetable extension and combining Blocks 52/54 for a more financially feasible "scattered site" development. Predevelopment funding in ROPS 20-21 may continue spending into ROPS 22-23 due to State financing uncertainty. The ROPS 20-21 included OCII's construction funding, but due to project delay, committed in ROPS 21-22 instead. The source of funds is bonds. The total funding has increased by $20M in the event that the project does not secure any state funds other than tax-exempt bonds and 4% tax credit equity and to account for less favorable financing terms overall based on market changes. The site work entity i the Rose Community Development Company, LLC, a Delaware liability company, and the loan is with HPSY 52/54 LP, a California limited partnership. Project began construction in FY 23/24, will be spending remaining funds in 24/25.
398	**HPS Phase 2 CP Other Professional Services.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS project. Under the Candlestick Point/Hunters Point Shipyard Disposition and Development Agreement ("Phase 2 DDA") whereby the master developer, as a party to the Phase 2 DDA, is obligated to pay the Successor Agency for various costs associated with pre-development and development activities.
399	**Tax Allocation Series MBN2016A.** Mission Bay North refunding Bond.
400	**Tax Allocation Series MBS2016B.**
401	**Tax Allocation Series MBS2016C.** Mission Bay South refunding bond.
402	**Tax Allocation Series MBS2016D.** Mission Bay south subordinate bond.
403	**HPS Phase 2 CP Block 10a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 25-26 at the earliest.
404	**HPS Phase 2 CP Block 11a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 24-25 at the earliest.
406	**Transbay Block 4 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Anticipated gap construction loan funded by developer fees if developer exercises Option. Line also includes $3,500,000 in bond funds in the event the developer does not exercise option and OCII proceeds with an affordable development on a portion of the site.
407	**Refunding Bonds Reserve Payments**. Refunding bonds requires use of reserve fund to defease bonds. In 23-24, 2016D bond will be refunded.
408	**Tax Allocation Series 2017A.** Affordable housing money bond.
409	**Tax Allocation Series 2017B.** Transbay Infrastructure money bond.

Number	Notes
410	**Tax Allocation Series 2017C.** Mission Bay money and refunding affordable housing bond.
411	**Enforceable Obligation Support.** This line reports the OCII costs that directly support enforceable obligations that DOF has finally and conclusively deermined and that are separate from administrative costs to operate the agency, which are repored in line 1. Line 411 reflects project-related costs for enforceable obligations.
412	**HPS CP Surety Bond Program.** See Section 5.2(b) of the Phase 2 Community Benefits Agreement. Successor Agency's Surety Bond Program will be used to assist BVHP contractors in obtaining insurance and credit support that may be required in order to participate in the development of the Phase 2 Project. The total commitment is $1,000,000 of which $250,000 has been paid to date by the Developer.
413	**Transbay Block 2 West Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment funds will continue to be spent in 22-23. Gap funding anticipated in ROPS 23/24 pursuant to AB471. The increase in gap in 23/24 is based on increased construction costs and interest rates and updated information regarding available state funding sources. Gap funding approved in ROPS 23/24. Construction anticipated to start in February 2024.
415	**Tax Allocation Bond Series 2017D.** Taxable refunding bond.
416	**Transbay Block 2 East Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Gap funding approved in ROPS 23/24 pursuant to AB471. Construction anticipated to start in May 2024.
417	**MBS Block 9 Affordable Housing. RETIRE IN ROPS 24-25.**
419	**MBS Block 9A Affordable.** Housing construction funding for affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. The construction funding for this affordable homeownership project is based on the construction cost estimate of the current project design; the estimate is from the developer's general contractor and reviewed by OCII. OCII's construction funding amount also estimates other expected project financing sources, and then OCII's construction funding is sized based on the "gap" remaining to fully fund the project. The OCII loan closed and the Project began construction in Summer 2022. Since that time, unanticipated significant mortgage rate increases were realized. Affordable pricing for these units assumed a 4.2% mortgage rate. Added funds to reduce construction loan based on new purchase prices.
420	**HPS Affordable Housing Block 56**. Per final & conclusive determination for HPS housing obligation in umbrella line 218. $3.5M in predevelopment funds committed in ROPS 18-19. ROPS 21-22 included $39.5 million gap construction funding that may be expended in subsequent ROPS cycles as authorized under Cal. Health & Safety Code Section 34177 (m)(1)(D) and will be funded by bonds authorized under Cal. Health & Safety Code Section 34177 (a)(1)(A). Project began construction in FY 23/24, will be spending remaining funds in 24/25.
421	**Tax Allocation Bond Series 2017E.** Tax-exempt refunding bond.
422	**Transbay Essex Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on 4/15/ 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements.
423	**Transbay Under Ramp Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on April 15, 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements. This contract is for design services required to implement the Redevelopment Plan. The payees include CMG Landscape Architecture and all design consultants. The Under Ramp Park project was delayed in FYs 20/21 and 21/22 but work on the project resumed in the A period of FY 21/22 and has continued since then. OCII and CMG Lardscape Architecture amended our contract and the amended contract amount of $4.9M is being carried forward to FY 24/25. $200K is also included in this line to fund the design review costs of the Transbay Joint Powers Authority (TJPA) and Caltrans, project's property owners.
424	**Transbay Essex Streetscape Improvements.** This is an ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on April 15, 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements.
428	**Mission Bay South Block 12W Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226.
431	**Design monitoring and Construction of Transbay Park**. Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). $3.54M remains of the $7.66M original contract which covers project management costs during this period and will be paid from Bond proceeds and Park Fees. The contract was amended in the A period of FY22/23 to include design and project management services of the surrounding streetscapes and for the inclusion of the Recreation and Parks Department, who has been determined to be the ulitmate land owner of the Transbay (Block 3) Park. Construction is anticipated to begin in FY 24/25. The Outstanding Balance Amount reflects the remaining design and predevelopment work, but also now includes $37M for construction. We completed a bond issuance in FY23/24 and the bond proceeds will be used to finance construction of the park in FY24/25.
433	**Tax Allocation Bond Series 2021A - SB107 Housing Bond.**
434	**Bond Cost of Issuance.** These charges reflect cost of the bond issuance, which is funded by bond proceeds from the issued bonds and are estimates.
436	**Mission Bay South Block 4E Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. Predevelopment work will now begin in the ROPS 24-25 which will be funded by $3.5 million with bonds and requested at that time.
437	**Tax Allocation Bond Series 2023B - Infrastructure bond.** This line is an estimate of the debt service payment for a infrastructure bond. Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
438	**Tax Allocation Bond Series 2023B - 2016D Refunding Bond.** Removed per DOF 23-24 review Meet and Confer letter 5-17-23.
439	**Tax Allocation Bond Series 2023A - Affordable Housing Bond.** This line is the debt service payment for 23-24 affordable housing bond issuance.
440	**Tax Allocation Bond Series 2023C.** This is the estimate for debt service on refunding 2016D bond (taxable). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
441	**Tax Allocation Bond Series 2023D.** This is the estimate for debt service on refunding 2016D bond (Tax-exempt). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
442	**Replacement Housing Support.** This line reports the OCII staffing and contract costs that directly support replacement housing costs. Staff costs will be paid with Jobs Housing Linkage Fees. $275k of the environmental review consultant contract will be paid for with Residual RPTTF.
443	**Transbay Block 12 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment work will begin in ROPS 24-25.
444	**Community Facilities District 6 Series 2023 - Special Tax Bond.** Per DOF in October 2023, debt service for CFD 6 bonds are placed on ROPS 24-25.
445	**HPS Phase 1 Block 48 Affordable Housing.** Predevelopment work will begin in ROPS 24-25.

Attachment A-3, Cash Balances Report

San Francisco City and County ROPS 2024-25 Annual

July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	**Comments**
1	**Beginning Available Cash Balance (Actual 07/01/21)** RPTTF amount should exclude A" period distribution amount"	$ 19,066,384	$ 151,625,854	$ 61,973,987	$ 118,974,275	$ 1,988,368	PPA savings applied to 21-22
2	**Revenue/Income (Actual 06/30/22)** RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller	$ -	$ 127,210,000	$ -	$ 21,770,674	$ 133,258,661	Total RPTTF Received from CCSF
3	**Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)**	$ 3,676,104	$ 19,247,862	$ 27,893,684	$ 16,574,558	$ 134,792,062	Total RPTTF Expendiure reported on PPA Actuals
4	**Retention of Available Cash Balance (Actual 06/30/22)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	$ 15,390,280	$ 259,587,992	$ 34,080,303	$ 124,170,390	$ -	Total pledged for future ROPS on PPA Actuals
5	**ROPS 21-22 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC	No entry required				$ 454,966	Total RPTTF Savings for 21-22
6	**Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$ -**	**$ -**	**$ -**	**$ 0**	**$ 0**	

Attachment A-4, ROPS 24-25

	Requested Funding for Obligations	24-25A Total	24-25B Total	ROPS Total
A	**Obligations Funded as Follows (B+C+D)**	**$ 517,532,461**	**$ 15,390,375**	**$ 532,922,836**
B	Bond Proceeds	$ 260,150,910	$ 3,197,000	$ 263,347,910
C	Reserve Balance	$ 39,680,696	$ -	$ 39,680,696
D	Other Funds	$ 217,700,855	$ 12,193,375	$ 229,894,230
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 28,874,857**	**$ 131,626,666**	**$ 160,501,523**
F	*RPTTF*	*$ 25,037,880*	*$ 131,626,666*	*$ 156,664,546*
G	*Administrative RPTTF*	*$ 3,836,977*	*$ -*	*$ 3,836,977*
H	**Current Period Obligations (A+E)**	**$ 546,407,318**	**$ 147,017,041**	**$ 693,424,359**

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107-0722023-002

Agenda Item **No. 5(A)**
Meeting of January 8, 2024

INFORMATIONAL MEMORANDUM

TO: Oversight Board

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on the Recognized Obligation Payment Schedule for July 1, 2024 to June 30, 2025

EXECUTIVE SUMMARY

Redevelopment Dissolution Law requires Successor Agencies to create annually a Recognized Obligation Payment Schedule ("ROPS") to set forth the revenue sources and payment amounts for enforceable obligations. Successor Agencies prepare the ROPS for a twelve-month fiscal period that begins July 1 and ends June 30 of each year. ROPS are due to the Department of Finance ("DOF") and the County Auditor Controller on February 1 of each year. Amendments to an approved ROPS are only permitted once a year and are subject to DOF review with relatively strict standards for approval.

Senate Bill No. 593 ("SB 593") which was enacted in October 2023 and becomes effective on January 1, 2024, authorizes the Office of Community Investment and Infrastructure ("OCII") to develop the 5,842 units that the former San Francisco Redevelopment Agency the ("Former Agency") destroyed and were never replaced ("Replacement Housing Obligation"). OCII is in the early stages of planning for Replacement Housing and is getting guidance from DOF and the City and County of San Francisco ("City") on the approvals they will require.

OCII, operating as Successor Agency to the Former Agency, is seeking approval of a ROPS for the twelve-month fiscal period of July 1, 2024, through June 30, 2025 ("ROPS 24-25"). ROPS 24-25 includes expenditures for existing enforceable obligations and the new Replacement Housing Obligation.

The total funding requested in the ROPS 24-25 is $693.4 million (see fund source breakdown below). OCII will expend the majority of these funds on affordable housing loans in Phase 1 of the Hunters Point Shipyard ("HPS" or "Shipyard") and Transbay Project Areas.

ROPS 24-25 Fund Sources

- $263.3 million in bond proceeds
- $39.7 million in reserve funds
- $229.9 million other funds
- $156.4 million in Redevelopment Property Tax Trust Fund ("RPTTF") Non-Admin
- $0.3 million in RPTTF Residual
- $3.8 million in RPTTF Admin

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- $693.4 million Total ROPS 24-25

In ROPS 24-25, OCII will expend a combined total of $160.5 million in RPTTF Non-Admin, RPTTF Residual, and RPTTF Admin, which is an increase of $18.9 million or a 13.3% increase from the previous ROPS 23-24 RPTTF request of $141.6 million. The primary factors driving this RPTTF request increase are progress payment infrastructure reimbursements (previously, prior year bond proceeds were used but are depleted), approved new bond issuances for Transbay and the associated increases in bond debt service payments and professional services costs, as well as increases in annual employee healthcare and pension costs.

Staff will incorporate Oversight Board input into the draft ROPS for final approval. Pending Oversight Board Approval, staff will submit the ROPS to DOF on or before February 1, 2023.

DISCUSSION

Definition of Enforceable Obligations

The ROPS sets forth the payments required to be made pursuant to “enforceable obligations,” which Dissolution Law (Cal. Health & Safety Code § 64710 et seq.) defines as, among other things, bonds, loans, judgments or settlements, any "legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy," and “contracts or agreements necessary for the administration or operation of the Successor Agency”, as well as certain other obligations.

Dissolution Law provides that, with DOF approval, Successor Agencies shall complete approved development projects that are subject to enforceable obligations. Importantly, Dissolution Law expressly requires Successor Agencies to honor pledges of increment associated with enforceable obligations of former redevelopment agencies to the extent that the property tax revenue is necessary for expenditure in a particular fiscal year. Dissolution Law also provides for Successor Agencies to enter into new agreements relying on an expenditure of property tax revenues (formerly tax increment) if the new agreement is “in compliance with an enforceable obligation” that existed prior to redevelopment dissolution and approved by DOF. Cal. Health and Safety Code §§ 34177.3 (A).

Successor Agencies may also request that DOF finally and conclusively determine that certain obligations are enforceable obligations under Dissolution Law. DOF has finally and conclusively determined that the following long-term, master development agreements are enforceable obligations:

- Disposition and Development Agreement (“DDA”) for HPS Phase 1;
- DDA for Candlestick Point-HPS Phase 2 (“HPS/CP”);
- Transbay Implementation Agreement;
- Owner Participation Agreement (“OPA”) for Mission Bay North; and
- OPA for Mission Bay South.

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In December 2015, DOF approved OCII's Long Range Property Management Plan, which governs disposition and use of the Former Agency's real property and requires OCII to dispose of those assets.

To ensure that Successor Agencies only expend funds related to approved enforceable obligations, DOF requires Successor Agencies to submit ROPS for DOF approval. Successor Agencies are required to obtain Oversight Board approval of the ROPS and to submit the approved ROPS to DOF and the County Auditor Controller on February 1 of each year. After DOF approves the ROPS, the Redevelopment Dissolution Law, Cal. Health and Safety Code 34177 (o) (1) (D), authorizes the Oversight Board to amend the approved ROPS only once per twelve-month period.

Replacement Housing

SB 593 establishes the Replacement Housing Obligation as an enforceable obligation. OCII is working with DOF and the City to set up a review and approval process for Replacement Housing funding and projects. The Commission is also discussing a framework for prioritizing Replacement Housing projects, see summary of framework below:

- Adding affordable housing to existing project areas, former project areas, or other areas of the City where the City has identified priority projects in need of funding that are also consistent with the goals of SB 593.

For further detail, see Attachment A-3: Commission Workshop on Senate Bill No. 593 authorizing OCII to finance the construction of replacement affordable housing units.

ROPS Funding Sources

OCII categorizes the payment source for each expenditure into the following sources:

- **Bond Proceeds** Bond proceeds from bonds issued or to be issued
- **Reserve Funds** Property tax increment approved to be retained by DOF
- **Other Funds** Funds that are not bond proceeds, reserve amounts, RPTTF Non-Admin, or RPTTF Admin
- **RPTTF** There are three types of RPTTF:

1. RPTTF Non-Admin: Property tax increment requested to fund enforceable obligations and includes property tax subject to a pledge agreement requiring the funding of certain project costs, such as reimbursements for infrastructure.
2. RPTTF Residual: Property tax increment requested to fund the replacement of affordable housing units under SB 593. These funds are requested from the pool of funds after the distribution to the taxing entities.
3. RPTTF Admin: Property tax increment requested to fund administrative costs. Per Dissolution Law, RPTTF Admin is restricted by formula to 3% of actual prior year RPTTF Non-Admin distribution *less* both prior year RPTTF Admin distribution *and* prior year City and County of San Francisco ("City") loan repayments.

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Summary ROPS 24-25

The total projected ROPS 24-25 expenditure is $693.4 million. The largest funding sources will be Bond Proceeds and Other Funds. OCII funds large expenditures like affordable housing loans and project infrastructure reimbursements with Bond Proceeds. OCII also funds its affordable housing projects with Other Funds, which consists of funds such as developer fees, tax credits, state bond financing, and related sources.

ROPS 24-25 Sources

Sources	Proposed Amount (M)
Bond Proceeds	$263.3
Reserve Funds	$39.7
Other Funds	$229.9
RPTTF Non-Admin	$156.4
RPTTF Residual	$0.3
RPTTF Admin	$3.8
Total Sources	**$693.4**

In ROPS 24-25, OCII's largest expenditure areas are affordable housing loans. OCII issues bonds to fund affordable housing loans and to fund project infrastructure reimbursements, and the bonds are repaid from property tax revenues.

ROPS 24-25 Uses

Uses	Proposed Amount ($M)
Affordable Housing	$342.9
Replacement Housing	$0.7
Mission Bay	$37.2
Transbay	$150.7
HPS/CP	$11.5
Debt	$124.3
Operations	$26.1
Total Uses	**$693.4**

For further detail, see attachments. Attachment A-1: ROPS 24-25 – Detail Worksheet shows the projected revenue sources and payment amounts for July 1, 2024-June 30, 2025. Attachment A-2: ROPS 24-25– Notes Worksheet justifies the payment amounts and provides greater detail where required.

<u>Affordable Housing</u>

In ROPS 24-25, OCII anticipates expending $342.9 million to support affordable housing development required by OCII's enforceable obligations. The expenditures in the next fiscal year are on predevelopment and gap loans that fund design and construction of affordable housing in HPS Phase 1, Mission Bay South, and Transbay.

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OCII will primarily fund affordable housing projects through predevelopment and gap loans (majority are gap loans) with Bond Proceeds, Other Funds (mostly developer fees), and Reserve Funds. Reserve Funds, which consists of RPTTF Non-Admin received in prior years, will fund a smaller portion of these loans.

ROPS 24-25 Affordable Housing Expenditure

Sources ($M) / Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Gap Loan	$125.5	$21.7	$171.4	$0.0	$0.0	$318.6
Predevelopment Loan	$3.9	$7.0	$13.5	$0.0	$0.0	$24.3
Total	**$129.4**	**$28.7**	**$184.9**	**$0.0**	**$0.0**	**$342.9**

**Numbers are slightly off due to rounding.*

OCII's enforceable obligations require the production of over 7,036 affordable housing units, approximately 4,249 of which must be funded by OCII. OCII has completed 2,752 affordable housing units as of June 30, 2023. In ROPS 24-25, OCII will provide funding for approximately 2,145 units. Most of the expenditure will occur in Transbay. The table below details expenditure by Project Area.

ROPS 24-25 Expenditure by Project Area

Project	Type	Amount ($M)	Number of Units
HPS Blocks 52/54	Gap Loans	$43.6	112 units
HPS Block 56	Gap Loan	$27.9	73 units
HPS Block 48	Predevelopment Loan	$4.0	273 units
CP Block 11a*	Predevelopment Loan-On hold	$1.2	176 units
CP Block 10a*	Predevelopment Loan-On hold	$1.6	156 units
HPS/CP Total		**$76.8**	**789 units**
TB Block 2 West	Gap Loan	$61.8	151units
TB Block 2 East	Gap Loan	$69.3	184 units
TB Block 4**	Predevelopment & Gap Loan-On hold	$97.0	202 units
TB Block 12	Predevelopment Loan	$3.5	80 units
Transbay Total		**$231.6**	**617 units**
MBS Block 12W***	Predevelopment Loan	$7.0	318 units
MBS Block 4E***	Predevelopment Loan	$7.0	273 units
MBS Block 9A	Gap Loan and Additional Gap Loan	$20.5	148 units
Mission Bay Total		**$34.5**	**739 units**
Total		**$342.9**	**2,145 units**

*The Candlestick Point Project Master Developer plans to submit a revised land use plan in 2024 which will require corresponding amendments to the DDAs and other documents. Depending on the revised plan these projects could start predevelopment in FY 2024/25.

**The Transbay Block 4 project is on hold due to current market conditions. Pursuant to Resolution No. 17-2023, OCII and the project's developer F4 Transbay Partners LLC ("Block 4 Developer") have entered into an Option Agreement with a term of 6 months with 2 possible 6-month extensions. The first extension was approved in December 2023. During or prior to FY 2024/25 the Block 4 Developer may exercise the Option and begin the entitlement process. If so, ROPS FY 2024/25 includes an estimated $93.5M in gap funds that would be provided through funding from the Block 4 Developer pursuant to the terms of the Commission approved Disposition and Development Agreement, and OCII would then lend those funds to the affordable developer of the stand-alone affordable component of Block 4. ROPS FY 2024/25 also includes an allowance for a predevelopment loan that would be funded with Bond Funds in the event market conditions do not improve and the Block

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4 Developer or OCII terminates the Option Agreement and OCII issues a Request for Proposals or Qualifications for the stand-alone affordable component of the project only.
*** The Mission Bay South OPA's Housing Program designates sites for the development of OCII-sponsored affordable housing projects and establishes a maximum number of affordable units (1,218) that may be developed. The Former Agency and OCII have developed most of the affordable units and OCII only has authorization to develop the remaining balance of 165 units. However, in furtherance of Citywide housing production goals and in acknowledgement that there may be capacity for additional affordable units on Block 4E and Block 12W, OCII may pursue amendments to the OPA and the Redevelopment Plan, if necessary, to increase the allowable number of units on Block 4E and 12W. Any such amendments would be subject to the consent of FOCIL-MB LLC (successor in interest to Catellus Development Corporation and "Master Developer"). Funding for any units in excess of 165 units would be subject to further Commission approval pursuant to OCII's authority to fund Replacement Housing units under SB 593.

Replacement Housing

OCII will fund replacement housing expenditures over time with RPTTF Residual. These expenditures are proposed to add additional units of affordable housing beyond the current enforceable obligation on parcels designated for affordable housing within existing project areas of Mission Bay South and Hunters Point Shipyard Phase 1. In ROPS 24-25, $0.7 million will be used to fund staffing costs and professional services costs related to replacement housing.

ROPS 24-25 Replacement Housing Expenditure

Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Residual	RPTTF Admin	Total
Admin	$0.0	$0.0	$0.4	$0.0	$0.3	$0.0	$0.7
Total	$0.0	$0.0	$0.4	$0.0	$0.3	$0.0	$0.7

Mission Bay Project Area

The two Mission Bay project areas were established in 1998: Mission Bay North and Mission Bay South ("Mission Bay"). Mission Bay is a vibrant transit-oriented and mixed-use community that will upon completion consist of 6,535 residential units (29% of which will be affordable), 5.1 million square feet of office and biotechnology space, 560,000 square feet of retail uses, a new University of California San Francisco ("UCSF") research campus and medical center with a 550-bed hospital, 18,000-seat event center, two hotels, library, public school, police headquarters, and a local police and fire department. Mission Bay will contain 49 acres of open space, approximately 41 of which will be owned by the City or Port of San Francisco and approximately eight of which will be owned by UCSF. Completion of Mission Bay will result in construction of more than $700.0 million of new infrastructure, development of over $8.0 billion in private vertical development, and creation of 31,000 permanent jobs.

In ROPS 24-25, OCII anticipates spending $37.2 million to continue its work in Mission Bay. The largest expenditure is on infrastructure, specifically developer infrastructure reimbursements. The large expenditure on infrastructure reimbursements reflects Mission Bay's maturity as a project area. Mission Bay generates sufficient property tax increment to support bond issuances and OCII's development partner has constructed significant amounts of infrastructure requiring large reimbursements. The

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smallest expenditures are related to the art program, which reflects expenditure of developer fees received to fund art installation in Mission Bay public open spaces, per the City's Planning Code.

ROPS 24-25 Mission Bay Expenditure

Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$15.4	$10.0	$2.2	$5.0	$0.0	$32.6
Professional Services	$2.9	$0.0	$0.6	$0.1	$0.0	$3.6
Art Program	$0.0	$0.0	$1.0	$0.0	$0.0	$1.0
Total	**$18.2**	**$10.0**	**$3.8**	**$5.1**	**$0.0**	**$37.2**

Under ROPS 24-25, OCII will continue to fund the completion of infrastructure, including parks and streets. Staff will also work to increase entitlements for housing. OCII will fund most of the Mission Bay expenditures with Bond Proceeds and Reserve Funds, which fund infrastructure reimbursements, professional services, entitlements, and the art program.

Transbay

The Transbay Project Area ("Transbay") was established in 2005. At completion, Transbay will contain more than 3,200 new housing units, including approximately 1,400 affordable units, approximately 2.4 million square feet of new commercial space, and approximately 4 acres of new public open space. In addition, the Salesforce Transit Center ("STC") includes a 5.4-acre rooftop park. The development program embodies a balanced approach to density with office and residential towers spaced apart to protect views and sunlight, and with retail and townhouses to maintain visual interest and activate the ground floor level of the development blocks. The Transbay program includes significant widening and improvement of sidewalks, converting Folsom Street to two-way traffic, and reconfiguring an Interstate 80 off-ramp, all with the goal of creating a safe and attractive pedestrian environment.

In ROPS 24-25, OCII anticipates spending $152.1 million to continue its work in Transbay. The largest expenditure will be on infrastructure, specifically Under Ramp and Transbay Block 3 parks. The second largest expenditure will be the Transbay Joint Powers Authority ("TJPA") pledge. The TJPA pledge is required under the Tax Increment and Sales Proceeds Pledge Agreement ("TJPA Pledge"), which irrevocably commits net tax increment and sales proceeds from formerly State-owned parcels to fund the "Transbay Terminal Project," which is defined as "a publicly-owned multimodal terminal . . . with an underground train connection to existing rail lines [currently] terminating at 4th and Townsend Streets." In the ROPS 24-25, OCII will transfer to the TJPA, the portion of the RPTTF Non-Admin subject to the TJPA Pledge, to fund the Transbay Terminal Project. The smallest Transbay expenditure will be on professional services, which consists of design, real estate consulting, and other miscellaneous professional services.

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24-25 Transbay Expenditure

Sources ($M) Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$106.7	$0.0	$9.0	$0.6	$0.0	$116.2
Professional Services	$0.0	$0.0	$1.2	$0.1	$0.0	$1.2
TJPA Pledge	$0.0	$0.0	$0.0	$33.2	$0.0	$34.6
Total	**$106.7**	**$0.0**	**$10.1**	**$33.9**	**$0.0**	**$152.1**

In ROPS 24-25, OCII staff will continue preparing the Transbay Temporary Terminal site for future development while managing a third party's interim activation of the site, beginning construction of the infrastructure portion of the Transbay Block 3 Park and Infrastructure project, designing Under Ramp Park, working to advance the mixed-income Block 4 project, and funding construction for the two affordable housing projects comprising Block 2.

OCII will fund most of the Transbay expenditures with Bond Proceeds, which fund infrastructure, and with RPTTF Non-Admin subject to the TJPA Pledge, which will be transferred to the TJPA. OCII will utilize RPTTF Non-Admin and Other Funds, which are developer fees, to fund infrastructure and professional services.

Hunters Point Shipyard/Candlestick Point

The HPS and Candlestick Point areas are composed of approximately 770 acres along the southeastern waterfront of San Francisco. The HPS Redevelopment Plan, the Bayview Hunters Point ("BVHP") Redevelopment Plan, and the DDAs for HPS/CP (including HPS Phase 1) provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of BVHP. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997, and the Shipyard Phase 1 DDA approvals followed in 2003.

The BVHP Redevelopment Plan was adopted in 2006, and HPS/CP Phase 2 Project approvals were implemented through BVHP and HPS Redevelopment Plan Amendments in 2010 and 2018. In connection with the Shipyard, the U.S. Department of the Navy ("Navy") performs environmental remediation and then transfers property to OCII for subsequent development. Additionally, Candlestick Point is subject to state and local land transfer agreements that allow for the re-use of underutilized Candlestick Point areas.
Throughout construction, HPS/CP will generate hundreds of new construction jobs each year and an additional $86.0 million in community benefits funded by Other Funds including investments in homeowner assistance, workforce development and job training, scholarship, and educational improvements. At completion, HPS/CP will generate more than 12,000 permanent jobs.

In ROPS 24-25, OCII anticipates spending $11.5 million to continue its work in the HPS/CP areas. The largest expenditure is on infrastructure. The second largest expenditure is professional services such as design, infrastructure plan review, construction management, and legal support for land transactions for

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HPS/CP development. The third largest expenditures are for community benefits such as scholarships, educational improvement, and contractor assistance; and the smallest expenditure are for lease payments to the Navy for interim use of Navy property.

ROPS 24-25 Hunters Point Shipyard/Candlestick Expenditure

Sources ($M) Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$0.0	$0.0	$4.2	$1.5	$0.0	$5.7
Professional Services	$0.0	$0.0	$3.6	$0.0	$0.0	$3.6
Community Benefits	$0.0	$0.0	$1.8	$0.0	$0.0	$1.8
Lease Payments to Navy	$0.0	$0.0	$0.4	$0.0	$0.0	$0.4
Total	**$0.0**	**$0.0**	**$9.9**	**$1.5**	**$0.0**	**$11.5**

In ROPS 24-25, four development blocks will be under construction in HPS Phase 1. OCII will undertake certain aspects of the Candlestick Point project phasing and the development program and infrastructure, implement the HPS/CP DDAs' Community Benefits Agreements, and monitor the Navy's retesting and clean-up of HPS Phase 2 parcels.

OCII will fund the majority of HPS/CP expenditure with Other Funds, which are developer fees. In addition, OCII will expend $1.5 RPTTF Non-Admin to fund developer reimbursements.

Debt

In ROPS 24-25, OCII anticipates expending $124.3 million on its debt program. The current outstanding principal balance on OCII's bonds is $868.4 million as of August 31, 2023. The largest expenditure will be for debt service on existing tax allocation bonds ("TAB"), which are bonds secured by property tax revenues and are OCII's primary debt instrument, followed by payment of the Hotel Tax Bond with Other Funds.

ROPS 24-25 Debt

Sources ($M) Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Debt Service – Existing Bonds	$3.2	$0.0	$9.7	$106.8	$0.0	$119.6
Debt Service – New Bonds	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
Other Debt	$0.0	$0.0	$4.7	$0.0	$0.0	$4.7
Grand Total	**$3.2**	**$0.0**	**$14.3**	**$106.8**	**$0.0**	**$124.3**

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Operating Costs

In ROPS 24-25, OCII will expend $26.1 million to fund its operational costs. Specifically, OCII expects to expend $9.4 million or 35.9% on direct salaries and benefits, which reflects labor costs for 55 full-time equivalent ("FTE") staff, the same as the previous fiscal year. OCII will expend the remaining $12.8 million or 49.1% on non-labor expenses such as services from City departments, consulting services for legal and other professional services, insurance, materials and supplies, employee training, information technology, and software licensing fees. In addition to staffing and non-labor expenses, OCII will expend $3.9 million or 15.0% in RPTTF Non-Admin on its retirement obligations, including accrued pension liability, health benefits for current retirees, and accrued retiree health liability.

ROPS 24-25 Operating Costs

Operations	Amount ($M)
Sources	
Bond Proceeds	$5.9
Reserve Funds	$1.0
Other Funds	$6.3
RPTTF Non-Admin	$9.1
RPTTF Admin	$3.8
Total	**$26.1**
Uses	
Salaries and Benefits	$9.4
Non-Labor	$12.8
Retiree Health and Pension	$3.9
Total	**$26.1**

OCII will fund the majority of its operating costs with RPTTF Non-Admin and Other Funds, most of which are developer fees. RPTTF Admin will fund administrative costs that are not directly related to enforceable obligations. Bond Proceeds will fund enforceable obligations and staff time required to issue bonds and administer the debt portfolio.

RPTTF Request

In ROPS 24-25, OCII will expend $160.5 million in RPTTF Non-Admin, RPTTF Residual, and RPTTF Admin, which is an increase of $18.9 million or 13.3% from the amended ROPS 23-24 request of $141.6 million. The primary factors driving this increase are an increase in infrastructure reimbursements due to the depletion of bond proceeds used for infrastructure reimbursement in prior years, replacement housing staffing costs and professional service costs, planned increase in debt service payments, and annual healthcare and pension costs, and an increase in RPTTF Admin set by statutory formula in Dissolution Law.

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ROPS 23-24 RPTTF vs. ROPS 24-25 RPTTF

Uses	ROPS 22-23 Amount ($M)	ROPS 24-25 Proposed ($M)	Difference ($M)	Percent Change	Explanation
Affordable Housing	$9.0	$0.0	($9.0)	-100.0%	Decrease due to encumbering of Prior Year ("PY") RPTTF to TBY 2.
Replacement Housing	$0.0	$0.3	$0.3	100.0%	This is the first year requesting Replacement Housing authority. Increase due to professoinal service cost related to Replacement Housing legislation.
Mission Bay	$0.0	$5.1	$5.1	100.0%	Increase due to request for pledged RPTTF to fund infrastructure reimbursements not requested in PY.
Transbay	$34.5	$33.9	($0.6)	-1.7%	Decrease due to rightsizing of pledged RPTTF for TJPA.
HPS/CP	$1.4	$1.5	$0.2	11.1%	Increase due to growth in pledged RPTTF.
Debt	$87.4	$106.8	$19.3	22.1%	Increase due to debt service for 2023 money bond issuances and planned debt service increase.
Operations	$9.4	$12.9	$3.6	38.1%	Increase due to retirement healthcare and pension costs per actuarial schedule, use of RPTTF for staffing costs funded by Other in PY, and due to RPTTF Admin by formula.
Total	**$141.6**	**$160.5**	**$18.9**	**13.4%**	

Changes in ROPS Lines

OCII retires or adds lines to the ROPS to reflect completed or new enforceable obligations.

Retired Lines

In general, retiring lines signifies that OCII has completed the enforceable obligation and is winding down, as required by Dissolution Law. In ROPS 24-25, OCII will retire one line due to the completion of a project.

ROPS 24-25 Retired Lines

Line number	Project Name	Project Area	Description/Project Scope	Explanation for Line Retirement
417	Mission Bay South Block 9 Affordable Housing Funding	Mission Bay South - Housing	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	MBS 9 will be completed in ROPS 23-24.

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New Lines

In ROPS 24-25, OCII will add five new lines.

ROPS 24-25 New Lines

Line number	Project Name	Project Area	Description/Project Scope	Amount ($M)	Explanation for New Line
440	Tax Allocation Bond Series 2023C	All Project Areas with Bond/Loan Obligations	Bond Debt Service	$2.9	Debt service line for 2016D refunded bond (taxable).
441	Tax Allocation Bond Series 2023D	All Project Areas with Bond/Loan Obligations	Bond Debt Service	$2.9	Debt service line for 2016D refunded bond (tax-exempt).
442	Replacement Housing Support	Replacement Housing	Agency and contracted staff resources	$0.7	New line for staff and related costs related to replacement housing.
443	Transbay Block 12 – Replacement Housing	Transbay - Housing	TB 12 Funding required for predevelopment and construction	$3.5	New line for new affordable housing project.
444	Community Facilities District 6 Series 2023 - Special Tax Bond	All Project Areas with Bond/Loan Obligations	Bond Debt Service	$9.7	New debt service line per DOF October 2023 direction to place refunded Community Facilities District 6 bond debt service on ROPS 24-25.
445	HPS Phase 1 Block 48 - Replacement Housing	HPS-CP-Housing	HPS Block 48 Funding required for predevelopment and construction	$4.0	New line for new affordable housing project.

NEXT STEPS

Staff will incorporate Oversight Board input into the final ROPS. Pending Oversight Board Approval, staff will submit the ROPS to the DOF on or before February 1, 2024. DOF will make its determination of the enforceable obligations, and the amounts and funding sources of the enforceable obligations, within 45 days of submission.

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If DOF disapproves certain expenditures on the ROPS 24-25, OCII may request an opportunity to meet and confer with DOF. The meet and confer request must be made within five business days of DOF's determination. DOF will notify OCII and the County Controller as to the outcome of the meet and confer at least 15 days before the June 2024 property tax distribution. Staff will update the Oversight Board on the final actions of the ROPS process. During ROPS 24-25, OCII may request one amendment to ROPS 24-25. OCII must make the request before October 1, 2024, and must be for payments made in the period covering January – June 2025.

(Originated by Mina Yu, Budget & Project Finance Manager)

DocuSigned by:
Thor Kaslofsky
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Thor Kaslofsky
Executive Director

Attachment A-1: ROPS 24-25 – Detail Worksheet
Attachment A-2: ROPS 24-25 – Notes Worksheet
Attachment A-3: Commission Workshop on Senate Bill No. 593 authorizing OCII to finance the construction of replacement affordable housing units

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Attachment A-1, ROPS 24-25
Detail Worksheet

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
1	Agency Admin Operations	Admin Costs	7/1/2024	6/30/2025	Agency and contracted staff resources	Agency and contracted staff resources	ADM	Admin	$ 3,836,977.00	N	$ 3,836,977.00					$ 3,836,977	$ 3,836,977.00						$ -
7	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CALPERS	Accrued Pension Liability	ADM	Admin	$ 111,360,066	N	$ 2,996,777.00				$ 2,996,777		$ 2,996,777.00						$ -
9	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CalPERS	Retiree Medical payments	ADM	Admin	$ 943,093.00	N	$ 943,093.00				$ 943,093		$ 943,093.00						$ -
21	HPS Phase 1 DDA	OPA/DDA/Construction	12/2/2003	12/31/2029	Various payees listed below	Disposition and Development Agreement	HPS-CP	Other	$ 32,031,605.00	N	$ -						$ -						$ -
22	Letter Agreement	Project Management Costs	4/5/2005	12/31/2030	CCSF/ DPW (Phase 1)	City staff (Taskforce) reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 5,000,000.00	N	$ 1,000,000.00			$ 1,000,000.00			$ 1,000,000.00						$ -
23	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ City Attorney or outside counsel (Phase 1)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,100,000.00	N	$ 220,000.00			$ 220,000.00			$ 220,000.00						$ -
24	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ DPH (Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,000,000.00	N	$ 200,000.00			$ 200,000.00			$ 200,000.00						$ -
25	Consulting Contract	Professional Services	7/1/2016	6/31/2039	MJF/Other	Administrative support for the HPS CAC	HPS-CP	Professional Services	$ 4,875,000.00	N	$ 325,000.00			$ 325,000.00			$ 325,000.00						$ -
26	HPS Phase 1 DDA-Community Benefits Agreement	OPA/DDA/Construction	12/2/2003	12/31/2029	Various payees	Phase 1 DDA required transfer of Community benefits funds	HPS-CP	Community Benefits	$ 732,415.00	N	$ 732,415.00			$ 732,415.00			$ 732,415.00						$ -
30	HPS Phase 2 DDA	OPA/DDA/Construction	6/3/2010	6/30/2039	Various payees listed below	Disposition and Development Agreement	HPS-CP	Professional Services	$ 117,530,107.00	N	$ -						$ -						$ -
31	Consulting Services	Professional Services	7/1/2019	6/30/2039	TBD	Consultant: Relocation services	HPS-CP	Professional Services	$ 1,000,000.00	N	$ -			$ -			$ -						$ -
32	Legal Services Contract	Professional Services	2/3/2009	6/30/2039	Kutak Rock (Phase 2)	Legal services contract related to property transfer	HPS-CP	Professional Services	$ 500,000.00	N	$ -			$ -			$ -						$ -
33	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ Planning(Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 532,000.00	N	$ 140,000.00			$ 140,000.00			$ 140,000.00						$ -
34	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ City Attorney or outside counsel (Phase 2)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 7,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
35	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPW (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 22,500,000.00	N	$ 1,500,000.00			$ 1,500,000.00			$ 1,500,000.00						$ -
36	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ OEWD (Phase 1 & 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 900,000.00	N	$ 60,000.00			$ 60,000.00			$ 60,000.00						$ -
37	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPH (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 6,000,000.00	N	$ 400,000.00			$ 400,000.00			$ 400,000.00						$ -
39	Transportation Plan Coordination	Project Management Costs	6/3/2010	6/30/2039	CCSF/ MTA (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 3,825,000.00	N	$ 255,000.00			$ 255,000.00			$ 255,000.00						$ -
41	Legal Service Contact	Professional Services	10/1/2017	6/30/2039	Jones Hall (Phase 2)	Bond counsel and legal financial consultants	HPS-CP	Professional Services	$ 1,110,000.00	N	$ 74,000.00			$ 74,000.00			$ 74,000.00						$ -

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Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
42	Legal Services Contract	Professional Services	9/30/2017	6/30/2039	Shute Mihaly (Phase 2)	Legal services contract related to State Lands	HPS-CP	Professional Services	$ 5,100,000.00	N	$ 340,000.00			$ 340,000.00			$ 340,000.00						$ -
43	State Lands Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	State Lands Commission (Phase 2)	State Lands staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 375,000.00	N	$ 25,000.00			$ 25,000.00			$ 25,000.00						$ -
44	State Parks Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	CA State Parks and assoc. payees (Phase 2)	State Parks staff reimbursement for work performed on HPS and other consultants effectuating transfer	HPS-CP	Professional Services	$ 330,000.00	N	$ 22,000.00			$ 22,000.00			$ 22,000.00						$ -
48	Financial Services	Professional Services	8/1/2018	6/30/2039	Various	Real Estate economic advisory services	HPS-CP	Professional Services	$ 1,500,000.00	N	$ 100,000.00			$ 100,000.00			$ 100,000.00						$ -
49	Phase 2 DDA & Tax Increment Allocation Pledge Agreement - Hunters Point Shipyard	OPA/DDA/Construction	6/3/2010	12/31/2057	Successor Agency and CP DEVELOPMENT CO., LP	Phase 2 DDA & Tax Increment Allocation Pledge Agreement	HPS-CP	Pledged RPTTF	$ 4,704,917.00	N	$ 1,521,848.00				$ 760,924.00		$ 760,924.00				$ 760,924.00		$ 760,924.00
75	Conveyance Agreement between the US Government and the Agency	Miscellaneous	3/31/2004	6/30/2039	Department of the Navy and others	Orderly clean up and transfer of balance of HPS property	HPS-CP	Professional Services	$ 50,000.00	N	$ -			$ -			$ -						$ -
76	Property Management	Property Maintenance	1/1/2014	6/30/2039	Various vendors	Repairs and maintenance as needed to maintain property	HPS-CP	Professional Services	$ 150,000.00	N	$ 10,000.00			$ 10,000.00			$ 10,000.00						$ -
77	Lease for Building 606 to SFPD	Miscellaneous	5/1/1997	6/30/2030	Department of the Navy	Lease for SFPD facility	HPS-CP	Other	$ 663,750.00	N	$ 132,750.00			$ 132,750.00			$ 132,750.00						$ -
78	Lease Between the US Government and the Agency	Miscellaneous	10/1/2008	6/30/2039	Department of the Navy	Lease for Buildings 103, 104, 115, 116, 117 & 125	HPS-CP	Other	$ 3,935,250.00	N	$ 262,350.00			$ 262,350.00			$ 262,350.00						$ -
79	Consulting Contract	Professional Services	12/20/2009	8/1/2039	Langan (Phase 1 & Phase 2)/Various	Environmental and engineering services	HPS-CP	Professional Services	$ 7,727,190.00	N	$ 515,146.00			$ 515,146.00			$ 515,146.00						$ -
84	Mission Bay North Owner Participation Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Owner Participation Agreement with FOCIL for construction of MBN Infrastructure and Repayment of CFD Bonds	Mission Bay North	Infrastructure	$ 61,918,000.00	N	$ -						$ -						$ -
86	Tax Increment Allocation Pledge Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	Successor Agency, City & County of San Francisco, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay North	Pledged RPTTF	$ 61,918,000.00	N	$ 10,033,086.00		$ 10,033,086.00				$ 10,033,086.00						$ -
87	Mission Bay South Owner Participation Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Developer reimbursements for infrastructure	Mission Bay South	Infrastructure	$ 335,920,000.00	N	$ 17,607,174.00	$ 15,375,428.00		$ 2,231,746.00			$ 17,607,174.00						$ -
88	Tax Increment Allocation Pledge Agreement	OPA/DDA/Construction	11/16/1998	11/16/2043	Successor Agency, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay South	Pledged RPTTF	$ 335,920,000.00	N	$ 5,000,000.00						$ -				$ 5,000,000.00		$ 5,000,000.00
89	Mission Bay Agency Costs Reimbursements	Project Management Costs	7/1/2024	6/30/2025	Successor Agency and other parties included in Agency Costs	Reimbursement of Agency Costs to implement the OPAs	Mission Bay North, Mission Bay South	Professional Services	$ 3,169,500.00	N	$ 3,295,000.00	$ 2,572,500.00		$ 497,000.00			$ 3,069,500.00			$ 125,500.00	$ 100,000.00		$ 225,500.00
90	Third Party Financial Consultant-DPW Contract	Project Management Costs	8/1/2022	7/31/2027	TBD	Contract with DPW to reimburse Financial Consultants for review of FOCIL reimbursements	Mission Bay North, Mission Bay South	Professional Services	$ 2,500,000.00	N	$ 300,000.00	$ 300,000.00					$ 300,000.00						$ -
91	Mission Bay Art Program	Professional Services	10/26/1998	11/2/2028	San Francisco Arts Commission	Use of Art Fees as required by the Redevelopment Plans	Mission Bay North, Mission Bay South	Art Program	$ 994,199.00	N	$ 994,199.00			$ 994,199.00			$ 994,199.00						$ -

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Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
102	Tax Increment Sales Proceeds Pledge Agreement (Tax Increment)	OPA/DDA/Construction	1/20/2005	1/20/2050	Transbay Joint Powers Authority	The tax increment generated from the sale and development of the State-owned parcels is pledged to TJPA for development of the Transit Center as required by the Redevelopment Plan and Cooperative Agreement. The TJPA has executed a Transportation Infrastructure Finance and Innovation Act (TIFIA) loan with the U.S. Department of Transportation that will be repaid with tax increment from the State-owned parcels.	Transbay	Pledged RPTTF	$ 1,065,000,000.00	N	$ 33,181,890.00				$ 16,590,945.00		$ 16,590,945.00				$ 16,590,945.00		$ 16,590,945.00
105	Implementation Agreement	OPA/DDA/Construction	1/20/2005	8/4/2036	Various	The Agency shall execute all activities related to the implementation of the Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented alleys, and widened sidewalks, etc. The project cost for implementation of the Transbay Redevelopment Plan activities set forth in the Agreement shall be an indebtedness incurred by the Agency and included in the Agency's annual budget submitted to the City	Transbay	OPA/DDA	$ 117,485,311.00	N	$ -						$ -						$ -
107	Streetscape and Open Space Improvements for Folsom	Project Management Costs	9/17/2013	9/30/2024	CCSF, Department of Public Works and Municipal Transportation Agency	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 205,000.00	N	$ 205,000.00	$ 205,000.00					$ 205,000.00						$ -
109	Implementation Agreement Legal Review	Legal	7/1/2024	6/30/2025	City Attorney or outside counsel	Review of all documents and contracts for the Transbay Plan	Transbay	Professional Services	$ 40,000.00	N	$ 35,000.00			$ 30,000.00			$ 30,000.00				$ 5,000.00		$ 5,000.00
115	Transbay Projections, Planning, Outreach, and Analysis	Professional Services	7/1/2024	6/30/2025	Various	Consultant and advisory services for implementation of Transbay Plan	Transbay	Professional Services	$ 1,201,676.00	N	$ 1,201,676.00			$ 1,126,676.00	$ 30,000.00		$ 1,156,676.00				$ 45,000.00		$ 45,000.00
151	The Mexican Museum	Miscellaneous	12/14/2010	6/30/2025	The Mexican Museum/CCSF	A Grant Agreement with the Mexican Museum to provide funding for predevelopment, design and construction of tenant improvements for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street and Agency disposition parcel CB-1-MM	YBC	YBC	$ 6,557,098.00	N	$ 6,557,098.00	$ 4,997,089.00		$ 1,560,009.00			$ 6,557,098.00						$ -
161	Candlestick Point and Phase 2 of the Hunters Point Shipyard-Alice Griffith Funding	OPA/DDA/Construction	6/3/2010	12/31/2081	CP Development Co., LP/ McCormack Baron Salazar	Agency funding obligation for 504 Alice Griffith Units	HPS-CP-Housing	Gap Loan	$ 66,800,000.00	N	$ -						$ -						$ -
218	Disposition and Development Agreement - Hunters Point Shipyard Phase 1; affordable housing program funded by LMIHF for HPS Phase 1	OPA/DDA/Construction	12/2/2003	6/30/2062	Successor Agency	Contractual obligation to fund & construct affordable housing under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement	HPS-CP-Housing	Other	$ 13,200,000.00	N	$ -						$ -						$ -
219	Phase 2 DDA & Tax Increment Allocation Pledge Agreement (Housing Portion)	OPA/DDA/Construction	6/3/2010	6/30/2062	Successor Agency	Phase 2 DDA & Pledge of Property Tax Revenues to fulfill affordable housing obligations in Candlestick Point-Hunters Point Shipyard-Phase 2 Disposition and Development Agreement - see Notes	HPS-CP-Housing	Pledged RPTTF	$ 664,220,000.00	N	$ 507,282.00				$ 507,282.00		$ 507,282.00				$ -		$ -
220	Mission Bay North Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay North	OPA/DDA/Construction	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay North Tax Allocation Pledge Agreement -see Notes	Mission Bay North - Housing	Pledged RPTTF	$ 61,980,000.00	N	$ -						$ -						$ -

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											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
226	Mission Bay South Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay South	Miscellaneous	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay South Tax Allocation Pledge Agreement - see Notes	Mission Bay South - Housing	Pledged RPTTF	$ 274,000,000.00	N	$ 968,688.00		$ 968,688.00				$ 968,688.00						$ -
237	Affordable housing production obligation under Section 5027.1 of Cal. Public Resources Code; affordable housing program funded by LMIHF for Transbay	OPA/DDA/Construction	6/21/2005	6/21/2050	Successor Agency	Affordable housing production/funding requirements of LMIHF for Transbay - see Notes	Transbay - Housing	Pledged RPTTF	$ 131,760,000.00	N	$ 834,425.00				$ 834,425.00		$ 834,425.00						$ -
261	Tax Allocation Bond Series 1998C	Bonds Issued On or Before 12/31/10	3/10/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 2,130,000.00	N	$ 2,130,000.00						$ -	$ 1,005,000.00			$ 1,125,000.00		$ 2,130,000.00
264	Tax Allocation Bond Series 1998D	Bonds Issued On or Before 12/31/10	7/1/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 12,575,000.00	N	$ 12,575,000.00						$ -	$ 2,192,000.00			$ 10,383,000.00		$ 12,575,000.00
297	Tax Allocation Bond Series 2006A	Bonds Issued On or Before 12/31/10	8/24/2006	8/1/2036	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 20,781,443.10	N	$ 5,830,000.00						$ -				$ 5,830,000.00		$ 5,830,000.00
303	Tax Allocation Bond Series 2007A	Bonds Issued On or Before 12/31/10	11/8/2007	8/1/2037	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 92,295,000.00	N	$ 9,289,500.00						$ -				$ 9,289,500.00		$ 9,289,500.00
321	Tax Allocation Bond Series 2009E	Bonds Issued On or Before 12/31/10	12/17/2009	8/1/2039	U.S. Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 55,820,000.00	N	$ 8,444,727.00						$ -				$ 8,444,727.00		$ 8,444,727.00
345	Tax Allocation Bond Admin (ALL)	Project Management Costs	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Admin	$ 547,001.00	N	$ 547,001.00	$ 192,980.00			$ 354,021.00		$ 547,001.00						$ -
349	Project Related Employee Reimbursable	Project Management Costs	7/1/2014	6/30/2038	Various HPS Project Staff	HPS project transportation and meeting expenses	HPS-CP	Professional Services	$ 42,000.00	N	$ 2,800.00			$ 2,800.00			$ 2,800.00						$ -
354	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/31/2030	CCSF/ Planning(Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 5,000.00	N	$ 1,000.00			$ 1,000.00			$ 1,000.00						$ -
355	Interagency Cooperative Agreement-HPS	Project Management Costs	7/1/2014	6/30/2039	CCSF/ Public Utilities Commission (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Infrastructure	$ 12,210,000.00	N	$ 814,000.00			$ 814,000.00			$ 814,000.00						$ -
361	CP Development Co Funds for AG Development	OPA/DDA/Construction	6/3/2010	6/30/2036	Double Rock Ventures LLC/affiliated LP	Funding required for construction subsidy	HPS-CP - Housing	Gap Loan	$ 18,590,000.00	N	$ -						$ -						$ -
376	Interagency Cooperative Agreement-HPS	Project Management Costs	1/1/2014	6/30/2039	CCSF/ Fire Department (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Professional Services	$ 750,000.00	N	$ 50,000.00			$ 50,000.00			$ 50,000.00						$ -
377	HPS Phase 2 DDA-Community Benefits Agreement	Miscellaneous	3/1/2014	6/30/2038	Legacy Foundation	Scholarship Program	HPS-CP	Community Benefits	$ 3,000,000.00	N	$ 317,600.00			$ 317,600.00			$ 317,600.00						$ -
378	HPS Phase 2 DDA-Community Benefits Agreement	OPA/DDA/Construction	3/1/2014	6/30/2038	TBD	Education Improvement Fund	HPS-CP	Community Benefits	$ 9,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
381	HPS Infrastructure Design Review and Permitting Technical Support Contract	Professional Services	1/1/2019	6/30/2038	Hollins Consulting	Technical support and engineering services for vertical and horizontal design review and permitting	HPS-CP	Infrastructure	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
382	2011 Hotel Occupancy Tax Refunding Bonds	Bonds Issued After 12/31/10	3/17/2011	6/1/2025	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Other Debt	$ 8,675,000.00	N	$ 4,679,250.00			$ 111,375.00			$ 111,375.00			$ 4,567,875.00			$ 4,567,875.00
389	Tax Allocation Bond Series MBS2014A	Bonds Issued After 12/31/10	3/11/2014	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 49,680,000.00	N	$ 3,520,996.00						$ -				$ 3,520,996.00		$ 3,520,996.00
391	Design and Construction of Under Ramp Park	Professional Services	1/20/2005	8/4/2036	CCSF, including: Public Works	Design and Construction of UnderRamp Park	Transbay	Infrastructure	$ 70,389,328.00	N	$ 70,389,328.00	$ 64,000,000.00		$ 6,389,328.00			$ 70,389,328.00						$ -

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Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
395	HPS Blocks 52/54 Affordable Housing	OPA/DDA/Construction	8/7/2018	12/1/2077	Various	HPS Blocks 52/54 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 43,560,324	N	$ 43,560,324.00	$ 43,560,324.00					$ 43,560,324.00						$ -
396	Tax Allocation Bond Series 2014B	Bonds Issued After 12/31/10	12/30/2014	8/1/2035	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,425,000.00	N	$ 2,460,781.00						$ -				$ 2,460,781.00		$ 2,460,781.00
397	Tax Allocation Bond Series 2014C	Bonds Issued After 12/31/10	12/30/2014	8/1/2029	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 2,795,000.00	N	$ 548,000.00						$ -				$ 548,000.00		$ 548,000.00
398	Other Professional Services - HPSY P2	Project Management Costs	7/1/2018	6/30/2038	Various vendors	Other Professional Services - HPSY P2	HPS-CP	Professional Services	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
399	Tax Allocation Series MBN2016A	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 64,940,000.00	N	$ 5,188,250.00						$ -				$ 5,188,250.00		$ 5,188,250.00
400	Tax Allocation Series MBS2016B	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 39,285,000.00	N	$ 3,188,750.00						$ -				$ 3,188,750.00		$ 3,188,750.00
401	Tax Allocation Series MBS2016C	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 63,725,000.00	N	$ 5,222,250.00						$ -				$ 5,222,250.00		$ 5,222,250.00
402	Tax Allocation Series MBS2016D	Bonds Issued After 12/31/10	9/20/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 5,724,840.00						$ -				$ 5,724,840.00		$ 5,724,840.00
403	Candlestick Point Block 10a Affordable Housing	OPA/DDA/Construction	12/6/2016	6/1/2081	Candlestick 10a Associates, L.P.	HPS-CP Block 10a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 57,508,000.00	N	$ 1,613,000.00	$ 1,613,000.00					$ 1,613,000.00						$ -
404	Candlestick Point Block 11a Affordable Housing	OPA/DDA/Construction	2/7/2017	6/1/2081	Candlestick Point 11a, A California Limited Partnership	HPS-CP Block 11a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 63,000,000.00	N	$ 1,173,000.00	$ 1,173,000.00					$ 1,173,000.00						$ -
406	Transbay Block 4 Affordable Housing Funding	OPA/DDA/Construction	12/31/2021	12/31/2078	TBD	Funding required for construction subsidy	Transbay - Housing	Gap Loan	$ 97,000,000	N	$ 97,000,000.00	$ 3,500,000.00		$ 93,500,000.00			$ 97,000,000.00						$ -
407	Refunding Bond Reserve Payments (All)	Bonds Issued After 12/31/10	7/1/2016	8/1/2047	US Bank	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 73,089,431.70	N	$ -						$ -						$ -
408	Tax Allocation Series 2017A Affordable Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2044	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,500,000.00	N	$ 4,024,355.00						$ -				$ 4,024,355.00		$ 4,024,355.00
409	Tax Allocation Series 2017B Transbay Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2046	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,850,000.00	N	$ 992,500.00						$ -				$ 992,500.00		$ 992,500.00
410	Tax Allocation Series 2017C Mission Bay New Money and Refunding Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 31,245,000.00	N	$ 3,442,200.00						$ -				$ 3,442,200.00		$ 3,442,200.00
411	Enforceable Obligation Support	Project Management Costs	7/1/2024	6/30/2025	Various	Enforceable Obligation Support. Agency costs that fund project support	Various	Admin	$ 8,881,455.00	N	$ 8,881,455.00	$ 687,046.00		$ 4,745,584.00	$ 1,724,413.00		$ 7,157,043.00				$ 1,724,412.00		$ 1,724,412.00
412	Surety Bond Credit Program	OPA/DDA/Construction	7/1/2018	6/30/2038	TBD	Surety Bond and Credit Program	HPS-CP	Community Benefits	$ 750,000.00	N	$ 250,000.00			$ 250,000.00			$ 250,000.00						$ -
413	Transbay Block 2 West Affordable Housing Funding	OPA/DDA/Construction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 61,862,727	N	$ 61,862,727.00	$ 18,751,964.00		$ 43,110,763.00			$ 61,862,727.00						$ -
415	Tax Allocation Series 2017D Housing Refunding Bonds	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 65,770,000.00	N	$ 11,677,894.00						$ -				$ 11,677,894.00		$ 11,677,894.00
416	Transbay Block 2 East Affordable Housing Funding	OPA/DDA/Construction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 69,249,636.00	N	$ 69,249,636.00	$ 20,765,939.00	$ 21,704,212.00	$ 26,779,485.00			$ 69,249,636.00						$ -

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Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
417	Mission Bay South Block 9 Affordable Housing Funding	OPA/DDA/Construction	4/7/2020	6/30/2077	Mission Bay 9 LP	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Gap Loan	$ -	Y	$ -						$ -						$ -
419	Mission Bay South Block 9A Affordable Housing Funding	OPA/DDA/Construction	4/7/2020	4/1/2079	350 China Basin Partners LLC	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Gap Loan	$ 20,457,689	N	$ 20,457,689.00	$ 12,457,689.00		$ 8,000,000.00			$ 20,457,689.00						$ -
420	HPS Block 56 Affordable Housing	OPA/DDA/Construction	4/7/2020	12/1/2078	Hunters Point Block 56, L.P.	HPS Block 56 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 26,467,692	N	$ 26,467,692.00	$ 26,467,692.00					$ 26,467,692.00						$ -
421	Tax Allocation Bond Series 2017E	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 17,645,000.00	N	$ 1,403,825.00						$ -				$ 1,403,825.00		$ 1,403,825.00
423	Design and Construction Monitoring of Under Ramp Park	Professional Services	10/3/2023	9/19/2029	CMG Landscape Architecture	Payment for conceptual designs through construction contract administration for select open space and streetscape improvements in the Transbay Project Area	Transbay	Infrastructure	$ 5,110,057.00	N	$ 5,110,057.00	$ 1,910,488.00		$ 2,580,096.00			$ 4,490,584.00				$ 619,473.00		$ 619,473.00
428	Mission Bay South Block 12W	OPA/DDA/Construction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 140,560,680	N	$ 7,030,000.00	$ 1,076,521.00	$ 3,489,107.00	$ 2,464,372.00			$ 7,030,000.00						$ -
431	Design monitoring and Construction of Transbay Park	Professional Services	12/5/2022	12/5/2025	CCSF, including: Department of Public Works, Municipal Transportation Agency, Recreation and Parks	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 40,544,250.00	N	$ 40,544,250.00	$ 40,544,250.00					$ 40,544,250.00						$ -
433	Tax Allocation Bond Series 2021A - SB107 Housing Bond	Bonds Issued After 12/31/10	7/1/2021	7/1/2051	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 127,210,000.00	N	$ 14,244,301.00						$ -				$ 14,244,301.00		$ 14,244,301.00
434	Bond Cost of Issuance	Fees	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Professional Services	$ -	N	$ -						$ -						$ -
436	Mission Bay South Block 4E	OPA/DDA/Construction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 132,684,597	N	$ 7,030,000.00		$ 3,485,603.00	$ 3,544,397.00			$ 7,030,000.00						$ -
437	Tax Allocation Bond Series 2023B - Infrastructure Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,505,000.00	N	$ 1,803,475.00						$ -				$ 1,803,475.00		$ 1,803,475.00
439	Tax Allocation Bond Series 2023A- Affordable Housing Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 35,210,000.00	N	$ 2,541,428.00						$ -				$ 2,541,428.00		$ 2,541,428.00
440	Tax Allocation Bond Series 2023C	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 2,862,420.00						$ -				$ 2,862,420.00		$ 2,862,420.00
441	Tax Allocation Bond Series 2023D	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 2,862,420.00						$ -				$ 2,862,420.00		$ 2,862,420.00
442	Replacement Housing Support	Project Management Costs	7/1/2024	6/30/2025	Successor Agency, TBD	Agency and contracted staff resources	Replacement Housing	Admin	$ 713,677.00	N	$ 713,677.00			$ 417,677.00	$ 296,000.00		$ 713,677.00						$ -
443	Transbay Block 12 - Replacement Housing	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	TB 12 Funding required for predevelopment and construction	Transbay - Housing	Predevelopment Loan	$ 40,000,000.00	N	$ 3,500,000.00						$ -			$ 3,500,000.00			$ 3,500,000.00
444	Community Facilities District 6 Series 2023 - Special Tax Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 40,000,000.00	N	$ 9,669,087.00			$ 9,669,087.00			$ 9,669,087.00						$ -

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Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 693,424,359.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
445	HPS Phase 1 Block 48 - Replacement Housing	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	HPS Block 48 Funding required for predevelopment and construction	HPS-CP-Housing	Predevelopment Loan	$ 68,000,000.00		$ 4,000,000.00						$ -			$ 4,000,000.00			$ 4,000,000.00
											$ 693,424,359.00	$ 260,150,910.00	$ 39,680,696.00	$ 217,700,855.00	$ 25,037,880.00	$ 3,836,977.00	$ 546,407,318.00	$ 3,197,000.00	$ -	$ 12,193,375.00	$ 131,626,666.00	$ -	$ 147,017,041.00

Source	FY 24-25
Bond Proceeds	$ 263,347,910.00
Reserve Balance	$ 39,680,696.00
Other Funds	$ 229,894,230.00
RPTTF Non-Admin	$ 156,664,546.00
RPTTF Admin (ACA)	$ 3,836,977.00
Total	$ 693,424,359.00

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Attachment A-2, ROPS 24-25
Notes Worksheet

Number	Notes
1	**Agency and Contracted Salaries & Benefits and other Administrative Costs.** This line includes non-salary costs previously in line 4. Lines 1-4 in prior ROPS have been combined into Line 1. All costs relating to supporting enforceable obligations related to project areas and affordable housing have been moved to line 411. Costs related to replacement housing is in line 442. The administrative costs funded by the Administrative Cost Allowance represents other costs not otherwise billable to developers or charged to RPTTF.
7	**CalPERS Unfunded Actuarial Liability.** As per the Annual Valuation Report for PEPRA Miscellaneous Plan, the 24-25 ARC is $13,238. As per the Annual Valuation Report for Classic Miscellaneous Plan, the 24-25 ARC is $2,983,539. Thus, the total amount due is $2,996,777.
9	**Retiree Health Insurance Premiums.** Monthly retiree health premiums are $67k per month or $800k per year, plus $143,000 for OPEB Expenses to pay down future liability for a total of $943k.
21	HPS Phase 1 DDA. This is a sum line for Lines 22, 23, 24, 26, and 354 and 1/2 of the following lines that are shared between Phase 1 and Phase 2 Line 25,36, 48, Line 76,Line 349 and Line 381.
22	**HPS Phase 1 DPW Letter Agreement.** This is funded by Developer Reimbursements. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but is subject to change depending on construction delays.
23	**HPS Phase 1 City Attorney/Outside Counsel.** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
24	**HPS Phase 1 Department of Public Health ("DPH").** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
25	**HPS Support for CAC.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates will continue until the end of the Hunters Point/Shipyard project. The Interim Lease, (under Exhibit E-1 – Baseline Services) requires a site office/administrative services and maintenance services.
26	**HPS Phase 1 Community Benefits Agreement.** This is funded by Developer Payment. Transfer of funds is required by the Phase 1 DDA Attachment 23 Sections 2 "Establishment of a Quasi-Public Entity" and Section 3.2 "Community Benefits Budget."
30	**HPS Phase 2 DDA.** Funded by Developer Reimbursement. This line and the payments listed in ROPS Lines 31-35,37, 39,41-44, 49, 75, 77-79, 355, 376-378, 380, 398, 412 are related to the enforceable obligations under the Candlestick Point-Hunters Point Shipyard Disposition and Development Agreement (“Phase 2 DDA”) whereby the master developer, as a party to the Phase 2 DDA, is obligated to pay the Successor Agency for various costs associated with pre-development and development activities. The Successor Agency advances these payments, which will be subsequently reimbursed by the developer as required under the Phase 2 DDA. Future Successor Agency payments to implement the Phase 2 DDA will appear in sub-lines following this master line in future ROPS. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The Schedule of Performance may be extended from time to time. The work program is projected to be complete by 6/30/2039. (Please note Line 25, 36, 48, 76,349 and Line 381 are ROPS lines shared between Phase 1 and Phase 2.
31	**HPS Relocation Services.** This is funded by Developer reimbursement. The Federal Union Relocation Act requires relocation planning and provision of relocation benefits. The creation of new artist facilities and the relocation of existing HPS artists to a new facility are required by the Phase 2 DDA Community Benefits Plan Section 3.4 "Additional Community Facilities." Relocation services will be provided in close proximity to the new Artists' Building is completed.
32	**HPS Legal Services Related to Property Transfers.** This is funded by Developer Reimbursement. Contract expiration date reflects Successor Agency's obligations pursuant to the Navy/Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2039, this date is subject to change.
33	**HPS Phase 2 Support Services for Planning per Phase 2 DDA and Planning Memorandum of Understanding.** This is funded by developer reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039, but may be extended depending on Navy transfer schedule.

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Number	Notes
36	**Interagency Cooperative Agreement-HPS. This is funded by Developer Reimbursement.** Per the ICA, Office of Economic and Workforce Development staff work on workforce and contracting compliance for HPS Phase 1 and Phase 2 DDAs. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2038. This line is funded by Developer reimbursment for the Office of Economic and Workforce Development staff work on workforce and contracting compliance for housing and infrastructure for HPS Phase 1 and Phase 2.
41	**HPS Public Finance Counsel Support.** This is funded by Developer Reimbursements. Under the Phase 2 DDA Financing Plan, Section 4.2 "Alternative Financing" requires the Successor Agency to pursue “other methods of Public Financing for Project Costs”…including tax-exempt bonds, taxable bonds, tax-credit bonds federal or state loans issued by the Successor Agency, the City or a joint powers authority for application towards the Qualified Project Costs.
42	**HPS Phase 2 Counsel Support Related to State Lands.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to “effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust” under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. The contract expiration date reflects the current three-year contract. However, the Successor Agency's obligations relating to the State Lands transfer continue through the last State Park closing associated with the Phase 2 DDA Major Phase 4, which has an outside completion date of 6/30/2039.
43	**HPS Phase 2 State Lands and State Parks Staff Reimbursement.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to “effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust” under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. Services are provided and reimbursed on an as-needed basis pursuant to the Trust Exchange Agreement.
48	**HPS Phase 2 Real Estate Economic Advisory Services.** This is funded by Developer Reimbursements. This line is for a Real Estate Development Advisor to provide professional services on as-needed basis to provide technical peer review of proformas, independent market and financial analysis, ongoing strategic advice during development negotiations, and other real estate advisory services as needed to help meet our obligations under the Phase 1 & Phase 2 DDA.
49	**HPS Phase 2 DDA & Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION 12/14/12. Required under Phase 2 DDA Financing Plan, pledge of all available Net Tax Increment from Project Area (BVHP Zone 1 & HPS) obligates Successor Agency to use tax increment and to issue bonds backed by tax increment, proceeds of which are used to repay the master developer for infrastructure. This is an estimate; actuals will vary with actual cost of infrastructure and timing of issuance of bonds. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, proceeds of which reimburse master developer for infrastructure installed in plan area. Contract expiration date reflects Successor Agency's obligations pursuant to egal authority to collect tax increment in HPS Redevelopment Plan ("Plan") under Phase 2 DDA Financing Plan, affordable housing program, Tax Allocation Pledge Agreement. This legal authority under the Plan to collect tax increment expires in 12/31/2057.
75	**HPS Navy Conveyance Agreement.** This is funded by Developer Reimbursements. This line and the payments related to Navy leases are enforceable obligations under the Conveyance Agreement, which is a transfer agreement between Successor Agency and Navy that expires when last parcel transferred. The Navy sells each parcel to Successor Agency for $1 per parcel. Contract expiration date reflects Successor Agency's obligations pursuant Navy / Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2039, but is subject to change.
76	**HPS Property Management.** This is funded by Developer Reimbursements from lease revenues or separate developer reimbursements for property management prior to development or transfer. Maintenance services, repair or utility bills that may be required by the Interim Lease under Exhibit E-1 - Baseline Services or for OCII properties or leased property from the US Navy. These services are provided on an as-needed basis. Contract expiration date reflects OCII obligations to transfer property to the Developer per the Phase 2 DDA Schedule of Performance, which provides for completion by 6/30/2039.
77	**HPS Building 606 Lease to SFPD.** This is funded by City and County San Francisco Police Department rent payments, pursuant to the HPS Conveyance Agreement with U.S. Navy. The lease is on a month-to-month basis, and the Successor Agency will amend the lease to expire no later than the property transfer date. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2030.
78	**HPS Navy Lease Agreement.** This is funded by lease revenue from the Developer as described in the Interim Lease between the Successor Agency and U.S. Navy. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Successor Agency Conveyance Agreement through to the transfer of Navy Parcel B.
79	**HPS Environmental and Engineering Consulting Services.** This is funded by Developer Reimbursement, pursuant to the Navy / Successor Agency Conveyance Agreement.
84	**MBN OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1.24.14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBN OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The final total amount of the Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC.

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86	**MBN Tax Increment Allocation Pledge Agreement.** MBN Tax Increment Allocation Pledge Agreement. FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Pledge Agreement obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, the proceeds of which reimburse master developer for infrastructure installed in plan area. Debt Service payments are an obligation of the MBS Tax Increment Allocation Pledge Agreement, but the actual payments are shown under each individual bond line item. In addition, the payments to the Master Developer for Infrastructure and to non-profit developers for Affordable Housing, as obligated by the OPA, are shown on separate lines. This line is a sub-line of Line 84. OPA allow Successor Agency to access tax increment or direct developer fees to reimburse Agency Costs, including cost of other City agencies or outside organizations whose expertise is needed to implement OPAs, based on T&M for costs allowed by OPAs. In previous years Public Works, City Attorney's Office and other City Agencies would bill FOCIL-MB who would then seek reimbursement from tax increment pledge (Line 87). FOCIL-MB is allowed to charge interest on these payments to City Agencies. To expedite payment to the Successor Agency and City Agencies, these Agencies will be reimbursed directly from Other funds, RPTTF, Reserve funds, and Bond proceeds in ROPS 24-25.
87	**MBS OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBS OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment, the proceeds of which are used to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC and will be paid from Tax Increment and from CFD Bond Proceeds.
88	**MBS Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Pledge Agreement obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, the proceeds of which reimburse master developer for infrastructure installed in plan area. Debt Service payments are an obligation of the MBS Tax Increment Allocation Pledge Agreement, but the actual payments are shown under each individual bond line item. In addition, the payments to the Master Developer for Infrastructure and to non-profit developers for Affordable Housing, as obligated by the OPA, are shown on separate lines. ***This line is a sub-line of Line 87.***
89	**Mission Bay Agency Costs Reimbursements.** OPAs allow Successor Agency to access tax increment or direct developer fees to reimburse Agency Costs, including cost of other City agencies or outside organizations whose expertise is needed to implement OPAs, based on T&M for costs allowed by OPAs. In previous years Public Works, City Attorney's Office and other City Agencies would bill FOCIL-MB who would then seek reimbursement from tax increment pledge (Line 87). FOCIL-MB is allowed to charge interest on these payments to City Agencies. To expedite payment to the Successor Agency and City Agencies, these Agencies will be reimbursed directly from Other funds, RPTTF, Reserve funds, and Bond proceeds in ROPS 24-25. Additionally it is anticipated that there will be a contract with third party entities to provide environmental consulting services for fiscal analysis & planning services.
90	**MBN and MBS DPW Construction Cost Review Consulting.** A consultant must review developer reimbursement requests in order to ensure such requests are appropriate per the OPAs and CFDs. This review of developer reimbursement request is a long-term obligation under the MBN and MBS OPAs that has been fulfilled through a contract between the City's Department of Public Works ("DPW") and Financial Consultants, the cost for which is paid by the Successor Agency. These costs will be paid out of Bond Proceeds in ROPS 24-25.
91	**MBN and MBS Art Program.** The Mission Bay Redevelopment Plans require projects with over 25,000 square feet in commercial space to pay 1% of hard costs for public art. The source of these Other funds are Developer Fees. It is anticipated the San Francisco Arts Commission will administer these funds to contract with individual artists and maintain the public art. The contract dates in this line are the start and end dates of the Mission Bay South Redevelopment Plan (the Mission Bay North Redevelopment Plan started on October 26, 1998 and ends on October 26, 2028).
102	**Transbay Tax Increment Sales Proceeds Pledge Agreement**. FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Sales proceeds and tax increment generated from the sale and development of the state-owned parcels are pledged to TJPA for development to the Transit Center as required by the Tax Increment Allocation and Sales Proceeds Pledge Agreement. TJPA will use these funds to pay debt service on the TJPA 2020 bond issuance for payment of debt service.
105	**Transbay Implementation Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. The Agency shall execute all activities related to implementation of Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented alleys, & widened sidewalks. Project cost for implementation of Transbay Redevelopment Plan activities set forth in Agreement shall be incurred by Agency and included in Agency's annual budget submitted to City. Total outstanding obligation is estimated public improvement costs necessary to implement redevelopment plan, specifically Transbay Streetscape and Open Space Concept Plan approved in 2006. As contracts are approved they are added as separate lines in ROPS. These costs are spread between ancillary contracts to the implementation agreement and captured by Lines 107, 109, 115, 391, 423, and 431. The total outstanding obligation is the request captured in the lines listed earlier and should be revised to be $119.5M.
107	**Transbay Streetscape improvements.** Ancillary contract with San Francisco Department of Public Works in compliance with the Transbay Implementation Agreement (Line 105). These obligations are required pursuant to section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "execute activities related to major infrastructure improvements." Construction of the Folsom St. Improvement Project is now complete but the contract includes a 3-year Long Term Plant Establishment ("LTPE") period that will end in FY24/25. Therefore, rolling forward $205K in contract authority in Bonds to cover the LTPE work and allow for any final payments to Public Works.

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109	**San Francisco City Attorney or Outside Counsel Review.** This line is for review of documents related to Transbay obligations, in compliance with the Transbay Implementation Agreement (Line 105). These expenditures are required pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency "prepare and sell certain state-owned parcels to third parties" and requiring the Successor Agency to "execute activities related to major infrastructure improvements." City Attorney's office will review and approve agreements and contracts required under the Implementation Agreement on an on-going basis. The source of funds for attorney review of development parcel documents is developer fees whenever billable. In some cases, attorney reviews may be for items that are not billable to developers (e.g. OCII sole obligations for park and certain streetscape improvements), in which case RPTTF can be used. Contract Dates and Outstanding Amount represents current year request only.
115	**Transbay Ancillary Contracts for Professional Services**. This line is pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "prepare and sell certain state-owned parcels to third parties," "execute all activities related to the Implementation of the Transbay Redevelopment Plan," and "execute activities related to major infrastructure improvements." Contracts funded with Other would include items that can be reimbursed by developers or RPTTF. Items that cannot be reimbursed must be covered by RPTTF, including economic forecasting, infrastructure planning, management, and construction. Contract Dates and Outstanding Amount represents current year request only.
151	The Mexican Museum Grant Agreement. This was a $10.6 million grant agreement for predevelopment and tenant improvements for a museum of which $4.0M has been spent, leaving $6.6M as the remaining amount for expenditure.
161	**Alice Griffith Agency Funding Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 123 on the F&C which used the ROPS III numbering system). Pursuant to HPS Phase 2 DDA, this line requests capital funds to rebuild the Alice Griffith Public Housing development, which consists of 504 units with six phases. Of the six phases, Phases 1-4 are complete. Phases 5 and 6 are now delayed and not included in ROPS 24-25 due to master developer delay in constructing necessary infrastructure for the project.
218	**HPS Phase 1 Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 173 on the F&C which used the ROPS III numbering system). Contractual obligation under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement to fund and construct affordable housing on Agency-owned parcels in HPS Phase 1. This is an estimated cost of funding 218 affordable housing units; actual amount will vary with actual cost of housing and timing of issuance of bonds. Obligation remains until affordable housing obligation is fulfilled. The estimated cost for first project (Blocks 52 & 54) has been moved to new Line 395, and second project Block 56 to new line 420.
219	**CP-HPS Phase 2 CP Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 174 on the F&C which used the ROPS III numbering system). Contractual obligations approved by DOF to fund and construct affordable housing on Agency-owned parcels in CP-HPS2.
220	**Mission Bay North Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects the Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay North Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) that may be used to fulfill affordable housing obligations in Mission Bay North Owner Participation Agreement. Upon completion of housing program in MB North, tax increment is then pledged to housing program in MB South.
226	**Mission Bay South Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay South Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) to fulfill affordable housing obligations in Mission Bay South Owner Participation Agreement. The total outstanding obligation estimate of $274M is based upon the cost of the remaining affordable housing projects in Mission Bay South.
237	**Transbay Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Requirement of the Implementation Agreement (Line 105) and Section 5027.1 of California Public Resources Code that terminal project include 25% of all new dwelling units in project area be available at affordable housing cost for low income households (60% AMI) and 10% of all new units be available for moderate income (120% AMI). Total outstanding debt estimated to be over life of project (page 47 of the SOI) and required funding for affordable housing obligations. Funding for the specific affordable housing projects and debt service on associated tax allocation bonds required per this obligation are shown on individual Transbay lines: Lines 238 (R.C. Apts), 239 (Blks 6/7), 374 (Blk 8), 406 (Blk 4), 413 (Blk 2 West), and 416 (Blk 2 East) and various debt service lines.
264	**1998D Bond Debt Service.** Bonds were partially refunded in 2014C bonds. The total obligation is the remaining amount
345	**Bond Management Administration Costs**. The charges reflect the cost of bond portfolio management, related accounting, CCSF and outside legal counsel, financial advisor services, fiscal consultant services and other costs directly arising from contractual, regulatory and statutory bond obligations.
349	**Project Related Employee Reimbursable.** Employee reimbursements for project related travel and other project expenses.
354	**HPS Phase 1 City Planning Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 Project. The work program is projected to be complete by 12/31/2030 but is subject to change based on construction delays.
355	**HPS Phase 2 CP SF Public Utilities Commission Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates until the completion of the HPS Phase 2 Project. The work program is projected to be complete by 6/30/2038.
361	**CP Development Co Funds for AG Development.** HPS/CP Developer commitment to provide funding for Alice Griffith Project to supplement Successor Agency funding included in ROPS Line 161, which was finally and conclusively determined to be an enforceable obligation on 12/14/2012. Funds to pass through OCII so that they can be provided in loan agreement to the affordable housing project. This is an estimated amount based on DDA "Alice Griffith Subsidy" in BMR Housing Plan Section 5.4(a) and (c) and Exhibit F-C, but if overruns occur, the developer is contractually obligated to increase their contribution. In ROPS 16-17 $5.2 million was included for Phase 4 (formerly known as Phase 3C) and subject to AB 471. In ROPS 17-18, due to configuration of units types, developer fee contribution increased by $1.8 million to $7.0 million, subject to AB 471. The HPS-CP Developer's next and final commitments will be for AG Phases 5 and 6, and will be included in a subsequent ROPS.

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Number	Notes
376	**HPS Phase 2 Support services.** This is funded by Developer Reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the HPS project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039.
377	**HPS Phase 2 Community Benefits Agreement Scholarship Program.** This is funded by Developer Payments. In accordance with the Phase 2 Community Benefits Plan, Exhibit G to the Phase 2 DDA, the Successor Agency will transfer funds to fulfill the Scholarship Fund obligation. Payments will be disbursed over time. See Section 1.1 of the Community Benefits Plan for Scholarship Program. In the future the Developer will contribute another 3,000,000 to this fund which is reflected in the total outstanding obligation fund column.
378	**HPS Phase 2 CP Community Benefits Agreement Education Improvement Fund.** This is funded by Developer Payment. Pursuant to the Phase 2 Community Benefit Plan, Exhibit G to the Phase 2 DDA, this is for education enhancement within Bayview Hunters Point. This is an ancillary contract in compliance with Line 49, formerly Line 67 on ROPS III, which was finally and conclusive determined to be an enforceable obligation on December 14, 2012. Payments will be disbursed over time. To date, the developer has contributed $500,000 for this fund.
381	**HPS Design Review and Permitting Technical Support.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 and Phase 2. The Phase 1 DDA Section 10 and Phase 2 DDA Section 19. Agency Administration and the Interagency Cooperative Letter Agreement page 3 "Fees and Exactions" both allow for the reimbursement of City/Agency costs on an as-needed basis. Contract expiration reflects the need for these types of services until the both phases of the infrastructure is closed out by 6/30/2039.
382	**2011 Hotel Occupancy Tax Refunding Bonds Debt Service**. As city pays debt service, funds are included in Other.
391	**Transbay Under Ramp Park Construction.** Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). The project was delayed in FY 20/21 but restarted in the A period of FY 21/22 and the remaining Public Works contract balance of approximately $6.35M is being rolled forward. While the contract with PUblic Works expired in August 2022, OCII and Public Works are presently working on an amendment to extend the contract. OCII anticipates Commission approval of the contract in the early part of CY 2024. The Outstanding Balance Amount reflects the design and predevelopment work and includes a $64M estimate for construction. We anticipate a bond issuance to finance construction of the park in FY 25/26.
395	**HPS Affordable Housing Blocks 52/54.** This line is per final and conclusive determination for HPS housing obligation in umbrella line 218. $2.5M in ROPS 14-15B for predevelopment was increased to $4.0M in ROPS 16-17 amendment to reflect timetable extension and combining Blocks 52/54 for a more financially feasible "scattered site" development. Predevelopment funding in ROPS 20-21 may continue spending into ROPS 22-23 due to State financing uncertainty. The ROPS 20-21 included OCII's construction funding, but due to project delay, committed in ROPS 21-22 instead. The source of funds is bonds. The total funding has increased by $20M in the event that the project does not secure any state funds other than tax-exempt bonds and 4% tax credit equity and to account for less favorable financing terms overall based on market changes. The site work entity i the Rose Community Development Company, LLC, a Delaware liability company, and the loan is with HPSY 52/54 LP, a California limited partnership. Project began construction in FY 23/24, will be spending remaining funds in 24/25.
398	**HPS Phase 2 CP Other Professional Services.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS project. Under the Candlestick Point/Hunters Point Shipyard Disposition and Development Agreement ("Phase 2 DDA") whereby the master developer, as a party to the Phase 2 DDA, is obligated to pay the Successor Agency for various costs associated with pre-development and development activities.
399	**Tax Allocation Series MBN2016A.** Mission Bay North refunding Bond.
400	**Tax Allocation Series MBS2016B.**
401	**Tax Allocation Series MBS2016C.** Mission Bay South refunding bond.
402	**Tax Allocation Series MBS2016D.** Mission Bay south subordinate bond.
403	**HPS Phase 2 CP Block 10a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 25-26 at the earliest.
404	**HPS Phase 2 CP Block 11a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 24-25 at the earliest.
406	**Transbay Block 4 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Anticipated gap construction loan funded by developer fees if developer exercises Option. Line also includes $3,500,000 in bond funds in the event the developer does not exercise option and OCII proceeds with an affordable development on a portion of the site.
407	**Refunding Bonds Reserve Payments**. Refunding bonds requires use of reserve fund to defease bonds. In 23-24, 2016D bond will be refunded.
408	**Tax Allocation Series 2017A.** Affordable housing money bond.
409	**Tax Allocation Series 2017B.** Transbay Infrastructure money bond.
410	**Tax Allocation Series 2017C.** Mission Bay money and refunding affordable housing bond.
411	**Enforceable Obligation Support.** This line reports the OCII costs that directly support enforceable obligations that DOF has finally and conclusively deermined and that are separate from administrative costs to operate the agency, which are repored in line 1. Line 411 reflects project-related costs for enforceable obligations.
412	**HPS CP Surety Bond Program.** See Section 5.2(b) of the Phase 2 Community Benefits Agreement. Successor Agency's Surety Bond Program will be used to assist BVHP contractors in obtaining insurance and credit support that may be required in order to participate in the development of the Phase 2 Project. The total commitment is $1,000,000 of which $250,000 has been paid to date by the Developer.

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Number	Notes
413	**Transbay Block 2 West Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment funds will continue to be spent in 22-23. Gap funding anticipated in ROPS 23/24 pursuant to AB471. The increase in gap in 23/24 is based on increased construction costs and interest rates and updated information regarding available state funding sources. Gap funding approved in ROPS 23/24. Construction anticipated to start in February 2024.
415	**Tax Allocation Bond Series 2017D.** Taxable refunding bond.
416	**Transbay Block 2 East Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Gap funding approved in ROPS 23/24 pursuant to AB471. Construction anticipated to start in May 2024.
417	**MBS Block 9 Affordable Housing. RETIRE IN ROPS 24-25.**
419	**MBS Block 9A Affordable.** Housing construction funding for affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. The construction funding for this affordable homeownership project is based on the construction cost estimate of the current project design; the estimate is from the developer's general contractor and reviewed by OCII. OCII's construction funding amount also estimates other expected project financing sources, and then OCII's construction funding is sized based on the "gap" remaining to fully fund the project. The OCII loan closed and the Project began construction in Summer 2022. Since that time, unanticipated significant mortgage rate increases were realized. Affordable pricing for these units assumed a 4.2% mortgage rate. Added funds to reduce construction loan based on new purchase prices.
420	**HPS Affordable Housing Block 56**. Per final & conclusive determination for HPS housing obligation in umbrella line 218. $3.5M in predevelopment funds committed in ROPS 18-19. ROPS 21-22 included $39.5 million gap construction funding that may be expended in subsequent ROPS cycles as authorized under Cal. Health & Safety Code Section 34177 (m)(1)(D) and will be funded by bonds authorized under Cal. Health & Safety Code Section 34177 (a)(1)(A). Project began construction in FY 23/24, will be spending remaining funds in 24/25.
421	**Tax Allocation Bond Series 2017E.** Tax-exempt refunding bond.
422	**Transbay Essex Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on 4/15/ 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements.
423	**Transbay Under Ramp Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on April 15, 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements. This contract is for design services required to implement the Redevelopment Plan. The payees include CMG Landscape Architecture and all design consultants. The Under Ramp Park project was delayed in FYs 20/21 and 21/22 but work on the project resumed in the A period of FY 21/22 and has continued since then. OCII and CMG Lardscape Architecture amended our contract and the amended contract amount of $4.9M is being carried forward to FY 24/25. $200K is also included in this line to fund the design review costs of the Transbay Joint Powers Authority (TJPA) and Caltrans, project's property owners.
424	**Transbay Essex Streetscape Improvements.** This is an ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on April 15, 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements.
428	**Mission Bay South Block 12W Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226.
431	**Design monitoring and Construction of Transbay Park**. Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). $3.54M remains of the $7.66M original contract which covers project management costs during this period and will be paid from Bond proceeds and Park Fees. The contract was amended in the A period of FY22/23 to include design and project management services of the surrounding streetscapes and for the inclusion of the Recreation and Parks Department, who has been determined to be the ulitmate land owner of the Transbay (Block 3) Park. Construction is anticipated to begin in FY 24/25. The Outstanding Balance Amount reflects the remaining design and predevelopment work, but also now includes $37M for construction. We completed a bond issuance in FY23/24 and the bond proceeds will be used to finance construction of the park in FY24/25.
433	**Tax Allocation Bond Series 2021A - SB107 Housing Bond.**
434	**Bond Cost of Issuance.** These charges reflect cost of the bond issuance, which is funded by bond proceeds from the issued bonds and are estimates.
436	**Mission Bay South Block 4E Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. Predevelopment work will now begin in the ROPS 24-25 which will be funded by $3.5 million with bonds and requested at that time.
437	**Tax Allocation Bond Series 2023B - Infrastructure bond.** This line is an estimate of the debt service payment for a infrastructure bond. Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
438	**Tax Allocation Bond Series 2023B - 2016D Refunding Bond.** Removed per DOF 23-24 review Meet and Confer letter 5-17-23.
439	**Tax Allocation Bond Series 2023A - Affordable Housing Bond.** This line is the debt service payment for 23-24 affordable housing bond issuance.
440	**Tax Allocation Bond Series 2023C.** This is the estimate for debt service on refunding 2016D bond (taxable). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
441	**Tax Allocation Bond Series 2023D.** This is the estimate for debt service on refunding 2016D bond (Tax-exempt). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.

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Number	Notes
442	**Replacement Housing Support.** This line reports the OCII staffing and contract costs that directly support replacement housing costs. This will be paid with Jobs Housing Linkage Fees. $275k of the environmental review consultant contract will be paid for with Residual RPTTF.
443	**Transbay Block 12 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment work will begin in ROPS 24-25 which will be funded by $3.5 million with interest from bonds.
444	**Community Facilities District 6 Series 2023 - Special Tax Bond.** Per DOF in October 2023, debt service for CFD 6 bonds are placed on ROPS 24-25.
445	**HPS Phase 1 Block 48.**

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OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

118-0442023-002

Agenda Item **No.5(e)**
Meeting of November 7, 2023

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on Senate Bill No. 593 authorizing OCII to finance the construction of replacement affordable housing units

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EXECUTIVE SUMMARY

Senate Bill No. 593 (Wiener) has been approved by both the Senate and Assembly and signed by Governor Newsom. Senate Bill No. 593 ("SB 593") authorizes the Office of Community Investment and Infrastructure ("OCII"), to use a limited form of tax increment financing to fund and develop the 5,842 units that the former San Francisco Redevelopment Agency the ("Former Agency") destroyed and that were never replaced ("Replacement Housing Obligation"). **SB 593 authorizes debt financing secured by redevelopment property tax increment that would otherwise be allocated to the City and County of San Francisco ("City") after other existing obligations of OCII are paid.** This source of funding is limited and thus issuing bonds to pay for the housing construction will occur over many years.

On October 3, 2023 staff presented an update to Commission on SB 593 and received input on its implementation. Since that time staff have made presentations seeking input from the Citizens Advisory Committees ("CAC"). Staff has also received input from the Certificate of Preference ("COP") Committee and other stakeholders. This memo will provide an update on the outreach completed to date related to SB 593 and will provide information in response to input received to date.

London N. Breed
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Bivett Brackett
CHAIR

Dr. Carolyn Ransom-Scott
Vanessa Aquino
Tamsen Drew
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

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DISCUSSION

Background for Replacement Housing

The Community Redevelopment Law ("CRL") required redevelopment agencies to construct affordable units whenever it destroyed or removed units that had been occupied by low- or moderate-income households. Cal. Health & Safety Code § 33413 (a). This requirement became effective January 1, 1976. It applied only to future actions of a redevelopment agency and established several standards for the type of housing developed as replacement housing.

Prior to 1976, the Former Agency had destroyed, as part of federally-funded urban renewal, 14,207 affordable units, but only produced 7,498 affordable units. In 2000, at the urging of the Former Agency and the City, the California legislature adopted Senate Bill No. 2113 (Burton) (Chapter 661 of the Statutes of 2000) authorizing the Former Agency to use tax increment financing to fund and develop affordable housing to replace those units destroyed by the Former Agency. Cal. Health & Safety Code § 33333.7. Under SB 2113, HCD certified, in 2003, "a net loss of 6,709 units the Agency must replace."

Prior to its dissolution, the Former Agency was only able to approve and develop 867 replacement units out of the total 6,709 leaving an outstanding balance of 5,842 affordable units that needed to be replaced. Since the 2012 dissolution of the Former Agency, the City and OCII unsuccessfully sought on several occasions to establish that the Replacement Housing Obligation was required to continue after the dissolution of the Former Agency.

One of the requirements for replacement housing units was that they be replaced within four years after they are destroyed or removed from the market. This requirement is not feasible for the replacement of units destroyed 50-60 years ago through urban renewal, but it does highlight the need for expeditious action in replacing the units. Additionally, as a policy goal, any replacement housing units built prior to 2031 will contribute to the 46,600 units affordable to low- and moderate-income households that the City is required by the State of California to build pursuant to San Francisco's approved Housing Element.

Senate Bill 593

SB 593 authorizes OCII to use a limited form of tax increment financing to fund and develop the 5,842 units that are the Replacement Housing Obligation. SB 593 authorizes debt financing secured by redevelopment property tax increment that would otherwise be allocated to the City after other existing obligations of OCII are paid. Although this source of funding is limited, it protects funding for schools and other taxing entities that receive property tax revenues and thus had widespread support in the legislature. Given the limited pool of tax increment available for this purpose, completion of the 5,842 affordable units will take many years.

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Specifically, SB 593 authorizes OCII to cause the construction of and issue bonds or incur other indebtedness for the purpose of financing the construction of replacement affordable housing units demolished and not replaced by the former redevelopment agency and the replacement of the obsolete affordable units that were constructed previously. SB 593 relies on the standards in the Community Redevelopment Law for developing replacement housing. See SB 593, Section 1 (n) (providing that OCII shall "to the greatest extent feasible, replace the amount of lost units . . . according to the formulas in Section 33413 of the Health and Safety Code"). Section 33413 provided that the replacement housing units:

- may be built anywhere within the territorial jurisdiction of the city or county in which the redevelopment agency was located;
- must be available at "affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units;"
- must remain affordable "for the longest feasible time, [which] includes, but is not limited to, unlimited duration;"
- must be subject to affordability restrictions enforceable through recorded covenants; and
- are independent of a redevelopment agency's other obligations to produce housing.

SB 593 adds to existing OCII authority under Redevelopment Dissolution Law (Statutes 2015, Chapter 325, sections 9 & 27, *codified* at Cal. Health & Safety Code § 34177.7) to finance and develop affordable housing required under enforceable obligations previously approved by the Department of Finance, see below list:

- Mission Bay North Owner Participation Agreement
- Mission Bay South Owner Participation Agreement
- Hunters Point Shipyard Phase 1 Disposition and Development Agreement
  Candlestick Point-Hunters Point Shipyard Phase 2 Disposition and Development Agreement
- Transbay Implementation Agreement

SB 593 authorizes certain funding for the development, construction, repair, renovation, or reconstruction of up to 5,842 units of affordable housing to be created by OCII or on behalf of the City and County of San Francisco that shall be or remain affordable to, and occupied by, persons and families of extremely low, very low and moderate income households for the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units.

<u>Bond Financing and Timing</u>

The funding for affordable housing under SB 593 will depend on future property tax revenues generated in former and current redevelopment project areas and on the funding needs of existing OCII enforceable obligations, which will have a higher priority under law for the use of the property tax

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revenues. In addition, available funds will depend on the other budget needs of the City which would otherwise deposit the funds in its general fund, OCII is working on estimates of the amount of revenues that will be available, but staff projects its first bond issuance may occur in the 2025/2026 timeframe. There are several factors which could affect the size of the bond issuance, including estimated tax increment revenue, costs of the bond issuance, as well as estimated housing project costs. To determine the actual amount which could be issued, staff will issue a solicitation for a financing team in early 2024. The financing team will include a fiscal consultant that has specialized knowledge of the revenue base supporting the bonds and provides a revenue analysis that determines OCII's bonding capacity pursuant to SB 593. This information will be critical in planning for the initial projects to be funded pursuant to SB 593.

Preference for Displaced Persons and their descendants

OCII and the Mayor's Office of Housing and Community Development ("MOHCD") currently provide a preference in all OCII and City-sponsored affordable housing to low- and moderate-income households who were displaced as a result of the Former Agency's demolition of units ("Preference Holders"). In 2022, the state legislature expanded this preference to include the descendants of displaced persons who are income-eligible for OCII and Former Agency projects. Since FY 2013-14 OCII has undertaken significantly more robust early outreach and marketing protocols to maximize the number of Preference Holders who are aware of and strongly encourage them to apply for housing opportunities in San Francisco. OCII and MOHCD will continue to evaluate and look for improvements to that process in collaboration with the Commission's COP Subcommittee and present annual reports to the Commission.

Community Input

OCII has received several comments from Commissioners and the public about implementation of SB 593. These comments and OCII's staff responses appear in Exhibit A. Many of these comments focus on the COP Program for displaced persons and their descendants. Maximizing Preference Holder participation is a priority in all of OCII's affordable housing opportunities, including those that will be funded pursuant to SB 593. Staff proposes implementing the strategies described in this memo in addition to our enhanced early outreach and marketing efforts to continue to ensure we are providing affordable housing opportunities that meet the needs of Preference Holders. In addition, OCII staff has sought input from its three CAC and the CAC's responses appear below. Finally, in addition to the OCII responses to the comments, OCII is also recommending Replacement Housing Priorities for project sites that appear below.

Transbay CAC: October 12, 2023

CAC members who were present were very supportive of the legislation and of efforts to maximize Preference Holders participation in SB 593 funded projects, and all OCII-funded projects. CAC members asked if there are currently any Transbay projects that could potentially use SB 593 funds and staff responded that there are currently no projects but given the timeline for implementation of this funding source it is possible that there could be opportunities in the future.

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Mission Bay CAC: October 12, 2023

CAC members continued to be supportive of creating additional affordable housing to Blocks 4E and 12W and felt these projects should be a priority for OCII to use SB 593 funding. Some community members felt the SB 593 funds should be used to create affordable housing throughout San Francisco equally, in addition to Mission Bay.

Hunters Point Shipyard/Candlestick Point CAC: October 30, 2023

CAC members and the public who provided comment emphasized the need to use these funds to create opportunities to bring Preference Holders back to San Francisco. They were supportive of opportunities both within the project areas and in areas where displacement occurred, including providing funding for the Freedom West project in the Western Addition. Regarding any potential future funding of the Freedom West project, CAC members and the public highlighted the importance of ensuring that all current and legacy residents be able to return and that the housing be developed with their needs and incomes in mind. There was also support for bringing additional affordable housing to the Bayview Hunters Point neighborhood. Other public comments included that many families in affordable housing cannot afford the AMI levels rents are based on and annual rent increases, that for some AMI levels in affordable housing are too low, and that a speaker has struggled to certify her Preference Holder status due to the lack of available records.

Recommendations for Site Selection of Replacement Housing

OCII staff proposes that the following areas should be explored for use of the SB 593 funds in the initial bond issuances:

1. Existing Project Areas: Adding affordable housing to existing project areas with enforceable obligations where sites are available for development, but not counting the replacement units as fulfilling the separate production goals under those pre-existing obligations. This approach has the benefit of avoiding acquisitions costs and using parcels contributed to OCII for affordable housing purposes. Mission Bay South and Hunters Point Shipyard Phase 1 (HPS1) have land restricted to affordable housing but insufficient funding to build the housing. In Mission Bay South and Hunters Point Shipyard Phase 1, OCII will be seeking to add additional units of affordable housing, beyond the current enforceable obligation on parcels designated for affordable housing. For Mission Bay South there are time constraints to begin construction, or the land will remain with the developer, so it is important for these projects to receive funding.

2. Former Project Areas: Developing affordable housing in former redevelopment project areas, particularly those subject to urban renewal displacement. For example, the Western Addition and the Yerba Buena Center are former project areas where the removal of housing and significant displacement of low-income households occurred.

3. City Priority Projects: Developing affordable housing in other areas of the City where the City, through MOHCD, has identified priority projects in need of funding that are also consistent with the goals of SB 593.

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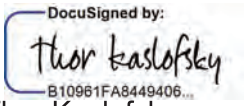
4. COP Program Enhancements: Seek additional information from Preference Holders regarding housing needs and preferences through updated surveys and other methods to inform equity focused best practices and COP program enhancements.

NEXT STEPS

- Adopt a Replacement Housing Priority Policy; and
- Work with MOHCD and key constituents to determine priority projects; and
- Solicit bond financing team for the initial replacement housing bond issuance.

(Originated by Elizabeth Colomello, Housing Program Manager)



Thor Kaslofsky
Executive Director

Attachment 1: Comments and Responses regarding SB 593 implementation
Attachment 2: Post Dissolution - 100% Affordable Parcels Across all Project Areas
Attachment 3: Post-Dissolution 100% Affordable SBE, MBE and WBE Data
Attachment 4: Commission Memos regarding the 2017 COP survey, results, and subsequent actions

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OCII RESPONSES TO COMMENTS ON IMPLEMENTATION OF SENATE BILL NO. 593 (REPLACEMET HOUSING)

1. COMMENT: ***Requests for Proposals and Requests for Qualifications ("RFP/Qs") should have clear guidance for scoring that does not favor larger developers and has a racial equity framework (see Urban Land Institute ("ULI") Framework for Equitable Development). OCII should ensure larger projects meet the capacity of Small Business Enterprise ("SBE") firms and wherever possible unbundle larger projects***

RESPONSE. OCII 's policies and practices currently require nonprofit developers to be the lead or co-developers for affordable housing projects. All 100% affordable projects awarded since dissolution have included a nonprofit, community-based nonprofit or community-based developers as part or all of the development team. See Attachment 2 "Post Dissolution - 100% Affordable Parcels Across all Project Areas" for more information regarding developer selection for OCII 100% affordable projects awarded since dissolution. All OCII RFP/Q's for affordable housing parcels include clear scoring criteria which requires applicants to provide a strategy for addressing diversity, equity, and inclusion in all aspects of the project as well as their approach to meeting or exceeding OCII SBE goals as well as strategies for outreach and placement for Preference Holders.

Principle 1 in ULI's Framework for Equitable Development is to embed racial equity across all aspects of the real estate development practice, which staff seeks to achieve by centering equity in the scoring for RFP/Qs through the requirement to provide a strategy for addressing diversity, equity, and inclusion in all aspects of the Project, including the team composition, and approach to meeting or exceeding OCII SBE goals, by structuring RFP/Q's to ensure that nonprofit and local developers can be competitive for award, and by implementation of OCII's Equal Opportunity Programs including the SBE and Workforce Development requirements for OCII-funded affordable developments.

OCII's RFP/Qs for development of affordable housing projects reiterate OCII's preference for developers to select general contractors ("GCs") who are or who are partnered with a San Francisco-based SBE Joint Venture ("JV") partner. OCII's recent selection of affordable housing developers has included SBE JV partners (see Attachment 2 for developer information for all 100% affordable parcels offered since dissolution). OCII's SBE policy requires developers/GCs to follow our good faith effort steps which includes breaking up scopes of work to encourage and make opportunities for small, minority and women owned businesses. Over the years, affordable housing projects have demonstrated success, often exceeding the overall SBE program goals. See Attachment 3 for SBE data for OCII-funded affordable housing projects awarded since dissolution.

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Staff offers all applicants who were not awarded a project through an RFP/Q the opportunity to meet and review the scoring for their application. During these meetings staff provides input on areas that could be improved in future responses. This is also an opportunity for applicants to provide input regarding aspects of the RFP/Q that were most challenging to achieve. Additionally, staff attends monthly meetings of the Council of Community Housing Organizations ("CCHO") a nonprofit coalition of 22 community-based housing developers and tenant advocates (a list of member organizations can be found here: https://www.sfccho.org/member-organizations), several of whom are led by or predominantly serve persons of color, to provide updates and receive input on OCII-funded affordable housing projects and upcoming opportunities. Some changes that have been implemented as a result of input from local nonprofit developers is to simplify requirements related to the proposed design of projects to minimize the amount of work and funds that must be expended prior to receiving funding.

As part of the implementation of SB 593, staff will continue to seek input from the local development community and will look for additional community centered equitable development ideas for projects using SB 593 funds.

2. COMMENT: ***Community serving businesses and nonprofits should be awarded projects***

RESPONSE. As noted above, OCII's policies and practices ensure opportunities for nonprofit and community-based development entities and SBE's.

Additionally, all OCII-funded projects with commercial space are required to follow the MOHCD Commercial Space Underwriting Guidelines ("CSUG"). The CSUG, as updated in March 2023, requires that commercial spaces funded by the City/OCII "Support culturally vibrant and inclusive neighborhoods by prioritizing Public Benefit Uses, Community Serving Uses, and other benefits that support the affordable housing residents and surrounding community."[1] All OCII 100% affordable projects with commercial space currently in development (Transbay Blocks 2E and 2W) are subject to these requirements though they have not started marketing the commercial spaces. Please see Attachment 2 "Post Dissolution - 100% Affordable Parcels Across all Project Areas" for a summary of commercial uses in 100% affordable projects awarded since dissolution.

As part of SB 593 implementation, OCII will continue to require compliance with the MOHCD Commercial Space Underwriting Guidelines, particularly for prioritizing Public Benefit Uses and Community Serving Uses.

3. COMMENT: ***OCII should provide tenant improvement financing for commercial spaces.***

[1] Public Benefit Uses are land uses, typically programs or services, that primarily benefits low-income persons, is implemented by one or more 501(c)(3) public benefit corporations, and has been identified by the City or community as a priority use. Community Serving Uses are land uses, typically retail or other sales and services use, that provides a direct benefit to the community.

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RESPONSE. OCII follows the MOHCD CSUG, which were developed with significant input from the nonprofit development community. Commission recently approved a funding commitment for Transbay Block 2 East for an $8M commercial loan to fund the warm shell of the commercial spaces for that project. However, funds generated by SB 593 are not allowed to be used for commercial loans.

As part of SB 593 implementation, OCII will explore providing funding, other than SB 593 funds, for community serving and public benefit uses consistent with the CSUG for projects, however staff anticipates these opportunities will be limited in the near term.

4. *COMMENT:* ***Alternative financing models should be explored for housing projects***

RESPONSE. OCII projects have taken advantage of various local, state, federal, and private funding sources. OCII is open to innovative financing models and has used them recently in the structuring of traditional sources to maximize leveraging or increase competitiveness. These financing strategies include:

- structuring recent loans to include a site development component to allow for a competitive tie breaker score for bond and tax credit financed projects;
- separately financing the development of commercial spaces where allowable within affordable housing projects to improve competitive scoring for the residential component;
- using non-standard tax credit financing models including state tax credits and hybrid tax credit financing incorporating 9% and 4% low-income housing tax credits to increase equity and reduce OCII financing necessary to complete a project;
- incorporating various state and federal development funding sources including State of California Affordable Housing and Sustainable Communities and Infill and Infrastructure Grant programs, and Veterans Housing and Homelessness Prevention Program funds;
- negotiating developer subsidies for standalone affordable components of larger mixed-income developments;
- utilizing various local and federal operating and project based rental subsidies to provide deeper affordability and leverage debt (the City's Local Operating and Senior Operating Subsidy programs, federal Section 8, Veterans Affairs Supportive Housing, and Rental Assistance Demonstration subsidies);
- utilizing philanthropic sources from the technology sector.

As part of SB 593 implementation, OCII will seek innovative, alternative, or additional financing sources that allow for affordability restrictions to be maintained for the life of the project and that allow OCII and subsequently MOHCD the authority to ensure the project is maintained in a decent, safe and sanitary manner. Staff will continue to seek such information from the nonprofit development community, the lending community, and city partners regarding alternative mechanisms or strategies for housing finance that could enhance current opportunities for leveraging funds generated by SB 593.

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5. **COMMENT:** ***Replacement Housing units should include lower Area Median Income ("AMI") tiers***

RESPONSE: All OCII-funded rental projects average 60% AMI and lower. All include income tiers below 50% AMI. OCII-funded projects include local and federal subsidies where available. Of the 1,822 units in projects that were offered for development post-dissolution, 1,165 are at or below 50% AMI and 452 are at or below 30% AMI. Increasing income tiering was one of the changes implemented after the 2017 COP survey. See Attachment 2 "Post Dissolution - 100% Affordable Parcels Across all Project Areas" for more information and Attachment 4 Commission Memos regarding the 2017 COP survey, results, and subsequent actions. Also, CCHO has provided input that SB 593-funded units should be weighted heavily towards households at or below 50% AMI.

Staff will continue to seek opportunities to increase the number of units with affordability levels below 50% AMI.

6. **COMMENT:** ***The 5,842 replacement housing units funded pursuant to SB 593 should be for COP holders only.***

RESPONSE: OCII/MOHCD currently sets aside 100% of OCII-funded units to COP holders. Additionally, COP holders have first consideration for *all* affordable units presented on DAHLIA. This preference will also apply to units funded pursuant to SB 593. For future RFP/Qs or NOFAs, OCII is looking to further expand on efforts to ensure COP holders, now including descendants, apply for housing and accept units when offered. In addition to continuing our expanded and early outreach and marketing efforts staff is planning to seek more information from COP holders to better understand housing needs/preferences, particularly as there is less information regarding descendants.

OCII will continue to set aside 100% of its affordable housing units for Preference Holders.

7. ***Transition the Certificate of Preference Program to San Francisco Human Rights Commission's ("HRC") Office of Reparations.***

RESPONSE. As part of the dissolution process, MOHCD currently implements the Preference Holder Program on behalf of OCII for persons displaced by redevelopment actions; under state law, MOHCD is the lead for implementing a preference in affordable housing for the descendants of displaced persons, Cal. Health & Safety Code § 34178.8. If the City, through MOHCD or HRC, wants to transfer or assume additional responsibilities, OCII will cooperate in those efforts.

OCII will work cooperatively with the City to ensure effective implementation of the Preference Holder Program.

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8. COMMENT: ***Replacement housing units should maintain the same income levels as existed at the time of displacement***

RESPONSE. SB 593 complies with the replacement housing obligation that has existed since 1976, Cal. Health & Safety Code § 33413 (a), and requires units to be affordable to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units and in no event higher than 120% (or $121,000 for a one-person household) Area Median Income ("AMI"). When displacement occurred prior to 1976, the former San Francisco Redevelopment Agency staff did not record AMI levels. Although OCII cannot match exactly the income levels of those displaced prior to 1976, it will –consistent with input from Commissioners and CCHO--maximize the availability of income tiers below 50% (or $50,450 for a one-person household) AMI, which is current OCII practice (see Attachment 2 for post dissolution affordable project AMI levels).

OCII will comply with requirements under SB 593 and Section 33413 of the Health and Safety Code that target the affordable replacement housing for low- and moderate-income households.

9. COMMENT: Complete an economic impact report to measure the intergenerational wealth lost from eminent domain from 1945 to present

RESPONSE. OCII does not have the authority to generate this report however, if another entity were to complete this report, MOHCD/OCII could provide records to support that effort.

OCII has devoted significant resources to the City and other community interests to provide information about the impact of historic redevelopment practices and will continue to provide historic records to those funded to undertake an economic impact report.

10. COMMENT: Explore opportunities to seek HUD funding to assist with housing homeless and displaced COP holders

RESPONSE. OCII/MOHCD-funded developers seek federal funding and subsidies where available for projects to reduce OCII/MOHCD subsidy to projects and/or subsidize tenant rents to allow deeper affordability for residents. For example Hunters Point Shipyard Block 56 was recently awarded 18 Section 8 vouchers. Currently, MOHCD is seeking HUD funding to assist in locating potentially eligible COP holders. Staff will continue to seek opportunities for federal funding to meet the goals of SB 593 and to enhance housing opportunities for very low-income COP holders within other OCII enforceable obligations.

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11. COMMENT: Downpayment Assistance and Rental Assistance programs should be available to all COP holders

MOHCD staff provides or connects COP applicants/homebuyers with move-in assistance and/or downpayment assistance. Staff will work with MOHCD to ensure the availability of these sources given the anticipated increase in COP holder applications for housing given the expansion of the program to include descendants. Staff also supports the incorporation of ongoing project-based rental subsidies into rental projects when those funds are available.

OCII will continue to explore federal funding for the unhoused population and displaced persons and explore the possibility of including small reserves for downpayment or move-in assistance for applicants within project budgets to the extent feasible.

12. COMMENT: Explore opportunities for COP small sites program for housing and businesses including technical support

RESPONSE. MOHCD currently operates a Small Sites Program ("SSP") that supports local nonprofit sponsors with acquisition and preservation loans, stabilizing at-risk communities by converting 5-40 unit rent-controlled properties to permanently affordable housing. These projects tend to serve higher AMI mixes (80%-120%) to maintain operational feasibility.

As part of the planning process for initial SB 593 bond issuances, OCII will collaborate with MOHCD to determine if there are potential pipeline projects that meet the goals of SB 593, particularly in areas where significant displacement occurred. If there are no such projects, OCII and MOHCD staff will evaluate options to collaborate on a solicitation for such projects under the SSP. SB 593 only allows for funding for residential projects, so a similar program for businesses would not be an eligible use of these funds.

12, COMMENT: MOHCD should implement a policy change to allow for the use of sworn affidavits to certify status as COP holder

RESPONSE. OCII will collaborate with MOHCD to review the documentation necessary to prove displacement. When a certificate is requested and proof of eligibility cannot be established by OCII records, the responsibility is on the applicant to supply MOHCD with the necessary documentation. MOHCD allows for a wide range of documents that could establish residency. Official documents include: school records from San Francisco Unified School District public records/transcripts, birth certificates, San Francisco Police Department public records, name change documents. Descendants must provide an official government issued birth and/or adoption records to link them to a displaced household member that lived at an affected address at the time of displacement. Applicants who are denied may file an appeal and assistance with the appeals is provided by the housing counseling agencies and MOHCD staff.

OCII will work with MOHCD on enhancing the process for establishing an applicant's qualifications for the preference.

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13, COMMENT: OCII should partner with the Black Developer Forum and/or create a fund for a community land trust related to the development of the 5,842 replacement units.

RESPONSE. While SB 593 funds are intended to fund specific housing developments, community land trusts and members of the Black Developer Forum can participate in housing opportunities generated by SB 593 or other OCII projects through solicitation processes. The long-term nature of OCII's affordable restrictions and the retention of the affordable land parcel by the Housing Successor, MOHCD, ensures the long-term affordability of any housing that OCII builds. Ensuring that affordability restrictions remain with any OCII-funded project for the life of the project is a critical component of OCII and MOHCD's housing development programs.

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Developer	Project Name	Affordable Units	Housing Type	AMI 30% and Below	AMI 31%-50%	AMI 51%-80%	AMI 81%-120%	AMI Targeting	Operating Subsidy (affordable to extremely low AMI's)	Number of COP holders initially living at the Project	Public Benefit Serving Commercial Tenants	Neighborhood	Year Selected
Related, Tenderloin Neighborhood Development Corporation	Transbay Block 8	79	Family Rental		79			50% and below		2	No commercial spaces in affordable parcel	Transbay	2014
Related, Chinatown Community Development Corporation	588 Mission Bay Blvd N (Block 7W)	198	Family Rental		40	158		60% and below (TCAC)		6	Bank of America, mattress store	Mission Bay So.	2014
Tenderloin Neighborhood Development Corporation	626 Mission Bay Blvd N (Block 6E)	142	Family Rental	29	113			50% and below (TCAC)		10	826 Valencia, Kain Na (food pantry), Somi somi, Happy Lemon, Pharmacy	Mission Bay So.	2014
Chinatown Community Development Corporation, Swords to Plowshares	MBS Block 3E	118	Veterans / Family Rental	62	33	23		60% and below	VASH* 62 units	1	No commercial spaces	Mission Bay So.	2016
San Francisco Housing Development Corporation, Mercy Housing California	Candlestick Point 11a	175	Family Rental	66		109		60% and below	LOSP** 43 units	on-hold	on-hold	Candlestick Point South	2016
Tenderloin Neighborhood Development Corporation, Young Community Developers	Candlestick Point 10a	156	Family Rental	35	59	61		60% and below	LOSP** 35 units	on-hold	on-hold	Candlestick Point North	2016
Mercy Housing California	MBS Block 6W	151	Family Rental		90	61		Averaging 60% AMI and below	HUD Section 8 Public Housing Replacement 38 units	4	Kai Ming Child Care, Blue Bear Music	Mission Bay So.	2017
BRIDGE Housing, HOMERISE	MBS Block 9	140	Formerly homeless	140				30% AMI and below	LOSP** 140 units	0	No commercial spaces	Mission Bay So.	2017
The Jonathan Rose Companies, Bayview Hunters Point Multipurpose Senior Services	HPSY-1 Block 52/54	111	Family Rental	4	107			50% AMI and below		under construction	No commercial spaces	HPSY-I	2021
Mercy Housing California, San Francisco Housing Development Corporation	HPSY-I Block 56	72	Family Rental		72			50% AMI and below	HUD Section 8 subsidy 18 units	under construction	No commercial spaces	HPSY-I	TBD
Curtis Development, Michael Simmons Property Development, Inc., Young Community Developers	MBS Block 9a	148	Homeownership				148	110% AMI and below		under construction	No commercial spaces	Mission Bay So.	2020
Chinatown Community Development Corporation	Transbay Block 2W	150	Senior Rental	84	66			50% AMI and below	SOS***60 units LOSP**30 units	predevelopment	**3 commercial spaces not yet leased, must be Public Benefit or Community Serving Uses**	Transbay	2021
Mercy Housing California	Transbay Block 2E	182	Family Rental	32	54	97		Averaging 60% AMI and below	LOSP** 40 units	predevelopment	Wu Yee Child Care, **and 2 commercial spaces not yet leased, must be Public Benefit or Community Serving Uses**	Transbay	2021
TOTAL		**1822**		**452**	**713**	**509**	**148**						

DEVELOPER TYPES	COMMERCIAL TENANT TYPES
COMMUNITY BASED DEVELOPER	SMALL LOCAL BUSINESS - PROVIDING DISCOUNTS TO RESIDENTS OF THE BUILDING
NONPROFIT DEVELOPER	COMMUNITY BASED NONPROFIT
COMMUNITY BASED NONPROFIT DEVELOPER	
VASH=Veterans Affairs Supportive Housing	
LOSP=Local Operating Subsidy Program	
SOS=Senior Operating Subsidy	

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Professional Services Phase of Development

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Developer	Project Name	SBE	SF-SBE	MBE	M/WBE	WBE
Related, TNDC	Transbay Block 8	58.6%	55.4%	42.3%	0.2%	0.7%
Related, CCDC	588 Mission Bay Blvd N (Block 7W)	53.0%	42.3%	33.7%	1.1%	0.0%
TNDC	626 Mission Bay Blvd N (Block 6E)	54.4%	47.2%	12.6%	18.2%	2.6%
CCDC, Swords to Plowshares	MBS Block 3E	51.3%	43.2%	14.8%	6.6%	9.5%
SFHDC, Mercy Housing California	Candlestick Point 11a	94.7%	91.2%	16.7%	7.3%	64.2%
TNDC, YCD	Candlestick Point 10a	82.4%	81.9%	18.9%	6.7%	1.1%
Mercy Housing California	MBS Block 6W	89.3%	84.7%	14.9%	16.3%	49.8%
BRIDGE Housing, HOMERISE	MBS Block 9	51.1%	47.4%	28.7%	13.3%	0.0%
The Jonathan Rose Companies, BVHP Multipurpose Senior Services	HPSY-1 Block 52/54	89.6%	79.7%	6.5%	0.0%	68.5%
Mercy Housing California, SFHDC	HPSY-I Block 56	98.9%	91.3%	20.6%	7.5%	47.3%
Curtis Development, Michael Simmons Property Development, Inc., YCD	MBS Block 9a	44.8%	33.7%	30.4%	1.6%	1.7%
CCDC	Transbay Block 2W	88.9%	85.2%	10.3%	2.8%	68.4%
Mercy Housing California	Transbay Block 2E	92.3%	86.3%	37.3%	39.6%	5.5%

COMMUNITY BASED DEVELOPER
NONPROFIT DEVELOPER
COMMUNITY BASED NONPROFIT DEVELOPER
VASH=Veterans Affairs Supportive Housing
LOSP=Local Operating Subsidy Program
SOS=Senior Operating Subsidy

Construction Phase of Development

				For Informational Purposes Only		
Developer	Project Name	SBE	SF-SBE	MBE	M/WBE	WBE
Related, TNDC	Transbay Block 8 ****	20.6%	9.9%	6.4%	0.0%	3.6%
Related, CCDC	588 Mission Bay Blvd N (Block 7W)	43.4%	13.7%	12.9%	0.0%	0.2%
TNDC	626 Mission Bay Blvd N (Block 6E)	51.4%	17.4%	15.8%	0.3%	0.5%
CCDC, Swords to Plowshares	MBS Block 3E	34.5%	25.6%	17.1%	0.8%	0.2%
Mercy Housing California	MBS Block 6W	26.0%	16.3%	8.7%	7.2%	0.5%
BRIDGE Housing, HOMERISE	MBS Block 9	23.3%	9.0%	4.8%	0.0%	3.0%
The Jonathan Rose Companies, BVHP Multipurpose Senior Services	HPSY-1 Block 52/54	50.5%	41.9%	39.6%	0.1%	1.9%
Mercy Housing California, SFHDC	HPSY-I Block 56	43.8%	28.3%	21.2%	4.4%	0.5%
Curtis Development, Michael Simmons Property Development, Inc., YCD	MBS Block 9a	75.8%	34.2%	17.8%	3.8%	1.4%

****Transbay Block 8 including market-rate portion of the project

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Agenda Item **No.5 (f)**
118-0252017-002 Meeting of September 19, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: Review of Certificate of Preference Holder Survey – Initial Results and Proposed Next Steps

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EXECUTIVE SUMMARY

The Property Owner and Occupant Preference Program, also known as the Certificate of Preference Program (the "COP Program"), provides preferences for displaced persons in the leasing and sale of housing within the former Redevelopment Agency's Project Areas or at city-wide affordable housing projects assisted with OCII and the Mayor's Office of Housing and Community Development ("MOHCD") funds. The COP Program implements state law requiring redevelopment agencies to prioritize low and moderate income households "in renting or buying" affordable housing developed with agency assistance if the households were "displaced by the redevelopment project." (Cal. Health & Safety Code § 33411.3). This statutory authorization and the evidence of a certificate holder's displacement justify a housing preference that might otherwise violate the prohibition of discrimination under fair housing laws. The COP program does not guarantee any particular housing unit but provides the displacee with a preference over other applicants if the displacee meets the financial and other program qualifications for the affordable housing opportunity. Specifically, the certificate holder must meet the low or moderate income requirement for the applicable housing.

On June 3, 2008, the Redevelopment Agency authorized revised rules for the COP Program effective October 1, 2008. Section II.F.1 of the COP Program describes the duration of the Residential Certificate Holders; these certificate holders were those affected by the Urban Renewal Project Areas of either the Western Addition A-2 or Hunters Point (i.e., Area A of the Bayview Hunters Point Project Area) Redevelopment Project Areas. Additionally in 2008 the City enacted Ordinance 232-08, to establish a preference in occupying units or receiving assistance under all City Affordable Housing Programs to Residential Certificate of Preference Holders under the San Francisco Redevelopment Agency's Property Owner and Occupant Preference Program. Subsequently, on December 15, 2015, the Commission authorized a five-year extension of Residential A and C Certificates. This is the first of two allowable five-year extensions. Residential A and C Certificate Holders meet the criteria under state law for receiving a priority in that they were displaced by actions of the former Redevelopment Agency.

On November 7, 2016, OCII released a Request For Qualifications ("RFQ") for a Certificate of Preference ("COP") holder survey. The purpose of the survey was to learn more about the housing needs and preferences of COP holders so moving forward OCII can maximize efforts to

Edwin M. Lee
MAYOR

Nadia Sesay
INTERIM
EXECUTIVE DIRECTOR

Marily Mondejar
CHAIR

Miguel Bustos
Leah Pimentel
Mara Rosales
Darshan Singh
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

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successfully house this population. Staff received five submittals, and selected Lake Research Partners ("LRP") to conduct the survey. LRP conducted the survey from July 10, 2017 through August 18, 2017 and resulted in 114 responses. A summary of the initial findings is provided in Attachment 1.

DISCUSSION

On May 6, 2014 the Commission approved a Memorandum of Understanding (the "MOU") with MOHCD, through which MOHCD provides staffing and other services to assist in the implementation of OCII's affordable housing obligations. One of MOHCD's key responsibilities is to oversee marketing obligations of OCII's affordable housing development partners, with special emphasis on management of the COP Program. During Fiscal Year 2015-16, MOHCD worked closely with OCII in requiring affirmative marketing to COP holders from the developers, and also collected more detailed demographic data on all households served in OCII sponsored stand-alone and inclusionary affordable housing. In an effort to achieve maximum success in attaining housing among COP preference holders, during the early phase of construction, OCII now requires early outreach to COP holders starting three months after construction commencement in order to allow sufficient time to prepare and take advantage of any community based and/or City sponsored rental and/or homeownership readiness programs.

Currently, MOHCD reports there are 891 active certificate holders however, not all 891 households are currently looking for housing. More significantly, these certificate holders may not be income eligible for affordable housing developments. A total of 640 have not used their certificate at all (Certificates can be used once for ownership housing opportunities and once for rental housing opportunities). 251 households have already used their certificate to attain either an affordable rental or homeownership opportunity. This means that since 2012, 28% of all active COP holders have obtained housing. However, MOHCD continues to outreach to the 251 households because COP holders can use their certificate twice.

Total Active COP Holders	Number of households who have not used certificate	Number of households who have used certificate once
891	*640	251
*Not all 640 households are looking for housing and/or not all 640 households are income eligible for affordable housing. However, COP holders are encouraged to apply for housing opportunities because that helps inform their eligibility status.		

Even though approximately one-third 1/3 of the active certificate holders have already used their certificates once, all certificate holders are proactively alerted to affordable housing opportunities and their occupancy preference for those projects, through direct post card mailings. The majority of COP holders who have used their certificate have used it towards rental housing opportunities. On average, one COP household per year applies for an available homeownership unit. The last COP household to successfully use their certificate for homeownership was in 2014.

COP Survey Procurement

On November 7, 2016, OCII staff released a Request For Qualifications ("RFQ") for a Certificate of Preference ("COP") holder survey. The purpose of the survey was to learn more about the preferences and needs of the COP holders. Furthermore, OCII sought a consultant to perform the following activities:

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- Understand demographics of COP holders
- Determine housing needs, certain housing preferences, and general eligibility of COP holders for available housing opportunities
- Maximize responsiveness from COP holder to the survey
- Recommend best approach to survey delivery plan to ensure maximum responsiveness
- Outreach directly to COP holders not responsive to the survey to increase responsiveness
- Tabulate and analyze survey responses

This process was completed under the OCII 3+ Contractor Telephone Solicitation Method and actual solicitations went to 24 firms and was advertised on the OCII website. Pursuant to our Purchasing Policy, the 3+ Contractor Telephone Solicitation Method guides contractor selection based on the lowest responsive, responsible bidder. On November 29, 2016, staff received five responses. Staff prepared an objective evaluation and scored each proposal based on: price; experience; and, the goals of the solicitation to ensure the best possible selection. The most qualified, lowest proposer was Lake Research Partners ("LRP"), a women-owned business, who is locally based in Berkeley.

Survey Results

Initially LRP prepared and mailed postcards to all 891 COP holders who are currently active. The postcards provided information to the COP holders about the purpose of the survey, and to inform them that they would be called by a surveyor who would be conducting a 10-minute survey via telephone. Recipients also had the option of calling a toll free number immediately if they preferred. The survey period was from July 10-August 18, 2017. In an effort to secure as many responses as possible, an incentive of a $10.00 CVS gift card was offered to each respondent in exchange for their time to complete the survey. The consultant initially secured 97 responses, subsequently OCII staff directed LRP to again mail out postcards and keep the phone lines open for an additional two weeks. After interested COP holders were provided additional time to respond, the consultant was able to successfully interview an additional 17 individuals, for a total of 114 COP holders over a period of 40 business days, and now has data for the Commissioners review and feedback. While 114 responses is only 13% of the 891 active COP holders, LRP is confident the sample size well represents the COP holders' needs and interests within +/- 9.2% accuracy.

The majority of COP holder respondents (85%) are aware that everyone who was living in their household at the time of displacement is eligible for a Certificate of Preference. A total of 12% of the respondents have used their certificates once to secure affordable housing. LRPs results also indicate that the vast majority (83%) of them still intend to use their certificate for affordable housing in San Francisco and many (58%) are currently looking for housing. This data confirms the active need for housing from COP holders.

Additional results from the 114 COP holders who responded to the survey include:

- Gender: 60% female and 39% male
- Age: 37% under age 60 and 57% over age 60
- Annual Household income: 41% under $30,000 and 47% over $30,001 (12% refused to respond)

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- Race:
  - 78% African American
  - 6% white
  - 8% Asian/Pacific Islander
  - 1% Native American
  - 5% Other
  - 2% refused to respond.
- 62% of respondents have never applied for housing using their certificate and the primary reason for not applying for housing using their certificate is "I believe I don't qualify" (29%)
- 60% of respondents currently live in San Francisco, while 39% live elsewhere. Most of those living elsewhere are living in Alameda County, Solano County, Sacramento County, or Contra Costa County
- Over two-thirds (67%) of respondents currently rent their home compared with one in five (21%) who own their home
- A majority (60%) of respondents are currently living in a household with one or two people

Housing Needs and Interests

- A majority (58%) of respondents are currently looking for housing and most of those currently looking need housing for 1 or 2 people (68%), including themselves.
  - 48% of those who are not currently looking will be looking in the next four years and 11% in the next 10 years.
- 43% of respondents are interested in both rental housing and housing for sale. 51% of COP holders are currently interested in senior housing or will be in the next four years.
  - One-third (33%) of respondents interested in housing have no preference on a neighborhood, but 38% would not accept housing in the Hunter's Point neighborhood.
- Three-quarters (76%) of respondents could use assistance in applying for housing and two-thirds (66%) are interested in "information on new housing opportunities."

Initial Conclusions and Preliminary Recommendations:

Staff is continuing to analyze the results from the survey in order to provide the Commission with possible policy recommendations to improve the COP Program implementation. Below are some initial conclusions and preliminary recommendations under consideration:

- OCII and MOHCD's current five-year pipeline of housing projects meets the unit size needs of the COP population.
- OCII should continue the policy of tiering the Area Median Incomes ("AMIs") to allow for a portion of units at 30% - 40% AMI (or between $24,200 and $32,300 for a one-person household in 2017), as initiated at the request of the Commission two years ago.
- Staff will research the inclusion of housing opportunities at both ends of the income spectrum (i.e., below 30% and over 100% AMI levels) and how an expansion may affect the OCII subsidy amount.
- Explore variety of ways to meet senior COP holder needs, including:
  - Continue to maintain a senior housing pipeline.
  - Improve services, in non-senior buildings, to provide senior "focused" service options.

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- Educate COP holders about new neighborhoods where affordable housing is being developed.

(Originated by Pamela Sims, Senior Development Specialist – Marketing and Certificate of Preference Liaison)

Nadia Sesay
Interim Executive Director

Attachment 1: Banners from Telephone Survey of 114 Certificate of Preference Holders

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Agenda Item **No. 5 (e)**
118-0092018-002 Meeting of June 5, 2018

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Certificate of Preference Holder Survey – Final Results and Recommendations

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EXECUTIVE SUMMARY

The Property Owner and Occupant Preference Program, also known as the Certificate of Preference Program (the "COP Program"), provides preferences for displaced persons in the leasing and sale of housing within the former Redevelopment Agency's Project Areas or at city-wide affordable housing projects assisted with OCII and the Mayor's Office of Housing and Community Development ("MOHCD") funds. The COP Program implements state law requiring redevelopment agencies to prioritize low and moderate income households "in renting or buying" affordable housing developed with agency assistance if the households were "displaced by the redevelopment project." (Cal. Health & Safety Code § 33411.3). This statutory authorization and the evidence of a certificate holder's displacement justify a housing preference that might otherwise violate the prohibition of discrimination under fair housing laws. The COP program does not guarantee any particular housing unit but provides the displacee with a preference over other applicants if the displacee meets the financial and other program qualifications for the affordable housing opportunity.

On June 3, 2008, the Redevelopment Agency authorized revised rules for the COP Program effective October 1, 2008. Section II.F.1 of the COP Program describes the duration of the Residential Certificate Holders; these certificate holders were those affected by the Urban Renewal Project Areas of either the Western Addition A-2 or Hunters Point (i.e., Area A of the Bayview Hunters Point Project Area) Redevelopment Project Areas. Additionally in 2008 the City enacted Ordinance 232-08, to establish a preference in occupying units or receiving assistance under all City Affordable Housing Programs to Residential Certificate of Preference Holders under the San Francisco Redevelopment Agency's Property Owner and Occupant Preference Program. Subsequently, on December 15, 2015, the Commission authorized a five-year extension of COP Certificates. This was the first of two allowable five-year extensions.

On November 7, 2016, OCII released a Request For Qualifications ("RFQ") for a Certificate of Preference ("COP") holder survey. The purpose of the survey was to learn more about the housing needs and preferences of COP holders so moving forward OCII can maximize efforts to successfully house this population. Lake Research Partners ("LRP") was selected to conduct the survey. LRP conducted the survey from July 10, 2017 through August 18, 2017, and on September 19, 2017, staff presented preliminary results and initial survey findings to the Commission.

Mark Farrell
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR

Marily Mondejar
CHAIR

Miguel Bustos
Mara Rosales
Darshan Singh
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

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Based on feedback from the Commission, OCII staff has worked with MOHCD staff to address the initial survey findings. This report summarizes staff's efforts made to date and recommendations for information of ongoing activities based on the survey results.

BACKGROUND

On May 6, 2014 the Commission approved a Memorandum of Understanding (the "MOU") with MOHCD, through which MOHCD provides staffing and other services to assist in the implementation of OCII's affordable housing obligations. One of MOHCD's key responsibilities is to oversee marketing obligations of OCII's affordable housing development partners, with special emphasis on management of the COP Program. In an effort to achieve maximum success in attaining housing among COP preference holders, during the early phase of construction, OCII requires early outreach to COP holders starting three months after construction commencement in order to allow sufficient time to prepare and take advantage of any community based and/or City sponsored rental and/or homeownership readiness programs.

As of the 2016-2017 COP Activities and Marketing Annual Report, which was presented to the Commission on December 5, 2017, MOHCD reports there are 881 active certificate holders however, not all 881 households are currently looking for housing. More significantly, these certificate holders may not be income eligible (i.e., over or under income) for specific affordable housing developments. A total of 599 have not used their certificate at all (Certificates can be used once for ownership housing opportunities and once for rental housing opportunities). 282 households have already used their certificate to attain either an affordable rental or homeownership opportunity. This means that since 2012, 32% of all active COP holders have obtained housing reflecting strong continued outreach and results. However, MOHCD continues to outreach to the 282 households because COP holders can use their certificate twice.

Total Active COP Holders (2017)	881
Number of households who have not used certificate	*599
Number of households who have used certificate once	282

*Not all 599 households are looking for housing and/or not all 599 households are income eligible for affordable housing. However, COP holders are encouraged to apply for housing opportunities because that helps inform their eligibility status.

Even though approximately one-third 1/3 of the active certificate holders have already used their certificates once, all certificate holders are proactively alerted to affordable housing opportunities and their occupancy preference for those projects, through direct post card mailings. The majority of COP holders who have used their certificate have used it towards rental housing opportunities.

COP Survey Procurement

On November 7, 2016, OCII staff released a Request For Qualifications ("RFQ") for a Certificate of Preference ("COP") holder survey. Pursuant to our Purchasing Policy, the 3+ Contractor Telephone Solicitation Method guides contractor selection based on the lowest responsive, responsible bidder. On November 29, 2016, staff received five responses. The most qualified, lowest proposer was Lake Research Partners ("LRP"), a Berkeley-based women-owned business.

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SURVEY RESULTS

Initially LRP prepared and mailed postcards to all 891 COP holders who were active at the time. The postcards provided information to the COP holders about the purpose of the survey, and to inform them that they would be called by a surveyor who would be conducting a 10-minute survey via telephone. The survey period was from July 10-August 18, 2017. After interested COP holders were provided additional time to respond, the consultant was able to successfully interview an additional 17 individuals, for a total of 114 COP holders over a period of 40 business days.

The majority of COP holder respondents (85%) are aware that everyone who was living in their household at the time of displacement is eligible for a Certificate of Preference. A total of 12% of the respondents have used their certificates once to secure affordable housing. LRPs results also indicate that the vast majority (83%) of them still intend to use their certificate for affordable housing in San Francisco and many (58%) are currently looking for housing. **This data confirms the active need for housing from COP holders.** Other results from the 114 COP holders who responded to the survey include, these COP holders tend to be:

- African American
- Female
- Over age 60
- Rent their units in San Francisco
- Live with one to two other household members
- Interested in senior housing
- Need housing assistance (with a rental subsidy and/or assistance with the process)
- Are interested in both rental and homeownership opportunities

Recommendations:
Below are recommendations to maximize the success of COP holders in securing affordable housing. The recommendations are informed by the survey's results, and by the Commissioners suggestions based on the presentation of preliminary results on September 19, 2017.

Recommendation	Action	Frequency
Meet housing demand for senior COP holders.	Staff is already tracking unit development through the MOHCD/OCII Housing Pipeline. Income qualified seniors are eligible for 98% of the units, this includes all unit sizes and excludes the Transitional Age Unit ("TAY") units.	On-going.
Meet demand from smaller households for 1 and 2 bedroom units.	OCII and MOHCD's Housing Pipeline includes these unit types. A typical project includes between 50-75% 1 and 2 bedroom units.	These actions are on-going and are reflected in Request For Proposals (RFPs) being released by OCII.
Developments need to include a range of income levels.	OCII's practice requires developers to include income tiering to households below 60% Area Median Income ("AMI").Subject to pending Low Income Housing Tax Credit ("LIHTC") rules change, as a result of 2017 Tax Reform, OCII may include some units above 60% AMI if allowable.	These actions are on-going and are reflected in RFPs being released by OCII.

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Meet the services needs of seniors.	Services are required to be offered to resident households as well as providing linkages to specific (i.e., senior) services.	On-going.
Inform COP holders of upcoming housing opportunities throughout the City, while highlighting opportunities in their preferred neighborhoods.	Ensure COP holders apply through DAHLIA, which provides applicants information on units in various neighborhoods. Once a COP household has registered in DAHLIA, all relevant affordable housing opportunities will be available to COP applicants. COP applicants can then target preferred neighborhoods.	On-going.
Educate COP holders about new neighborhoods, such as Transbay, Mission Bay, and Hunters Point Shipyard.	In October 2017, staff participated in an Information Session for individuals interested in applying for affordable housing at Transbay Block 7. Attendees, which included COP holders, received: • Information about Transbay • Information about program and income requirements at Transbay Block 7 Since November 2017, staff has been attending, Department of Public Health staff's, Hunters Point Shipyard presentations – "Ensuring Safety, Making Ready for Development" that are provided to various organizations in the Bayview community. OCII staff provides housing and Shipyard specific information to all attendees, including COP holders.	On-going.
Assure COP holders know about all upcoming housing opportunities, and about the COP holder preference in affordable housing developments.	• COP holders get notification of all affordable housing opportunities. • Beginning December 2017, OCII staff obtained a social media account.	• On-going during the Early Outreach Period, Marketing and Lottery periods for each project. • Through social media Staff informs COP holders about workshops, lotteries, information sessions, etc.
Provide list of units "coming soon" in the Western Addition.	In January 2018, MOHCD staff included this list of units in the COP holder Holiday Newsletter.	Once/year holiday season.
Ensure Developers are informing COP holders about every housing opportunity and make sure they are qualified for a specific project.	Developers provide workshops for every approved Early Outreach Plan.	On-going during the Early Outreach Period.
Need to get the word out that there are multiple affordable housing opportunities throughout San Francisco.	OCII social media notifications and MOHCD email blasts, often on a weekly basis.	OCII and MOHCD staff inform COP holders and the general public about current multifamily and inclusionary housing opportunities, and offers tips for applying.

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Partner with non-profit agencies to find out how the COP outreach and workshops are going.	In early December 2017, staff provided BHPMSS and SFHDC the opportunity to discuss the successes and disappointments related to the housing workshops each organization offers.	At least once/year in the Fall.
Hold an event in the community where the COP holders can obtain information about the program and upcoming opportunities.	In December 2017, MOHCD and OCII staff provided a COP and affordable housing opportunities and information table at the BHPMSS Holiday Party at the Dr. Davis Senior Center.	Once/year.

Additionally, staff has contacted the KPOO radio station to suggest an interview with Maria Benjamin, Director of Homeownership and Below Market Rate Programs, Mayor's Office of Housing and Community Development. KPOO management was hesitant to have Ms. Benjamin interviewed for a program with such few participants. Currently, staff is working with the Mayor's Communication Office to assist in facilitating an interview between KPOO and Ms. Benjamin. In the past two years, Ms. Benjamin has given COP talks at area churches with mixed success. The attendees were more interested in talking about housing opportunities rather than the specifics of the COP program. This response could be due to several factors (i.e., what churches were visited, who attends the church, etc.), therefore Ms. Benjamin will conduct additional outreach at several San Francisco African American churches in both the Bayview and Western Addition.

Staff will continue to provide COP holder Annual Reports when the OCII Annual Housing Report is presented to the Commission.

(Originated by Pamela Sims, Senior Development Specialist – Marketing and Certificate of Preference Liaison)

Nadia Sesay
Executive Director

Exhibit A-1, ROPS 24-25
Detail Worksheet

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
1	Agency Admin Operations	Admin Costs	7/1/2024	6/30/2025	Agency and contracted staff resources	Agency and contracted staff resources	ADM	Admin	$ 3,836,977.00	N	$ 3,836,977.00					$ 3,836,977	$ 3,836,977.00						$ -
7	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CALPERS	Accrued Pension Liability .	ADM	Admin	$ 111,360,066	N	$ 2,996,777.00				$ 2,996,777		$ 2,996,777.00						$ -
9	Agency Admin Operations	Miscellaneous	7/1/2024	6/30/2025	CalPERS	Retiree Medical payments	ADM	Admin	$ 943,093.00	N	$ 943,093.00				$ 943,093		$ 943,093.00						$ -
21	HPS Phase 1 DDA	OPA/DDA/Constr uction	12/2/2003	12/31/2029	Various payees listed below	Disposition and Development Agreement	HPS-CP	Other	$ 32,031,605.00	N	$ -						$ -						$ -
22	Letter Agreement	Project Management Costs	4/5/2005	12/31/2030	CCSF/ DPW (Phase 1)	City staff (Taskforce) reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 5,000,000.00	N	$ 1,000,000.00			$ 1,000,000.00			$ 1,000,000.00						$ -
23	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ City Attorney or outside counsel (Phase 1)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,100,000.00	N	$ 220,000.00			$ 220,000.00			$ 220,000.00						$ -
24	Interagency Cooperative Agreement-HPS	Project Management Costs	2/11/2005	12/31/2030	CCSF/ DPH (Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 1,000,000.00	N	$ 200,000.00			$ 200,000.00			$ 200,000.00						$ -
25	Consulting Contract	Professional Services	7/1/2016	6/30/2039	MJF/Other	Administrative support for the HPS CAC	HPS-CP	Professional Services	$ 4,875,000.00	N	$ 325,000.00			$ 325,000.00			$ 325,000.00						$ -
26	HPS Phase 1 DDA-Community Benefits Agreement	OPA/DDA/Constr uction	12/2/2003	12/31/2029	Various payees	Phase 1 DDA required transfer of Community benefits funds	HPS-CP	Community Benefits	$ 732,415.00	N	$ 732,415.00			$ 732,415.00			$ 732,415.00						$ -
30	HPS Phase 2 DDA	OPA/DDA/Constr uction	6/3/2010	6/30/2039	Various payees listed below	Disposition and Development Agreement	HPS-CP	Professional Services	$ 117,530,107.00	N	$ -						$ -						$ -
31	Consulting Services	Professional Services	7/1/2019	6/30/2039	TBD	Consultant: Relocation services	HPS-CP	Professional Services	$ 1,000,000.00	N	$ -			$ -			$ -						$ -
32	Legal Services Contract	Professional Services	2/3/2009	6/30/2039	Kutak Rock (Phase 2)	Legal services contract related to property transfer	HPS-CP	Professional Services	$ 500,000.00	N	$ -			$ -			$ -						$ -
33	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ Planning(Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 532,000.00	N	$ 140,000.00			$ 140,000.00			$ 140,000.00						$ -
34	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ City Attorney or outside counsel (Phase 2)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 7,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
35	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPW (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 22,500,000.00	N	$ 1,500,000.00			$ 1,500,000.00			$ 1,500,000.00						$ -
36	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ OEWD (Phase 1 & 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 900,000.00	N	$ 60,000.00			$ 60,000.00			$ 60,000.00						$ -
37	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	6/30/2039	CCSF/ DPH (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 6,000,000.00	N	$ 400,000.00			$ 400,000.00			$ 400,000.00						$ -
39	Transportation Plan Coordination	Project Management Costs	6/3/2010	6/30/2039	CCSF/ MTA (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	Infrastructure	$ 3,825,000.00	N	$ 255,000.00			$ 255,000.00			$ 255,000.00						$ -
41	Legal Service Contact	Professional Services	10/1/2017	6/30/2039	Jones Hall (Phase 2)	Bond counsel and legal financial consultants	HPS-CP	Professional Services	$ 1,110,000.00	N	$ 74,000.00			$ 74,000.00			$ 74,000.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
42	Legal Services Contract	Professional Services	9/30/2017	6/30/2039	Shute Mihaly (Phase 2)	Legal services contract related to State Lands	HPS-CP	Professional Services	$ 5,100,000.00	N	$ 340,000.00			$ 340,000.00			$ 340,000.00						$ -
43	State Lands Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	State Lands Commission (Phase 2)	State Lands staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 375,000.00	N	$ 25,000.00			$ 25,000.00			$ 25,000.00						$ -
44	State Parks Staff Reimbursement	Project Management Costs	4/6/2011	6/30/2039	CA State Parks and assoc. payees (Phase 2)	State Parks staff reimbursement for work performed on HPS and other consultants effectuating transfer	HPS-CP	Professional Services	$ 330,000.00	N	$ 22,000.00			$ 22,000.00			$ 22,000.00						$ -
48	Financial Services	Professional Services	8/1/2018	6/30/2039	Various	Real Estate economic advisory services	HPS-CP	Professional Services	$ 1,500,000.00	N	$ 100,000.00			$ 100,000.00			$ 100,000.00						$ -
49	Phase 2 DDA & Tax Increment Allocation Pledge Agreement - Hunters Point Shipyard	OPA/DDA/Constr uction	6/3/2010	12/31/2057	Successor Agency and CP DEVELOPMENT CO., LP	Phase 2 DDA & Tax Increment Allocation Pledge Agreement	HPS-CP	Pledged RPTTF	$ 4,704,917.00	N	$ 1,521,848.00				$ 760,924.00		$ 760,924.00				$ 760,924.00		$ 760,924.00
75	Conveyance Agreement between the US Government and the Agency	Miscellaneous	3/31/2004	6/30/2039	Department of the Navy and others	Orderly clean up and transfer of balance of HPS property	HPS-CP	Professional Services	$ 50,000.00	N	$ -			$ -			$ -						$ -
76	Property Management	Property Maintenance	1/1/2014	6/30/2039	Various vendors	Repairs and maintenance as needed to maintain property	HPS-CP	Professional Services	$ 150,000.00	N	$ 10,000.00			$ 10,000.00			$ 10,000.00						$ -
77	Lease for Building 606 to SFPD	Miscellaneous	5/1/1997	6/30/2030	Department of the Navy	Lease for SFPD facility	HPS-CP	Other	$ 663,750.00	N	$ 132,750.00			$ 132,750.00			$ 132,750.00						$ -
78	Lease Between the US Government and the Agency	Miscellaneous	10/1/2008	6/30/2039	Department of the Navy	Lease for Buildings 103, 104, 115, 116, 117 & 125	HPS-CP	Other	$ 3,935,250.00	N	$ 262,350.00			$ 262,350.00			$ 262,350.00						$ -
79	Consulting Contract	Professional Services	12/20/2009	8/1/2039	Langan (Phase 1 & Phase 2)/Various	Environmental and engineering services	HPS-CP	Professional Services	$ 7,727,190.00	N	$ 515,146.00			$ 515,146.00			$ 515,146.00						$ -
84	Mission Bay North Owner Participation Agreement	OPA/DDA/Constr uction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Owner Participation Agreement with FOCIL for construction of MBN Infrastructure and Repayment of CFD Bonds	Mission Bay North	Infrastructure	$ 61,918,000.00	N	$ -						$ -						$ -
86	Tax Increment Allocation Pledge Agreement	OPA/DDA/Constr uction	11/16/1998	11/16/2043	Successor Agency, City & County of San Francisco, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay North	Pledged RPTTF	$ 61,918,000.00	N	$ 10,033,086.00		$ 10,033,086.00				$ 10,033,086.00						$ -
87	Mission Bay South Owner Participation Agreement	OPA/DDA/Constr uction	11/16/1998	11/16/2043	FOCIL-MB, LLC	Developer reimbursements for infrastructure	Mission Bay South	Infrastructure	$ 335,920,000.00	N	$ 17,607,174.00	$ 15,375,428.00		$ 2,231,746.00			$ 17,607,174.00						$ -
88	Tax Increment Allocation Pledge Agreement	OPA/DDA/Constr uction	11/16/1998	11/16/2043	Successor Agency, FOCIL-MB, LLC (3rd party beneficiary), TBD financial consultant and other parties included in agency costs	Tax Increment Allocation Pledge Agreement	Mission Bay South	Pledged RPTTF	$ 335,920,000.00	N	$ 5,000,000.00						$ -				$ 5,000,000.00		$ 5,000,000.00
89	Mission Bay Agency Costs Reimbursements	Project Management Costs	7/1/2024	6/30/2025	Successor Agency and other parties included in Agency Costs	Reimbursement of Agency Costs to implement the OPAs	Mission Bay North, Mission Bay South	Professional Services	$ 3,295,000.00	N	$ 3,295,000.00	$ 2,572,500.00		$ 497,000.00			$ 3,069,500.00			$ 125,500.00	$ 100,000.00		$ 225,500.00
90	Third Party Financial Consultant-DPW Contract	Project Management Costs	8/1/2022	7/31/2027	TBD	Contract with DPW to reimburse Financial Consultants for review of FOCIL reimbursements	Mission Bay North, Mission Bay South	Professional Services	$ 2,500,000.00	N	$ 300,000.00	$ 300,000.00					$ 300,000.00						$ -
91	Mission Bay Art Program	Professional Services	10/26/1998	11/2/2028	San Francisco Arts Commission	Use of Art Fees as required by the Redevelopment Plans	Mission Bay North, Mission Bay South	Art Program	$ 994,199.00	N	$ 994,199.00			$ 994,199.00			$ 994,199.00						$ -
102	Tax Increment Sales Proceeds Pledge Agreement (Tax Increment)	OPA/DDA/Constr uction	1/20/2005	1/20/2050	Transbay Joint Powers Authority	The tax increment generated from the sale and development of the State-owned parcels is pledged to TJPA for development of the Transit Center as required by the Redevelopment Plan and Cooperative Agreement. The TJPA has executed a	Transbay	Pledged RPTTF	$ 1,065,000,000.00	N	$ 33,181,890.00				$ 16,590,945.00		$ 16,590,945.00				$ 16,590,945.00		$ 16,590,945.00
105	Implementation Agreement	OPA/DDA/Constr uction	1/20/2005	8/4/2036	Various	The Agency shall execute all activities related to the implementation of the Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented	Transbay	OPA/DDA	$ 117,485,311.00	N	$ -						$ -						$ -
107	Streetscape and Open Space Improvements for Folsom	Project Management Costs	9/17/2013	9/30/2024	CCSF, Department of Public Works and Municipal Transportation Agency	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 205,000.00	N	$ 205,000.00	$ 205,000.00					$ 205,000.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
109	Implementation Agreement Legal Review	Legal	7/1/2024	6/30/2025	City Attorney or outside counsel	Review of all documents and contracts for the Transbay Plan	Transbay	Professional Services	$ 35,000.00	N	$ 35,000.00			$ 30,000.00			$ 30,000.00				$ 5,000.00		$ 5,000.00
115	Transbay Projections, Planning, Outreach, and Analysis	Professional Services	7/1/2024	6/30/2025	Various	Consultant and advisory services for implementation of Transbay Plan	Transbay	Professional Services	$ 1,201,676.00	N	$ 1,201,676.00			$ 1,126,676.00	$ 30,000.00		$ 1,156,676.00				$ 45,000.00		$ 45,000.00
151	The Mexican Museum	Miscellaneous	12/14/2010	6/30/2025	The Mexican Museum/CCSF	A Grant Agreement with the Mexican Museum to provide funding for predevelopment, design and construction of tenant improvements for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street and	YBC	YBC	$ 6,557,098.00	N	$ 6,557,098.00	$ 4,997,089.00		$ 1,560,009.00			$ 6,557,098.00						$ -
161	Candlestick Point and Phase 2 of the Hunters Point Shipyard-Alice Griffith Funding	OPA/DDA/Constr uction	6/3/2010	12/31/2081	CP Development Co., LP/ McCormack Baron Salazar	Agency funding obligation for 504 Alice Griffith Units	HPS-CP-Housing	Gap Loan	$ 66,800,000.00	N	$ -						$ -						$ -
218	Disposition and Development Agreement - Hunters Point Shipyard Phase 1; affordable housing program funded by LMIHF for HPS Phase 1	OPA/DDA/Constr uction	12/2/2003	6/30/2062	Successor Agency	Contractual obligation to fund & construct affordable housing under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement	HPS-CP-Housing	Other	$ 13,200,000.00	N	$ -						$ -						$ -
219	Phase 2 DDA & Tax Increment Allocation Pledge Agreement (Housing Portion)	OPA/DDA/Constr uction	6/3/2010	6/30/2062	Successor Agency	Phase 2 DDA & Pledge of Property Tax Revenues to fulfill affordable housing obligations in Candlestick Point-Hunters Point Shipyard-Phase 2 Disposition and Development Agreement - see Notes	HPS-CP-Housing	Pledged RPTTF	$ 664,220,000.00	N	$ 507,282.00				$ 507,282.00		$ 507,282.00				$ -		$ -
220	Mission Bay North Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay North	OPA/DDA/Constr uction	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay North Tax Allocation Pledge Agreement -see Notes	Mission Bay North - Housing	Pledged RPTTF	$ 61,980,000.00	N	$ -						$ -						$ -
226	Mission Bay South Tax Allocation Pledge Agreement (Housing Portion); affordable housing program funded by LMIHF for Mission Bay South	Miscellaneous	11/16/1998	11/16/2043	Successor Agency	Pledge of Property Tax Revenues under Mission Bay South Tax Allocation Pledge Agreement - see Notes	Mission Bay South - Housing	Pledged RPTTF	$ 274,000,000.00	N	$ 968,688.00		$ 968,688.00				$ 968,688.00						$ -
237	Affordable housing production obligation under Section 5027.1 of Cal. Public Resources Code; affordable housing program funded by LMIHF for Transbay	OPA/DDA/Constr uction	6/21/2005	6/21/2050	Successor Agency	Affordable housing production/funding requirements of LMIHF for Transbay - see Notes	Transbay - Housing	Pledged RPTTF	$ 131,760,000.00	N	$ 834,425.00				$ 834,425.00		$ 834,425.00						$ -
261	Tax Allocation Bond Series 1998C	Bonds Issued On or Before 12/31/10	3/10/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ -	N	$ -						$ -						$ -
264	Tax Allocation Bond Series 1998D	Bonds Issued On or Before 12/31/10	7/1/1998	8/1/2024	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ -	N	$ -						$ -						$ -
297	Tax Allocation Bond Series 2006A	Bonds Issued On or Before 12/31/10	8/24/2006	8/1/2036	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 20,781,443.10	N	$ 5,830,000.00						$ -				$ 5,830,000.00		$ 5,830,000.00
303	Tax Allocation Bond Series 2007A	Bonds Issued On or Before 12/31/10	11/8/2007	8/1/2037	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 92,295,000.00	N	$ 9,289,500.00						$ -				$ 9,289,500.00		$ 9,289,500.00
321	Tax Allocation Bond Series 2009E	Bonds Issued On or Before 12/31/10	12/17/2009	8/1/2039	U.S. Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 55,820,000.00	N	$ 8,444,727.00						$ -				$ 8,444,727.00		$ 8,444,727.00
345	Tax Allocation Bond Admin (ALL)	Project Management Costs	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Admin	$ 547,001.00	N	$ 547,001.00	$ 192,980.00			$ 354,021.00		$ 547,001.00						$ -
349	Project Related Employee Reimbursable	Project Management Costs	7/1/2014	6/30/2038	Various HPS Project Staff	HPS project transportation and meeting expenses	HPS-CP	Professional Services	$ 42,000.00	N	$ 2,800.00			$ 2,800.00			$ 2,800.00						$ -
354	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/31/2030	CCSF/ Planning(Phase 1)	City staff reimbursement for work performed on HPS	HPS-CP	Professional Services	$ 5,000.00	N	$ 1,000.00			$ 1,000.00			$ 1,000.00						$ -
355	Interagency Cooperative Agreement-HPS	Project Management Costs	7/1/2014	6/30/2039	CCSF/ Public Utilities Commission (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Infrastructure	$ 12,210,000.00	N	$ 814,000.00			$ 814,000.00			$ 814,000.00						$ -
361	CP Development Co Funds for AG Development	OPA/DDA/Constr uction	6/3/2010	6/30/2036	Double Rock Ventures LLC/affiliated LP	Funding required for construction subsidy	HPS-CP - Housing	Gap Loan	$ 18,590,000.00	N	$ -						$ -						$ -
376	Interagency Cooperative Agreement-HPS	Project Management Costs	1/1/2014	6/30/2039	CCSF/ Fire Department (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	Professional Services	$ 750,000.00	N	$ 50,000.00			$ 50,000.00			$ 50,000.00						$ -

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											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
377	HPS Phase 2 DDA-Community Benefits Agreement	Miscellaneous	3/1/2014	6/30/2038	Legacy Foundation	Scholarship Program	HPS-CP	Community Benefits	$ 3,000,000.00	N	$ 317,600.00			$ 317,600.00			$ 317,600.00						$ -
378	HPS Phase 2 DDA-Community Benefits Agreement	OPA/DDA/Construction	3/1/2014	6/30/2038	TBD	Education Improvement Fund	HPS-CP	Community Benefits	$ 9,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
381	HPS Infrastructure Design Review and Permitting Technical Support Contract	Professional Services	1/1/2019	6/30/2038	Hollins Consulting	Technical support and engineering services for vertical and horizontal design review and permitting	HPS-CP	Infrastructure	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
382	2011 Hotel Occupancy Tax Refunding Bonds	Bonds Issued After 12/31/10	3/17/2011	6/1/2025	Bank of New York	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Other Debt	$ 8,675,000.00	N	$ 4,679,250.00			$ 111,375.00			$ 111,375.00			$ 4,567,875.00			$ 4,567,875.00
389	Tax Allocation Bond Series MBS2014A	Bonds Issued After 12/31/10	3/11/2014	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 49,680,000.00	N	$ 3,500,250.00						$ -				$ 3,500,250.00		$ 3,500,250.00
391	Design and Construction of Under Ramp Park	Professional Services	1/20/2005	8/4/2036	CCSF, including: Public Works	Design and Construction of UnderRamp Park	Transbay	Infrastructure	$ 70,389,328.00	N	$ 70,389,328.00	$ 64,000,000.00		$ 6,389,328.00			$ 70,389,328.00						$ -
395	HPS Blocks 52/54 Affordable Housing	OPA/DDA/Construction	8/7/2018	12/1/2077	Various	HPS Blocks 52/54 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 43,560,324	N	$ 43,560,324.00	$ 43,560,324.00					$ 43,560,324.00						$ -
396	Tax Allocation Bond Series 2014B	Bonds Issued After 12/31/10	12/30/2014	8/1/2035	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,425,000.00	N	$ 2,460,781.00						$ -				$ 2,460,781.00		$ 2,460,781.00
397	Tax Allocation Bond Series 2014C	Bonds Issued After 12/31/10	12/30/2014	8/1/2029	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 2,795,000.00	N	$ 447,000.00						$ -				$ 447,000.00		$ 447,000.00
398	Other Professional Services - HPSY P2	Project Management Costs	7/1/2018	6/30/2038	Various vendors	Other Professional Services - HPSY P2	HPS-CP	Professional Services	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
399	Tax Allocation Series MBN2016A	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 64,940,000.00	N	$ 5,188,250.00						$ -				$ 5,188,250.00		$ 5,188,250.00
400	Tax Allocation Series MBS2016B	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 39,285,000.00	N	$ 3,188,750.00						$ -				$ 3,188,750.00		$ 3,188,750.00
401	Tax Allocation Series MBS2016C	Refunding Bonds Issued After 6/27/12	4/21/2016	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 63,725,000.00	N	$ 5,222,250.00						$ -				$ 5,222,250.00		$ 5,222,250.00
402	Tax Allocation Series MBS2016D	Bonds Issued After 12/31/10	9/20/2016	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ 5,724,840.00						$ -				$ 5,724,840.00		$ 5,724,840.00
403	Candlestick Point Block 10a Affordable Housing	OPA/DDA/Construction	12/6/2016	6/1/2081	Candlestick 10a Associates, L.P.	HPS-CP Block 10a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 57,508,000.00	N	$ 1,613,000.00	$ 1,613,000.00					$ 1,613,000.00						$ -
404	Candlestick Point Block 11a Affordable Housing	OPA/DDA/Construction	2/7/2017	6/1/2081	Candlestick Point 11a, A California Limited Partnership	HPS-CP Block 11a Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Predevelopment Loan	$ 63,000,000.00	N	$ 1,173,000.00	$ 1,173,000.00					$ 1,173,000.00						$ -
406	Transbay Block 4 Affordable Housing Funding	OPA/DDA/Construction	12/31/2021	12/31/2078	TBD	Funding required for construction subsidy	Transbay - Housing	Gap Loan	$ 97,000,000	N	$ 97,000,000.00	$ 3,500,000.00		$ 93,500,000.00			$ 97,000,000.00						$ -
407	Refunding Bond Reserve Payments (All)	Bonds Issued After 12/31/10	7/1/2016	8/1/2047	US Bank	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ -	N	$ -						$ -						$ -
408	Tax Allocation Series 2017A Affordable Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2044	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,500,000.00	N	$ 4,024,355.00						$ -				$ 4,024,355.00		$ 4,024,355.00
409	Tax Allocation Series 2017B Transbay Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2046	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 19,850,000.00	N	$ 992,500.00						$ -				$ 992,500.00		$ 992,500.00

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
410	Tax Allocation Series 2017C Mission Bay New Money and Refunding Housing Bonds	Bonds Issued After 12/31/10	3/29/2017	8/1/2043	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 31,245,000.00	N	$ 2,060,481.00						$ -				$ 2,060,481.00		$ 2,060,481.00
411	Enforceable Obligation Support	Project Management Costs	7/1/2024	6/30/2025	Various	Enforceable Obligation Support. Agency costs that fund project support	Various	Admin	$ 8,426,490.00	N	$ 8,426,490.00	$ 687,046.00		$ 4,745,584.00	$ 1,269,448.00		$ 6,702,078.00				$ 1,724,412.00		$ 1,724,412.00
412	Surety Bond Credit Program	OPA/DDA/Constr uction	7/1/2018	6/30/2038	TBD	Surety Bond and Credit Program	HPS-CP	Community Benefits	$ 750,000.00	N	$ 250,000.00			$ 250,000.00			$ 250,000.00						$ -
413	Transbay Block 2 West Affordable Housing Funding	OPA/DDA/Constr uction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 61,862,727	N	$ 61,862,727.00	$ 18,751,964.00		$ 43,110,763.00			$ 61,862,727.00						$ -
415	Tax Allocation Series 2017D Housing Refunding Bonds	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 65,770,000.00	N	$ 11,677,894.00						$ -				$ 11,677,894.00		$ 11,677,894.00
416	Transbay Block 2 East Affordable Housing Funding	OPA/DDA/Constr uction	3/1/2021	3/1/2080	TBD	Funding required for predevelopment and construction subsidy	Transbay - Housing	Predevelopment Loan	$ 69,249,636.00	N	$ 69,249,636.00	$ 20,765,939.00	$ 21,704,212.00	$ 26,779,485.00			$ 69,249,636.00						$ -
417	Mission Bay South Block 9 Affordable Housing Funding	OPA/DDA/Construc tion	4/7/2020	6/30/2077	Mission Bay 9 LP	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South Housing	Gap Loan	$ -	Y	$ -						$ -						$ -
419	Mission Bay South Block 9A Affordable Housing Funding	OPA/DDA/Constr uction	4/7/2020	4/1/2079	350 China Basin Partners LLC	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Gap Loan	$ 20,457,689	N	$ 20,457,689.00	$ 12,457,689.00		$ 8,000,000.00			$ 20,457,689.00						$ -
420	HPS Block 56 Affordable Housing	OPA/DDA/Constr uction	4/7/2020	12/1/2078	Hunters Point Block 56, L.P.	HPS Block 56 Affordable Housing Predevelopment and Construction	HPS-CP-Housing	Gap Loan	$ 26,467,692	N	$ 26,467,692.00	$ 26,467,692.00					$ 26,467,692.00						$ -
421	Tax Allocation Bond Series 2017E	Bonds Issued After 12/31/10	11/30/2017	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 17,645,000.00	N	$ 1,403,825.00						$ -				$ 1,403,825.00		$ 1,403,825.00
423	Design and Construction Monitoring of Under Ramp Park	Professional Services	10/3/2023	9/19/2029	CMG Landscape Architecture	Payment for conceptual designs through construction contract administration for select open space and streetscape improvements in the Transbay Project Area	Transbay	Infrastructure	$ 5,110,057.00	N	$ 5,110,057.00	$ 1,910,488.00		$ 2,580,096.00			$ 4,490,584.00				$ 619,473.00		$ 619,473.00
428	Mission Bay South Block 12W	OPA/DDA/Constr uction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 140,560,680	N	$ 7,030,000.00	$ 1,076,521.00	$ 3,489,107.00	$ 2,464,372.00			$ 7,030,000.00						$ -
431	Design monitoring and Construction of Transbay Park	Professional Services	12/5/2022	12/5/2025	CCSF, including: Department of Public Works, Municipal Transportation Agency, Recreation and Parks	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	Infrastructure	$ 40,544,250.00	N	$ 40,544,250.00	$ 40,544,250.00					$ 40,544,250.00						$ -
433	Tax Allocation Bond Series 2021A - SB107 Housing Bond	Bonds Issued After 12/31/10	7/1/2021	7/1/2051	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 127,210,000.00	N	$ 14,244,301.00						$ -				$ 14,244,301.00		$ 14,244,301.00
434	Bond Cost of Issuance	Fees	7/1/2024	6/30/2025	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	Professional Services	$ -	N	$ -						$ -						$ -
436	Mission Bay South Block 4E	OPA/DDA/Constr uction	7/7/2021	12/1/2080	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	Predevelopment Loan	$ 132,684,597	N	$ 7,030,000.00		$ 3,485,603.00	$ 3,544,397.00			$ 7,030,000.00						$ -
437	Tax Allocation Bond Series 2023B - Infrastructure Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 24,505,000.00	N	$ 1,803,475.00						$ -				$ 1,803,475.00		$ 1,803,475.00
439	Tax Allocation Bond Series 2023A- Affordable Housing Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 35,210,000.00	N	$ 2,193,995.00						$ -				$ 2,193,995.00		$ 2,193,995.00
440	Tax Allocation Bond Series 2023C	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ -						$ -				$ -		$ -
441	Tax Allocation Bond Series 2023D	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 54,231,085.00	N	$ -						$ -				$ -		$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Type	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July-December)					24-25A Total	24-25B (January-June)					24-25B Total
											$ 669,243,532.00	Fund Sources						Fund Sources					
											Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
442	Replacement Housing Enforceable Obligation Support	Project Management Costs	7/1/2024	6/30/2025	Successor Agency, TBD	Agency and contracted staff resources	Replacement Housing	Admin	$ 713,677.00	N	$ 713,677.00			$ 438,677.00	$ 275,000.00		$ 713,677.00						$ -
443	Transbay Block 12	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	TB 12 Funding required for predevelopment and construction	Transbay - Housing	Predevelopment Loan	$ 40,000,000.00	N	$ 3,500,000.00						$ -			$ 3,500,000.00			$ 3,500,000.00
444	Community Facilities District 6 Series 2023 - Special Tax Bond	Bonds Issued After 12/31/10	7/1/2023	7/1/2053	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	Debt Service - Existing Bonds	$ 40,000,000.00	N	$ 8,223,963.00			$ 8,223,963.00			$ 8,223,963.00						$ -
445	HPS Phase 1 Block 48	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	HPS Block 48 Funding required for predevelopment and construction	HPS-CP-Housing	Predevelopment Loan	$ 68,000,000.00		$ 4,000,000.00						$ -			$ 4,000,000.00			$ 4,000,000.00
											$ 669,243,532.00	$ 260,150,910.00	$ 39,680,696.00	$ 216,276,731.00	$ 24,561,915.00	$ 3,836,977.00	$ 544,507,229.00	$ -	$ -	$ 12,193,375.00	$ 112,542,928.00	$ -	$ 124,736,303.00

Source	FY 24-25
Bond Proceeds	$ 260,150,910.00
Reserve Balance	$ 39,680,696.00
Other Funds	$ 228,470,106.00
RPTTF Non-Admin	$ 137,104,843.00
RPTTF Admin (ACA)	$ 3,836,977.00
	$ 669,243,532.00

Exhibit A-2, ROPS 24-25
Notes Worksheet

Number	Notes
1	**Agency and Contracted Salaries & Benefits and other Administrative Costs.** This line includes non-salary costs previously in line 4. Lines 1-4 in prior ROPS have been combined into Line 1. All costs relating to supporting enforceable obligations related to project areas and affordable housing have been moved to line 411. Costs related to replacement housing is in line 442. The administrative costs funded by the Administrative Cost Allowance represents other costs not otherwise billable to developers or charged to RPTTF.
7	**CalPERS Unfunded Actuarial Liability.** As per the Annual Valuation Report for PEPRA Miscellaneous Plan, the 24-25 ARC is $13,238. As per the Annual Valuation Report for Classic Miscellaneous Plan, the 24-25 ARC is $2,983,539. Thus, the total amount due is $2,996,777.
9	**Retiree Health Insurance Premiums.** Monthly retiree health premiums are $67k per month or $800k per year, plus $143,000 for OPEB Expenses to pay down future liability for a total of $943k.
21	HPS Phase 1 DDA. This is a sum line for Lines 22, 23, 24, 26, and 354 and 1/2 of the following lines that are shared between Phase 1 and Phase 2 Line 25,36, 48, Line 76,Line 349 and Line 381.
22	**HPS Phase 1 DPW Letter Agreement.** This is funded by Developer Reimbursements. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but is subject to change depending on construction delays.
23	**HPS Phase 1 City Attorney/Outside Counsel.** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
24	**HPS Phase 1 Department of Public Health ("DPH").** This is funded by Developer Reimbursement. This is an ongoing cost that the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. Both the Phase 1 DDA (under Section 10 Agency Administration) and the Interagency Cooperative Letter Agreement (on page 3 "Fees and Exactions") allow for the reimbursement of City/Successor Agency costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 1 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 12/31/2030, but subject to change depending on construction delays.
25	**HPS Support for CAC.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates will continue until the end of the Hunters Point/Shipyard project. The Interim Lease, (under Exhibit E-1 – Baseline Services) requires a site office/administrative services and maintenance services.
26	**HPS Phase 1 Community Benefits Agreement.** This is funded by Developer Payment. Transfer of funds is required by the Phase 1 DDA Attachment 23 Sections 2 "Establishment of a Quasi-Public Entity" and Section 3.2 "Community Benefits Budget."
30	**HPS Phase 2 DDA.** This line and Lines 31-35,37, 39,41-44, 49, 75, 77-79, 355, 376-378, 380, 398, 412 are related enforceable obligations under Candlestick Point-Hunters Point Shipyard Disposition & Development Agreement (Phase 2 DDA) whereby master developer, as party to Phase 2 DDA, is obligated to pay Successor Agency for costs associated with pre-development & development activities. Successor Agency advances payments, which will be subsequently reimbursed by developer as required under Phase 2 DDA. Future Successor Agency payments to implement Phase 2 DDA will be in sub-lines following this master line in future ROPS. Contract expiration date reflects OCII obligations pursuant to Phase 2 DDA Schedule of Performance, which includes horizontal & vertical construction work program. Schedule of Performance may be extended from time to time. Work program is projected to be complete by 6/30/2039. Please note Line 25, 36, 48, 76,349 and 381 are ROPS lines shared between Phase 1 & Phase 2.
31	**HPS Relocation Services.** This is funded by Developer reimbursement. The Federal Union Relocation Act requires relocation planning and provision of relocation benefits. The creation of new artist facilities and the relocation of existing HPS artists to a new facility are required by the Phase 2 DDA Community Benefits Plan Section 3.4 "Additional Community Facilities." Relocation services will be provided in close proximity to the new Artists' Building is completed.
32	**HPS Legal Services Related to Property Transfers.** This is funded by Developer Reimbursement. Contract expiration date reflects Successor Agency's obligations pursuant to the Navy/Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2039, this date is subject to change.
33	**HPS Phase 2 Support Services for Planning per Phase 2 DDA and Planning Memorandum of Understanding.** This is funded by developer reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039, but may be extended depending on Navy transfer schedule.
36	**Interagency Cooperative Agreement-HPS. This is funded by Developer Reimbursement.** Per the ICA, Office of Economic and Workforce Development staff work on workforce and contracting compliance for HPS Phase 1 and Phase 2 DDAs. These are ongoing costs which the Successor Agency anticipates until the completion of the Hunters Point/Shipyard project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2038. This line is funded by Developer reimbursment for the Office of Economic and Workforce Development staff work on workforce and contracting compliance for housing and infrastructure for HPS Phase 1 and Phase 2.
41	**HPS Public Finance Counsel Support.** This is funded by Developer Reimbursements. Under the Phase 2 DDA Financing Plan, Section 4.2 "Alternative Financing" requires the Successor Agency to pursue “other methods of Public Financing for Project Costs”…including tax-exempt bonds, taxable bonds, tax-credit bonds federal or state loans issued by the Successor Agency, the City or a joint powers authority for application towards the Qualified Project Costs.
42	**HPS Phase 2 Counsel Support Related to State Lands.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to “effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust” under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. The contract expiration date reflects the current three-year contract. However, the Successor Agency's obligations relating to the State Lands transfer continue through the last State Park closing associated with the Phase 2 DDA Major Phase 4, which has an outside completion date of 6/30/2039.
43	**HPS Phase 2 State Lands and State Parks Staff Reimbursement.** This is funded by Developer Reimbursements. The Phase 2 DDA Sections 6.1 "Trust Exchange" and 6.2.1 "CP State Park Site" place a legally binding obligation on the Successor Agency to “effectuate the planned consolidation and reconfiguration of lands within the Project Site (HPS and Candlestick Point) that are or may be held subject to the public trust” under the jurisdiction of the State Lands Commission and/or the California Department of Parks and Recreation. The costs of consultant services and fees associated with this are enforceable obligations. Services are provided and reimbursed on an as-needed basis pursuant to the Trust Exchange Agreement.
48	**HPS Phase 2 Real Estate Economic Advisory Services.** This is funded by Developer Reimbursements. This line is for a Real Estate Development Advisor to provide professional services on as-needed basis to provide technical peer review of proformas, independent market and financial analysis, ongoing strategic advice during development negotiations, and other real estate advisory services as needed to help meet our obligations under the Phase 1 & Phase 2 DDA.
49	**HPS Phase 2 DDA & Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION 12/14/12. Required under Phase 2 DDA Financing Plan, pledge of Net Tax Increment from Project Area (BVHP Zone 1 & HPS) obligates Successor Agency to use tax increment & to issue bonds backed by tax increment, proceeds of which are used to repay master developer for infrastructure. This is an estimate; actuals will vary with actual cost of infrastructure & timing of issuance of bonds. Tax increment is irrevocably pledged to provide for direct reimbursement & payment of debt service on bonds, proceeds of which reimburse master developer for infrastructure installed in plan area. Contract expiration date reflects Successor Agency's obligations pursuant to legal authority to collect tax increment in HPS Redevelopment Plan (Plan) under Phase 2 DDA Financing Plan, affordable housing program, Tax Allocation Pledge Agreement. This legal authority under the Plan to collect tax increment expires in 12/31/2057.

Number	Notes
75	**HPS Navy Conveyance Agreement.** This is funded by Developer Reimbursements. This line and the payments related to Navy leases are enforceable obligations under the Conveyance Agreement, which is a transfer agreement between Successor Agency and Navy that expires when last parcel transferred. The Navy sells each parcel to Successor Agency for $1 per parcel. Contract expiration date reflects Successor Agency's obligations pursuant Navy / Agency Conveyance Agreement, through to the final
76	**HPS Property Management.** This is funded by Developer Reimbursements from lease revenues or separate developer reimbursements for property management prior to development or transfer. Maintenance services, repair or utility bills that may be required by the Interim Lease under Exhibit E-1 - Baseline Services or for OCII properties or leased property from the US Navy. These services are provided on an as-needed basis. Contract expiration date reflects OCII obligations to transfer property to the Developer per the Phase 2 DDA Schedule of Performance, which provides for completion by 6/30/2039.
77	**HPS Building 606 Lease to SFPD.** This is funded by City and County San Francisco Police Department rent payments, pursuant to the HPS Conveyance Agreement with U.S. Navy. The lease is on a month-to-month basis, and the Successor Agency will amend the lease to expire no later than the property transfer date. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Agency Conveyance Agreement, through to the final Navy parcel to transfer, which is projected to be 6/30/2030.
78	**HPS Navy Lease Agreement.** This is funded by lease revenue from the Developer as described in the Interim Lease between the Successor Agency and U.S. Navy. Contract expiration date reflects Successor Agency obligations pursuant to the Navy / Successor Agency Conveyance Agreement through to the transfer of Navy Parcel B.
79	**HPS Environmental and Engineering Consulting Services.** This is funded by Developer Reimbursement, pursuant to the Navy / Successor Agency Conveyance Agreement.
84	**MBN OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1.24.14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBN OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The final total amount of the Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC.
86	**MBN Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION 1/24/14. Subline of 84. Tax Increment Allocation Pledge Agreement (TIAA) obligates Successor Agency (SA) to use tax increment & issue bonds backed by tax increment, proceeds of which are used to repay FOCIL-MB, LLC for infrastructure. Total Outstanding Debt/Obligation depends on actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement & payment of debt service on bonds, proceeds of which reimburse master developer for infrastructure. Debt Service payments are obligated by TIAA, but actual payments are in each bond line item. Payments to Master Developer for Infrastructure & non-profit developers for Affordable Housing per OPA are on separate lines. OPA allow SA to access tax increment or direct developer fees to reimburse Agency Costs, including costs of City Agencies or outside organizations for expertise to implement OPAs, based on T&M for costs allowed by OPAs. In prior years Public Works, City Attorney & other City Agencies bill FOCIL-MB who then seeks reimbursement from tax increment pledge (Line 87). FOCIL-MB can charge interest on payments to City Agencies. In 24-25, SA & City Agencies will be reimburse directly from Other, RPTTF, Reserve, & Bond proceeds.
87	**MBS OPA.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line shows the amount of funds that will be used to reimburse FOCIL-MB, LLC pursuant to the MBS OPA. The OPA obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment, the proceeds of which are used to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC and will be paid from Tax Increment and from CFD Bond Proceeds.
88	**MBS Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Pledge Agreement obligates the Successor Agency to use tax increment and to issue bonds backed by tax increment (the proceeds of which are used) to repay FOCIL-MB, LLC for infrastructure. The Total Outstanding Debt or Obligation will vary depending on the actual expenditures allowed under OPA with FOCIL-MB, LLC. Tax increment is irrevocably pledged to provide for direct reimbursement and payment of debt service on bonds, the proceeds of which reimburse master developer for infrastructure installed in plan area. Debt Service payments are an obligation of the MBS Tax Increment Allocation Pledge Agreement, but the actual payments are shown under each individual bond line item. In addition, the payments to the Master Developer for Infrastructure and to non-profit developers for Affordable Housing, as obligated by the OPA, are shown on separate lines. ***This line is a sub-line of Line 87.***
89	**Mission Bay Agency Costs Reimbursements.** OPAs allow Successor Agency to access tax increment or direct developer fees to reimburse Agency Costs, including cost of other City agencies or outside organizations whose expertise is needed to implement OPAs, based on T&M for costs allowed by OPAs. In previous years Public Works, City Attorney's Office and other City Agencies would bill FOCIL-MB who would then seek reimbursement from tax increment pledge (Line 87). FOCIL-MB is allowed to charge interest on these payments to City Agencies. To expedite payment to the Successor Agency and City Agencies, these Agencies will be reimbursed directly from Other funds, RPTTF, Reserve funds, and Bond proceeds in ROPS 24-25. Additionally it is anticipated that there will be a contract with third party entities to provide environmental consulting services for fiscal analysis & planning services.
90	**MBN and MBS DPW Construction Cost Review Consulting.** A consultant must review developer reimbursement requests in order to ensure such requests are appropriate per the OPAs and CFDs. This review of developer reimbursement request is a long-term obligation under the MBN and MBS OPAs that has been fulfilled through a contract between the City's Department of Public Works ("DPW") and Financial Consultants, the cost for which is paid by the Successor Agency. These costs will be paid out of Bond Proceeds in ROPS 24-25.
91	**MBN and MBS Art Program.** The Mission Bay Redevelopment Plans require projects with over 25,000 square feet in commercial space to pay 1% of hard costs for public art. The source of these Other funds are Developer Fees. It is anticipated the San Francisco Arts Commission will administer these funds to contract with individual artists and maintain the public art. The contract dates in this line are the start and end dates of the Mission Bay South Redevelopment Plan (the Mission Bay North Redevelopment Plan started on October 26, 1998 and ends on October 26, 2028).
102	**Transbay Tax Increment Sales Proceeds Pledge Agreement**. FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Sales proceeds and tax increment generated from the sale and development of the state-owned parcels are pledged to TJPA for development to the Transit Center as required by the Tax Increment Allocation and Sales Proceeds Pledge Agreement. TJPA will use these funds to pay debt service on the TJPA 2020 bond issuance for payment of debt service.
105	**Transbay Implementation Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. The Agency shall execute all activities related to implementation of Transbay Redevelopment Plan, including, but not limited to, activities related to major infrastructure improvements, including new public parks, new pedestrian oriented alleys, & widened sidewalks. Project cost for implementation of Transbay Redevelopment Plan activities set forth in Agreement shall be incurred by Agency and included in Agency's annual budget submitted to City. Total outstanding obligation is estimated public improvement costs necessary to implement redevelopment plan, specifically Transbay Streetscape and Open Space Concept Plan approved in 2006. As contracts are approved they are added as separate lines in ROPS. These costs are spread between ancillary contracts to the implementation agreement and captured by Lines 107, 109, 115, 391, 423, and 431. The total outstanding obligation is the request captured in the lines listed earlier and should be revised to be $119.5M.
107	**Transbay Streetscape improvements.** Ancillary contract with San Francisco Department of Public Works in compliance with the Transbay Implementation Agreement (Line 105). These obligations are required pursuant to section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "execute activities related to major infrastructure improvements." Construction of the Folsom St. Improvement Project is now complete but the contract includes a 3-year Long Term Plant Establishment ("LTPE") period that will end in FY24/25. Therefore, rolling forward $205K in contract authority in Bonds to cover the LTPE work and allow for any final payments to Public Works.
109	**San Francisco City Attorney or Outside Counsel Review.** This line is for review of documents related to Transbay obligations, in compliance with the Transbay Implementation Agreement (Line 105). These expenditures are required pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency "prepare and sell certain state-owned parcels to third parties" and requiring the Successor Agency to "execute activities related to major infrastructure improvements." City Attorney's office will review and approve agreements and contracts required under the Implementation Agreement on an on-going basis. The source of funds for attorney review of development parcel documents is developer fees whenever billable. In some cases, attorney reviews may be for items that are not billable to developers (e.g. OCII sole obligations for park and certain streetscape improvements), in which case RPTTF can be used. Contract Dates and Outstanding Amount represents current year request only.
115	**Transbay Ancillary Contracts for Professional Services**. This line is pursuant to Section 2.1 of the Transbay Implementation Agreement requiring the Successor Agency to "prepare and sell certain state-owned parcels to third parties," "execute all activities related to the Implementation of the Transbay Redevelopment Plan," and "execute activities related to major infrastructure improvements." Contracts funded with Other would include items that can be reimbursed by developers or RPTTF. Items that cannot be reimbursed must be covered by RPTTF, including economic forecasting, infrastructure planning, management, and construction. Contract Dates and Outstanding Amount represents current year request only.
151	The Mexican Museum Grant Agreement. This was a $10.6 million grant agreement for predevelopment and tenant improvements for a museum of which $4.0M has been spent, leaving $6.6M as the remaining amount for expenditure.

Number	Notes
161	**Alice Griffith Agency Funding Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 123 on the F&C which used the ROPS III numbering system). Pursuant to HPS Phase 2 DDA, this line requests capital funds to rebuild the Alice Griffith Public Housing development, which consists of 504 units with six phases. Of the six phases, Phases 1-4 are complete. Phases 5 and 6 are now delayed and not included in ROPS 24-25 due to master developer delay in constructing necessary infrastructure for the project.
218	**HPS Phase 1 Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 173 on the F&C which used the ROPS III numbering system). Contractual obligation under Hunters Point Shipyard-Phase 1 Disposition and Development Agreement to fund and construct affordable housing on Agency-owned parcels in HPS Phase 1. This is an estimated cost of funding 218 affordable housing units; actual amount will vary with actual cost of housing and timing of issuance of bonds. Obligation remains until affordable housing obligation is fulfilled. The estimated cost for first project (Blocks 52 & 54) has been moved to new Line 395, and second project Block 56 to new line 420.
219	**CP-HPS Phase 2 CP Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 12/14/12 (shown as line 174 on the F&C which used the ROPS III numbering system). Contractual obligations approved by DOF to fund and construct affordable housing on Agency-owned parcels in CP-HPS2.
220	**Mission Bay North Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects the Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay North Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) that may be used to fulfill affordable housing obligations in Mission Bay North Owner Participation Agreement. Upon completion of housing program in MB North, tax increment is then pledged to housing program in MB South.
226	**Mission Bay South Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. This line reflects Pledge of Property Tax Revenues, defined as Housing Increment, under Mission Bay South Tax Allocation Pledge Agreement (to which Owner is a third party beneficiary) to fulfill affordable housing obligations in Mission Bay South Owner Participation Agreement. The total outstanding obligation estimate of $274M is based upon the cost of the remaining affordable housing projects in Mission Bay South.
237	**Transbay Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 4/15/13. Requirement of the Implementation Agreement (Line 105) and Section 5027.1 of California Public Resources Code that terminal project include 25% of all new dwelling units in project area be available at affordable housing cost for low income households (60% AMI) and 10% of all new units be available for moderate income (120% AMI). Total outstanding debt estimated to be over life of project (page 47 of the SOI) and required funding for affordable housing obligations. Funding for the specific affordable housing projects and debt service on associated tax allocation bonds required per this obligation are shown on individual Transbay lines: Lines 238 (R.C. Apts), 239 (Blks 6/7), 374 (Blk 8), 406 (Blk 4), 413 (Blk 2 West), and 416 (Blk 2 East) and various debt service lines.
264	**1998D Bond Debt Service.** Bonds were partially refunded in 2014C bonds. The total obligation is the remaining amount
345	**Bond Management Administration Costs**. The charges reflect the cost of bond portfolio management, related accounting, CCSF and outside legal counsel, financial advisor services, fiscal consultant services and other costs directly arising from contractual, regulatory and statutory bond obligations.
349	**Project Related Employee Reimbursable.** Employee reimbursements for project related travel and other project expenses.
354	**HPS Phase 1 City Planning Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 Project. The work program is projected to be complete by 12/31/2030 but is subject to change based on construction delays.
355	**HPS Phase 2 CP SF Public Utilities Commission Staff Costs.** This is funded by Developer Reimbursement. This is an ongoing cost which the Successor Agency anticipates until the completion of the HPS Phase 2 Project. The work program is projected to be complete by 6/30/2038.
361	**CP Development Co Funds for AG Development.** HPS/CP Developer commitment to provide funding for Alice Griffith Project to supplement Successor Agency funding included in ROPS Line 161, which was finally and conclusively determined to be an enforceable obligation on 12/14/2012. Funds to pass through OCII so that they can be provided in loan agreement to the affordable housing project. This is an estimated amount based on DDA "Alice Griffith Subsidy" in BMR Housing Plan Section 5.4(a) and (c) and Exhibit F-C, but if overruns occur, the developer is contractually obligated to increase their contribution. In ROPS 16-17 $5.2 million was included for Phase 4 (formerly known as Phase 3C) and subject to AB 471. In ROPS 17-18, due to configuration of units types, developer fee contribution increased by $1.8 million to $7.0 million, subject to AB 471. The HPS-CP Developer's next and final commitments will be for AG Phases 5 and 6, and will be included in a subsequent ROPS.
376	**HPS Phase 2 Support services.** This is funded by Developer Reimbursements. These are ongoing costs which the Successor Agency anticipates until the completion of the HPS project. The Phase 2 DDA Interagency Cooperation Letter Agreement allows for the reimbursement of City costs on an as-needed basis. Contract expiration date reflects OCII obligations pursuant to the Phase 2 DDA Schedule of Performance, which includes a horizontal and vertical construction work program. The work program is projected to be complete by 6/30/2039.
377	**HPS Phase 2 Community Benefits Agreement Scholarship Program.** This is funded by Developer Payments. In accordance with the Phase 2 Community Benefits Plan, Exhibit G to the Phase 2 DDA, the Successor Agency will transfer funds to fulfill the Scholarship Fund obligation. Payments will be disbursed over time. See Section 1.1 of the Community Benefits Plan for Scholarship Program. In the future the Developer will contribute another 3,000,000 to this fund which is reflected in the total outstanding obligation fund column.
378	**HPS Phase 2 CP Community Benefits Agreement Education Improvement Fund.** This is funded by Developer Payment. Pursuant to the Phase 2 Community Benefit Plan, Exhibit G to the Phase 2 DDA, this is for education enhancement within Bayview Hunters Point. This is an ancillary contract in compliance with Line 49, formerly Line 67 on ROPS III, which was finally and conclusive determined to be an enforceable obligation on December 14, 2012. Payments will be disbursed over time. To date, the developer has contributed $500,000 for this fund.
381	**HPS Design Review and Permitting Technical Support.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS Phase 1 and Phase 2. The Phase 1 DDA Section 10 and Phase 2 DDA Section 19. Agency Administration and the Interagency Cooperative Letter Agreement page 3 "Fees and Exactions" both allow for the reimbursement of City/Agency costs on an as-needed basis. Contract expiration reflects the need for these types of services until the both phases of the infrastructure is closed out by 6/30/2039.
382	**2011 Hotel Occupancy Tax Refunding Bonds Debt Service**. As city pays debt service, funds are included in Other.
391	**Transbay Under Ramp Park Construction.** Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). The project was delayed in FY 20/21 but restarted in the A period of FY 21/22 and the remaining Public Works contract balance of approximately $6.35M is being rolled forward. While the contract with PUblic Works expired in August 2022, OCII and Public Works are presently working on an amendment to extend the contract. OCII anticipates Commission approval of the contract in the early part of CY 2024. The Outstanding Balance Amount reflects the design and predevelopment work and includes a $64M estimate for construction. We anticipate a bond issuance to finance construction of the park in FY 25/26.
395	**HPS Affordable Housing Blocks 52/54.** This line is per final and conclusive determination for HPS housing obligation in umbrella line 218. $2.5M in ROPS 14-15B for predevelopment was increased to $4.0M in ROPS 16-17 amendment to reflect timetable extension & combining Blocks 52/54 for a more financially feasible "scattered site" development. The ROPS 20-21 included OCII's construction funding, but due to project delay, committed in ROPS 21-22 instead. The total funding has increased by $20M in the event that the project does not secure any state funds other than tax-exempt bonds and 4% tax credit equity and to account for less favorable financing terms overall based on market changes. The site work entity i the Rose Community Development Company, LLC, a Delaware liability company, and the loan is with HPSY 52/54 LP, a California limited partnership. Project began construction in FY 23/24, will be spending remaining funds in 24/25.
398	**HPS Phase 2 CP Other Professional Services.** This is funded by Developer Reimbursements. This is an ongoing cost which the Agency anticipates until the completion of the HPS project. Under the Candlestick Point/Hunters Point Shipyard Disposition and Development Agreement ("Phase 2 DDA") whereby the master developer, as a party to the Phase 2 DDA, is obligated to pay the Successor Agency for various costs associated with pre-development and development activities.
399	**Tax Allocation Series MBN2016A.** Mission Bay North refunding Bond.
400	**Tax Allocation Series MBS2016B.**
401	**Tax Allocation Series MBS2016C.** Mission Bay South refunding bond.
402	**Tax Allocation Series MBS2016D.** Mission Bay south subordinate bond.
403	**HPS Phase 2 CP Block 10a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 25-26 at the earliest.
404	**HPS Phase 2 CP Block 11a Affordable Housing.** This line is per final and conclusive determination for HPS Phase 2 CP housing obligation in umbrella line 219. The source for the $3.5 million for predevelopment expenses is existing bond proceeds. The project has been delayed and the gap funds are not anticipated to be needed until ROPS 25-26 at the earliest.
406	**Transbay Block 4 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Anticipated gap construction loan funded by developer fees if developer exercises Option. Line also includes $3,500,000 in bond funds in the event the developer does not exercise option and OCII proceeds with an affordable development on a portion of the site.
407	**Refunding Bonds Reserve Payments**. Refunding bonds requires use of reserve fund to defease bonds.
408	**Tax Allocation Series 2017A.** Affordable housing money bond.
409	**Tax Allocation Series 2017B.** Transbay Infrastructure money bond.
410	**Tax Allocation Series 2017C.** Mission Bay money and refunding affordable housing bond.

Number	Notes
411	**Enforceable Obligation Support.** This line reports the OCII costs that directly support enforceable obligations that DOF has finally and conclusively deermined and that are separate from administrative costs to operate the agency, which are repored in line 1. Line 411 reflects project-related costs for enforceable obligations.
412	**HPS CP Surety Bond Program.** See Section 5.2(b) of the Phase 2 Community Benefits Agreement. Successor Agency's Surety Bond Program will be used to assist BVHP contractors in obtaining insurance and credit support that may be required in order to participate in the development of the Phase 2 Project. The total commitment is $1,000,000 of which $250,000 has been paid to date by the Developer.
413	**Transbay Block 2 West Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment funds will continue to be spent in 22-23. Gap funding anticipated in ROPS 23/24 pursuant to AB471. The increase in gap in 23/24 is based on increased construction costs and interest rates and updated information regarding available state funding sources. Gap funding approved in ROPS 23/24. Construction anticipated to start in February 2024.
415	**Tax Allocation Bond Series 2017D.** Taxable refunding bond.
416	**Transbay Block 2 East Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Gap funding approved in ROPS 23/24 pursuant to AB471. Construction anticipated to start in May 2024.
417	**MBS Block 9 Affordable Housing. RETIRE IN ROPS 24-25.**
419	**MBS Block 9A Affordable.** Housing construction funding for affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. The construction funding for this affordable homeownership project is based on the construction cost estimate of the current project design; the estimate is from the developer's general contractor and reviewed by OCII. OCII's construction funding amount also estimates other expected project financing sources, and then OCII's construction funding is sized based on the "gap" remaining to fully fund the project. The OCII loan closed and the Project began construction in Summer 2022. Since that time, unanticipated significant mortgage rate increases were realized. Affordable pricing for these units assumed a 4.2% mortgage rate. Added funds to reduce construction loan based on new purchase prices.
420	**HPS Affordable Housing Block 56**. Per final & conclusive determination for HPS housing obligation in umbrella line 218. $3.5M in predevelopment funds committed in ROPS 18-19. ROPS 21-22 included $39.5 million gap construction funding that may be expended in subsequent ROPS cycles as authorized under Cal. Health & Safety Code Section 34177 (m)(1)(D) and will be funded by bonds authorized under Cal. Health & Safety Code Section 34177 (a)(1)(A). Project began construction in FY 23/24.
421	**Tax Allocation Bond Series 2017E.** Tax-exempt refunding bond.
422	**Transbay Essex Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on 4/15/ 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements.
423	**Transbay Under Ramp Design Services.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 105), which was finally and conclusively determined to be an enforceable obligation on April 15, 2013. These expenditures are required pursuant to Section 2.1.d of the Transbay Implementation Agreement requiring activities related to major infrastructure improvements. This contract is for design services required to implement the Redevelopment Plan. The payees include CMG Landscape Architecture and all design consultants. The Under Ramp Park project was delayed in FYs 20/21 and 21/22 but work on the project resumed in the A period of FY 21/22 and has continued since then. OCII and CMG Lardscape Architecture amended our contract and the amended contract amount of $4.9M is being carried forward to FY 24/25. $200K is also included in this line to fund the design review costs of the Transbay Joint Powers Authority (TJPA) and Caltrans, project's property owners.
428	**Mission Bay South Block 12W Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226.
431	**Design monitoring and Construction of Transbay Park**. Contract to be managed by the San Francisco Department of Public Works, as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). $3.54M remains of the $7.66M original contract which covers project management costs during this period and will be paid from Bond proceeds and Park Fees. The contract was amended in the A period of FY22/23 to include design and project management services of the surrounding streetscapes and for the inclusion of the Recreation and Parks Department, who has been determined to be the ulitmate land owner of the Transbay (Block 3) Park. Construction is anticipated to begin in FY 24/25. The Outstanding Balance Amount reflects the remaining design and predevelopment work, but also now includes $37M for construction. We completed a bond issuance in FY23/24 and the bond proceeds will be used to finance construction of the park in FY24/25.
433	**Tax Allocation Bond Series 2021A - SB107 Housing Bond.**
434	**Bond Cost of Issuance.** These charges reflect cost of the bond issuance, which is funded by bond proceeds from the issued bonds and are estimates.
436	**Mission Bay South Block 4E Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. Predevelopment work will now begin in the ROPS 24-25 which will be funded by $3.5 million with bonds and requested at that time.
437	**Tax Allocation Bond Series 2023B - Infrastructure bond.**
438	**Tax Allocation Bond Series 2023B - 2016D Refunding Bond.** Removed per DOF 23-24 review Meet and Confer letter 5-17-23.
439	**Tax Allocation Bond Series 2023A - Affordable Housing Bond.**
440	**Tax Allocation Bond Series 2023C.** This is the estimate for debt service on refunding 2016D bond (taxable). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
441	**Tax Allocation Bond Series 2023D.** This is the estimate for debt service on refunding 2016D bond (Tax-exempt). Per 34177.a(1), Successor Agencies may put estimate of expenditure for enforceable obligations on ROPS. Per 34177m(1)(D)(ii), Successor Agencies may put an estimate of expenditure for invoices not yet received.
442	**Replacement Housing Support.** This line reports the OCII staffing and contract costs that directly support replacement housing costs. Staff costs will be paid with Jobs Housing Linkage Fees. $275k of the environmental review consultant contract will be paid for with Residual RPTTF.
443	**Transbay Block 12 Affordable Housing.** Ancillary contract in compliance with the Transbay Implementation Agreement (Line 237) Affordable Housing Program, which was finally and conclusively determined to be an enforceable obligation on 4/15/2013. Predevelopment work will begin in ROPS 24-25.
444	**Community Facilities District 6 Series 2023 - Special Tax Bond.** Per DOF in October 2023, debt service for CFD 6 bonds are placed on ROPS 24-25.
445	**HPS Phase 1 Block 48 Affordable Housing.** Predevelopment work will begin in ROPS 24-25.

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 09-2024

APPROVING A BUDGET FOR THE PERIOD JULY 1, 2024 THROUGH JUNE 30, 2025, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure ("OCII"), is implementing the Community Redevelopment Law, as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq., which requires the wind down of the affairs of the Redevelopment Agency of the City and County of San Francisco ("Former Agency") and the completion the Former Agency's enforceable obligations (together the Community Redevelopment Law and Redevelopment Dissolution Law are referred to as the "Law"); and,

WHEREAS, The Redevelopment Dissolution Law authorizes OCII to make payments only for the Former Agency's enforceable obligations, which are listed in a recognized obligation payment schedule ("ROPS") that is reviewed and approved by the Oversight Board of the City and County of San Francisco ("Oversight Board") and the California Department of Finance ("DOF"). The ROPS lists the total outstanding debts associated with each obligation and the amounts that are due and payable during the upcoming fiscal year; and,

WHEREAS, OCII is a separate legal entity from the City and County of San Francisco ("City"), Cal. Health & Safety Code § 34173 (g); San Francisco Ordinance No. 215-12 (Oct. 4, 2012), but is subject to the governance of the Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") acting in its legislative capacity; and,

WHEREAS, The Board of Supervisors, acting as the legislative body of the Successor Agency, adopted Ordinance No. 215-12 (Oct. 4, 2012), which, among other matters, established the Successor Agency Commission, commonly known as the Commission on Community Investment and Infrastructure ("Commission" or "OCII") and delegated to it the authority to take any action that the Redevelopment Dissolution Law requires or authorizes on behalf of the Successor Agency and any other action that this Commission deems appropriate, consistent with the Redevelopment Dissolution Law, to comply with such obligations; and,

WHEREAS, The Board of Supervisors has final budget approval authority over the OCII, consistent with the DOF-approved ROPS, as provided for in Section 3 of Ordinance No. 215-12 (Oct. 4, 2012) (incorporating Cal. Health & Safety Code § 33606); and,

WHEREAS, DOF has finally and conclusively determined, under Redevelopment Dissolution Law, that certain development agreements and tax allocation pledge agreements associated with Mission Bay North, Mission Bay South, Transbay, and Hunters

Point Shipyard/Candlestick Point are enforceable obligations that survived the dissolution of the Former Agency. These agreements require, among other things, the construction and funding of public infrastructure and affordable housing for which property tax increment is pledged and allocated over time; and,

WHEREAS, The Oversight Board of the City and County of San Francisco approved, by Resolution No. 01-2024 (Jan. 24, 2024), OCII's ROPS 2024-25 and DOF subsequently approved the ROPS 2024-25 on April __, 2024; and,

WHEREAS, The FY 2024-25 Proposed Budget, attached as Exhibit A to this Resolution, includes, among other things, the use of property tax revenues (formerly tax increment revenues) that are deposited in the Redevelopment Property Tax Trust Fund from various project areas of the Former Agency to pay for certain enforceable obligations consistent with the DOF-approved ROPS 2024-25; and,

WHEREAS, The FY 2024-25 Proposed Budget includes payments for debt service of tax allocation bonds authorized under the Law; and,

WHEREAS, In addition to the revenues included in the FY 2024-25 Proposed Budget, OCII may receive interest on bond proceeds; and,

WHEREAS, In addition to the revenues included in the FY 2024-25 Proposed Budget, OCII may receive, in excess of what was budgeted, payments from developers to reimburse OCII for the cost of services provided; and,

WHEREAS, At the direction of OCII, the City Controller is authorized to restructure accounting entries to conform to system requirements and Generally Accepted Accounting Principles ("GAAP"), provided that such restructuring is approved by OCII and has no policy impact; and,

WHEREAS, The timing of the full Board of Supervisors' consideration of the annual budget requires submission of an interim budget that is in place from July 1, 2024 until the Board of Supervisors finally passes OCII's FY 2024-25 Proposed Budget; and,

WHEREAS, The interim budget is based on the proposed annual budget; and,

WHEREAS, Approval of the FY 2024-25 Proposed Budget is not a "Project," as defined by the California Environmental Quality Act ("CEQA") Guidelines Sections 15378(b)(4) and 15378(b)(5) and is not subject to environmental review under CEQA; now therefore be it

RESOLVED, That the Commission approves, subject to DOF approval of the ROPS 2024-25, the Proposed Budget for the period July 1, 2024 through June 30, 2025, attached to this Resolution as Exhibit A, and furthermore authorizes the Executive Director to transmit the FY 2024-25 Proposed Budget, and the accompanying interim budget, to the Mayor's Office and the Board of Supervisors for final budget approval, and to make any non-material changes to the FY 2024-25 Proposed Budget that may be proposed during review by the Mayor or Board of Supervisors, provided that the Executive Director shall inform the Commission of material changes to the budget; and be it further

RESOLVED, That this Commission authorizes, consistent with enforceable obligations, the availability of funds, and a DOF-approved ROPS, the Executive Director to reprogram funds between expenditure categories within the project areas and administrative budget shown as columns on Table 3 of the attached FY 2024-25 Proposed Budget, and to move appropriated budgets for allocated staffing and operating costs between projects, and to transfer appropriations between affordable housing projects in response to changes in project schedules; and to expend funds appropriated in prior years in reserve accounts designated for affordable housing projects, community benefits grants, and other designated purposes; and be it further

RESOLVED, That this Commission authorizes OCII to expend, subject to any ROPS or contract approval that may be necessary, the interest earned on bond proceeds for purposes consistent with the bond indentures; provided, however, that OCII has determined that such interest is not subject to Internal Revenue Service arbitrage restrictions; and be it finally

RESOLVED, That this Commission authorizes OCII to expend, subject to any ROPS or contract approval that may be necessary, payments in excess of budgeted amounts received from developers to reimburse OCII for the cost of services provided.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 16, 2024.

_____
Commission Secretary

Exhibit A: OCII's Proposed FY 2024-25 Budget

OFFICE OF THE MAYOR
SAN FRANCISCO

LONDON N. BREED
MAYOR

2024 MAY 31 PM 3:32

To: Angela Calvillo, Clerk of the Board of Supervisors
From: Anna Duning, Mayor's Budget Director
Date: May 31, 2024
Re: Mayor's June 1 FY 2024-25 and FY 2025-26 Budget Submission

Madam Clerk,

In accordance with City and County of San Francisco Administrative Code, Section 3.3, the Mayor's Office hereby submits the Mayor's proposed June 1 budget, corresponding legislation, and related materials for Fiscal Year (FY) 2024-25 and FY 2025-26.

In addition to the Mayor's Proposed FY 2024-25 and FY 2025-26 June 1 Budget Book, the following items are included in the Mayor's submission:

- The June 1 Proposed Interim Annual Appropriation Ordinance (AAO) and Proposed Interim Annual Salary Ordinance (ASO)
- The June 1 Proposed Annual Appropriation Ordinance (AAO) and Proposed Annual Salary Ordinance (ASO), along with Administrative Provisions
- The Proposed Interim Budget and the Proposed Budget for the Office of Community Investment and Infrastructure (OCII)
- 30 separate pieces of trailing legislation (see list attached)
- A Transfer of Function letter detailing the transfer of positions from one City department to another
- An Interim Exception letter to the ASO
- A letter addressing funding levels for nonprofit corporations or public entities for the coming two fiscal years
- A letter and supporting documentation detailing technical adjustments to the Mayor's Proposed May 1 Budget for FY 2024-25 and FY 2025-26, per Charter Section 9.101
- Memo to the Board President requesting for 30-day rule waivers on ordinances

Please note the following:

- Technical adjustments to the June 1 budget are being prepared, but are not submitted with this set of materials.

Sincerely,

Anna Duning
Mayor's Budget Director

cc: Members of the Board of Supervisors
Budget & Legislative Analyst's Office
Controller

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200
SAN FRANCISCO, CALIFORNIA 94102-4681
TELEPHONE: (415) 554-6141

DEPT	Item	Description	Type of Legislation	File #
ADM	New Prop J	Office of the Medical Examiner security services	Resolution	240613
ADM	Continuing Prop J	City Administrator's Office fleet security services, Real Estate Division custodial services and security services, and convention facilities management for FY 2024-25	Resolution	240612
BOS	Continuing Prop J	Board of Supervisors Budget and Legislative Analyst Services for FY 2024-25	Resolution	240612
DPH	Continuing Prop J	Department of Public Health security services for FY 2024-25	Resolution	240612
DPW	Continuing Prop J	Department of Public Works security services for FY 2024-25	Resolution	240612
HOM	Continuing Prop J	Homelessness and Supportive Housing security services for FY 2024-25	Resolution	240612
HSA	Continuing Prop J	Human Services Agency Security Services for FY 2024-25	Resolution	240612
MOHCD	Continuing Prop J	Mayor's Office of Housing and Community Development security services for FY 2024-25	Resolution	240612
REG	Continuing Prop J	Department of Elections Assembly of Vote by Mail Services for FY 2024-25	Resolution	240612
SHF	Continuing Prop J	Sheriff's Department County Jails Food Services for FY 2024-25	Resolution	240612
ADM	Code Amendment	Amending the Police Code to adjust to current amounts the license fees for Billiard Parlor, Dance Hall Keeper, Extended Hours Premises, Fixed Place Outdoor Amplified Sound, Limited Live Performance, Mechanical Amusement Device, and Place of Entertainment permits	Ordinance	240598
ADM	Code Amendment	Amending the Administrative Code to adjust the fees imposed by the County Clerk, and authorizing the Controller to make future adjustments to the fees	Ordinance	240597
DPH	Patient Rates	Amending the Health Code to set patient rates and rates for other healthcare services provided by the Department of Public Health, for Fiscal Years 2024-2025 and 2025-2026	Ordinance	240600
DPW	Code Amendment	Amending the Public Works Code to modify certain permit fees and other charges and affirming the Planning	Ordinance	240601

		Department's determination under the California Environmental Quality Act		
REC	Code Amendment	Amending the Park Code to authorize the Recreation and Park Department to charge a fee for reserving tennis and pickleball courts at locations other than the Golden Gate Park Tennis Center	Ordinance	240603
REC	Code Amendment	Amending the Park Code to impose an additional $5 charge for recreation programs	Ordinance	240602
DAT	Joint Powers Grant	Authorizing the Office of the District Attorney to accept and expend a grant in the amount of $2,530,992 from the California Victim Compensation Board	Resolution	240617
REC	Habitat Conservation Fund Grants	Retroactively authorizing the Recreation and Park Department to accept and expend grant funding in the amount of $400,000 from the Habitat Conservation Fund	Resolution	240615
REC	BAAQMD Grant	Authorizing the Recreation and Park Department to accept and expend a grant in the amount of $619,085 from the Bay Area Air Quality Management District to install level-2 electric vehicle chargers at six park sites	Resolution	240614
REC	USDA Urban Forest Grant	Authorizing the Recreation and Park Department to accept and expend a grant in the amount of $2,000,000 from the USDA Forest Service to develop a Workforce Development Program and implement Reforestation Projects	Resolution	240616
DPH	Recurring State Grants	Authorizing the acceptance and expenditure of Recurring State grant funds by the San Francisco Department of Public Health for Fiscal Year (FY) 2024-2025	Resolution	240618
HOM/HSH	CAAP Client Housing Legislation	Approving the FYs 2024-2025 and 2025-2026 Expenditure Plan for the Department of Homelessness and Supportive Housing Fund	Resolution	240620
HSH/DPH	Funding Reallocation – Our City, Our Home Homelessness Gross Receipts Tax	Reallocating approximately $13,676,000 in unappropriated earned interest revenues from the Our City, Our Home Fund to allow the City to use such revenues from the	Ordinance	240607

		Homelessness Gross Receipts Tax for certain types of services to address homelessness		
DEC	Early Care and Education Commercial Rents Tax Baseline	Amending the baseline funding requirements for early care and education programs in Fiscal Years 2024-2025 through 2027-2028, to enable the City to use the interest earned from the Early Care and Education Commercial Rents Tax for those baseline programs	Ordinance	240604
OCII	OCII Interim Budget Resolution	Approving the Fiscal Year 2024-25 Interim Budget of the Office of Community Investment and Infrastructure	Resolution	240610
OCII	OCII Budget Resolution	Approving the Fiscal Year 2024-25 Budget of the Office of Community Investment and Infrastructure	Resolution	240611
CON	Access Line Tax (ALT) Tax Rates	Concurring with the Controller's establishment of the Consumer Price Index for 2024, and adjusting the Access Line Tax by the same rate	Resolution	240619
CON	Neighborhood Beautification Fund	Adopting the Neighborhood Beautification and Graffiti Clean-up Fund Tax designation ceiling for tax year 2024	Ordinance	240608
DPH	Code Amendment	Amending the Administrative Code to repeal the Maddy Emergency Services Fund	Ordinance	240606
DPH	Code Amendment	Authorizing the Department of Public Health to award a one-time grant to Planned Parenthood Northern California by waiving the competitive solicitation requirements of the Administrative Code	Ordinance	240605
POL/SHF	Overtime Supplemental	De-appropriating surplus amounts from and re-appropriating amounts to overtime at the Police Department and Sheriff Department to support projected increases in spending as required per Administrative Code Section 3.17	Ordinance	240609
ADM/DPH	Cannabis Inspection Fees	Amending the Business and Tax Regulations Code to eliminate fees charged to permitted cannabis businesses to cover the cost of inspections of those businesses by the Department of Public Health	Ordinance	240599

OFFICE OF THE MAYOR
SAN FRANCISCO

LONDON N. BREED
MAYOR

To: Angela Calvillo, Clerk of the Board of Supervisors
From: Anna Duning, Mayor's Budget Director
Date: May 31, 2024
Re: Office of Community Investment and Infrastructure, operating as Successor Agency to the San Francisco Redevelopment Agency, Fiscal Year 2024-25 Interim Budget

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Resolution approving the Fiscal Year ("FY") 2024-25 Interim Budget of the Office of Community Investment and Infrastructure, operating as the Successor Agency to the San Francisco Redevelopment Agency.

Should you have any questions, please contact Tom Paulino at 415-554-6153.

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