Office of Community Investment and Infrastructure

Recognized Obligation Payment Schedule 26-27

July 1, 2026 – June 30, 2027

Workshop

January 12, 2026

OCII

OCII Mission and Strategic Goals

Within Mission Bay, Transbay & Shipyard/Candlestick

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

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

- 22,000 new housing units, approximately 30% affordable
- 379 acres parks and open space
- 13 million sq. ft. commercial space

OCII FY 26-27 Major Initiatives – Projects

Transbay Block 3 Park & Streetscape Improvement Project

Infrastructure & Community

- Continue Construction on Mission Bay pump station, park, streets
- Secure permit to construct Under Ramp Park, bid Under Ramp Park, and complete construction of the streetscape for the Block 2 affordable housing project
- Complete street acceptance on Hilltop and related shipyard infrastructure

Mission Bay Block 9A

Housing

- Fund TB 2E, TB 2W, TB 4
- Begin pre-development on MBS 12W, MBS 4E
- Project closeout on MBS 9A, HPS 52/54, and HPS 56

Funding Sources

Bond Proceeds	Bond Proceeds from bonds issued
Reserve Balance	Property tax increment approved to be retained by DOF in prior year for use in current year
Other Funds	Developer Payments, Grants, etc.
RPTTF Non-Admin	Redevelopment Property Tax Trust Fund (“RPTTF”) to fund enforceable obligations
RPTTF Residual	RPTTF from the residual pool of funds after the distribution to the taxing entities to fund replacement housing
RPTTF Admin	Administrative Cost Allowance; Maximum of 3% of prior year’s ROPS RPTTF distribution less prior year’s RPTTF Admin less Prior Period Adjustment

ROPS 26-27 Sources

Bond Proceeds and RPTTF Non-Admin are primary sources.

Sources	Proposed Amount ($M)
Bond Proceeds	$427.0
Reserve Funds	$14.3
Other Funds	$74.0
RPTTF Non-Admin	$149.5
RPTTF Residual	$22.7
RPTTF Admin	$3.6
Total Sources	**$691.0**

**Numbers are slightly off due to rounding.*

ROPS 25-26 v. ROPS 26-27 Sources

Bond Proceeds and RPTTF Non-Admin are primary sources.

Sources	ROPS PY Amount ($M)	ROPS CY Proposed ($M)	Difference ($M)	Percent Change	Explanation
Bond Proceeds	$348.2	$427.0	$78.8	22.6%	Increase due to new Mission Bay South bond issuance for infrastructure reimbursements and new affordable and replacement housing loans for MBS 4E Phase 2
Reserve Funds	$40.1	$14.3	($25.8)	-64.4%	Decrease due to spend down of Reserve on TBY 2E.
Other Funds	$105.0	$74.0	($31.0)	-29.5%	Decrease due to spending down on affordable housing projects TBY 2W and TBY 2E.
RPTTF Non-Admin	$133.0	$149.5	$16.5	12.4%	Increase due to debt service for new infrastructure and affordable housing bonds.
RTTF Residual	$0.3	$22.7	$22.4	6490.3%	Increase due to debt service for new replacement housing bonds for new projects and staffing costs.
RPTTF Admin	$3.6	$3.6	($0.1)	-1.6%	Decrease due to formula is based on percentage of prior year's RPTTF distribution and adjustments.
Total Sources	**$630.1**	**$691.0**	**$60.9**	**9.7%**	

**Numbers are slightly off due to rounding.*

ROPS 26-27 Uses

Affordable Housing and Replacement Housing are primary uses.

Uses	Proposed Amount ($M)	% of Total
Affordable Housing	$163.8	23.7%
Replacement Housing	$171.5	24.8%
Mission Bay	$62.1	9.0%
Transbay	$122.9	17.8%
HPS/CP	$10.7	1.6%
Debt	$133.6	19.3%
Operations	$26.3	3.8%
Total Uses	**$691.0**	**100.0%**

**Numbers are slightly off due to rounding.*

ROPS 25-26 v. ROPS 26-27 Uses

Affordable Housing and Replacement Housing are primary uses.

Uses	ROPS PY Amount ($M)	ROPS CY Proposed ($M)	Difference ($M)	Percent Change	Explanation
Affordable Housing	$293.2	$163.8	($129.3)	-44.1%	Decrease due to spend down on AFH loans HPSCP 52/54, HPSCP 56, TBY 2W, and TBY 2E.
Replacement Housing	$0.3	$171.5	$171.2	49602.8%	Increase due to replacement housing loans for MBS 4E Phase 2, MBS 12W, and replacement housing project; increase due to debt service for bond issuance to fund aforementioned loans; increase in related staff and bond issuance costs.
Mission Bay	$67.5	$62.1	($5.4)	-8.0%	Decrease due to spend down on developer infrastructure reimbursements.
Transbay	$138.6	$122.9	($15.7)	-11.3%	Decrease due to delay in Transbay infrastructure timing, offset by increase in URP costs.
HPS/CP	$10.7	$10.7	($0.0)	-0.1%	Slight decrease in planning MOU costs.
Debt	$94.2	$133.6	$39.5	41.9%	Increase due to debt service for new infrastructure and affordable housing bonds.
Operations	$25.6	$26.3	$0.7	2.7%	Increase due to COLA.
Total Uses	**$630.1**	**$691.0**	**$60.9**	**9.7%**	

**Numbers are slightly off due to rounding.*

ROPS 26-27 Proposed RPTTF Uses

Debt and Transbay are primary uses.

Uses	Proposed Amount ($M)*
Affordable Housing	$0.0
Replacement Housing	$22.7
Mission Bay	$0.0
Transbay	$32.0
HPS/CP	$1.3
Debt	$108.6
Operations	$11.1
Total	**$175.8**

**Includes both RPTTF Non-Admin, RPTTF Residual, and RPTTF Admin.*

**Numbers are slightly off due to rounding.*

ROPS 25-26 v. ROPS 26-27 RPTTF Request

RPTTF request is higher due to debt service for new bonds

Uses	ROPS PY Amount ($M)	ROPS CY Proposed ($M)	Difference ($M)	Percent Change	Explanation
Affordable Housing	$0.0	$0.0	$0.0	0.0%	No change
Replacement Housing	$0.3	$22.7	$22.4	6490.3%	Increase due to debt service on new replacement housing bonds for new projects, staff time, and bond issuance costs.
Mission Bay	$7.0	$0.0	($7.0)	-100.0%	Decrease in use of pledged RPTTF for developer reimbursements.
Transbay	$32.0	$32.0	$0.0	0.0%	No change in TJPA pledge projection.
HPS/CP	$1.3	$1.3	$0.0	0.9%	Slight increase in HPSCP Phase 2 pledge projection.
Debt	$85.8	$108.6	$22.8	26.6%	Increase due to debt service on infrastructure and housing bonds.
Operations	$10.5	$11.1	$0.6	5.7%	Increase due to retiree healthcare and pension costs and spend down of Reserve in Prior Year that is no longer available in FY 26-27.
Total	**$136.9**	**$175.8**	**$38.9**	**28.4%**	

**Numbers are slightly off due to rounding.*

Office of Community Investment and Infrastructure

Affordable Housing

The Dorris M. Vincent Apartments on Hunters Point Shipyard Phase 1 Block 56 at 275 Coleman (73 units, completed in April 2025). Artist's name is Josué Rojas

Affordable Housing: Sources and Uses

Bond proceeds are primary source.

Sources ($M) / Uses	Bond Proceeds	Reserve Balance	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Permanent Funding	$131.9	$2.7	$9.4	-	-	$143.9
Predevelopment Loan	$10.5	$0.0	$8.6	-	-	$19.1
Professional Services	-	-	$0.8	-	-	$0.8
Total	**$142.4**	**$2.7**	**$18.8**	**-**	**-**	**$163.8**

Permanent Funding is primary use.

**Numbers are slightly off due to rounding.*

Replacement Housing

Replacement Housing Background

Senate Bill No. 593 ("SB 593") which was enacted in October 2023 and becomes effective on January 1, 2024, authorizes OCII to use a limited form of tax increment financing to fund and develop the 5,842 units that the former SFRA 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 after other existing obligations of OCII are paid ("RPTTF Residual").

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.

Replacement Housing: Sources and Uses

Bond proceeds is the primary source.

Sources ($M) / Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Residual	Total
Admin	-	-	-	$1.1	$1.1
Debt Service - New Bonds	-	-	-	$21.6	$21.6
Gap Loan	$125.0	-	$3.8	-	$128.8
Predevelopment and Gap Loan	$10.0	-	$10.0	-	$20.0
Grand Total	**$135.0**	**-**	**$13.8**	**$22.7**	**$171.5**

**Numbers are slightly off due to rounding.*

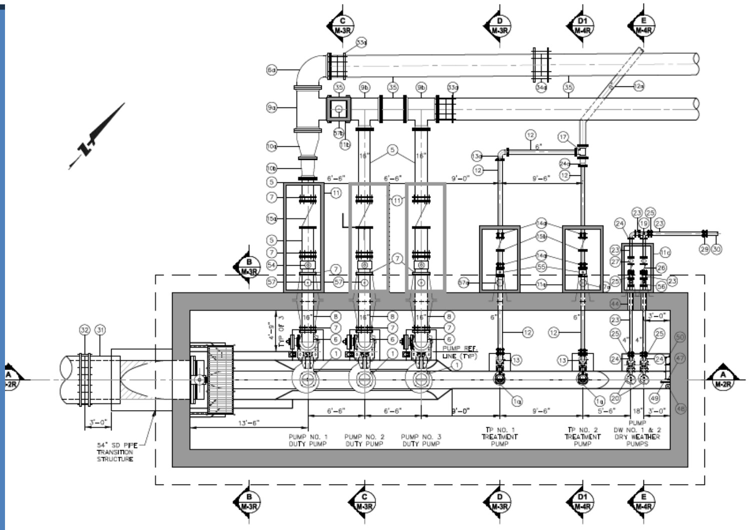
Affordable Housing & Replacement Housing Loans

Work program includes 4 new and 11 existing affordable housing loans.

Project	Type	Status	Amount ($M)	Number of Units
HPS Blocks 52/54	Gap Loans	Existing	$9.7	112 units
HPS Block 56	Gap Loan	Existing	$6.8	73 units
CP Block 11a	Predevelopment Loan	Existing and New	$3.7	176 units
CP Block 10a	Predevelopment Loan-On hold	Existing	$0.3	156 units
CPN Block 7	Predevelopment Loan	Existing	$5.0	60 units
HPS/CP Total			**$25.5**	**577 units**
TB Block 2 West	Gap Loan	Existing	$19	151 units
TB Block 2 East	Gap Loan	Existing	$9.1	184 units
TB Block 4 W-A	Predevelopment Loan	Existing	$5.0	200 units
TB Block 4 W-B	Predevelopment Loan	Existing	$5.0	125 units
TB Block 12	Predevelopment Loan	New	$0.1	80 units
Transbay Total			**$38.2**	**740 units**
MBS Block 4E Phase 1	Gap Loan	Existing	$99.4	165 units
Mission Bay Total			**$99.4**	**165 units**
MBS Block 4E Phase 2	Gap Loan	Existing and New	$128.8	233 units
MBS Block 12W Phase 1	Predevelopment Loan	Existing	$5.0	157 units
MBS Block 12W Phase 2	Predevelopment Loan	Existing	$5.0	161 units
Replacement Housing Projects	Predevelopment and Gap Loan	New	$10.0	250 units
Replacement Housing Obligation Total			**$148.8**	**803 units**
Total			**$311.9**	**2285 units**

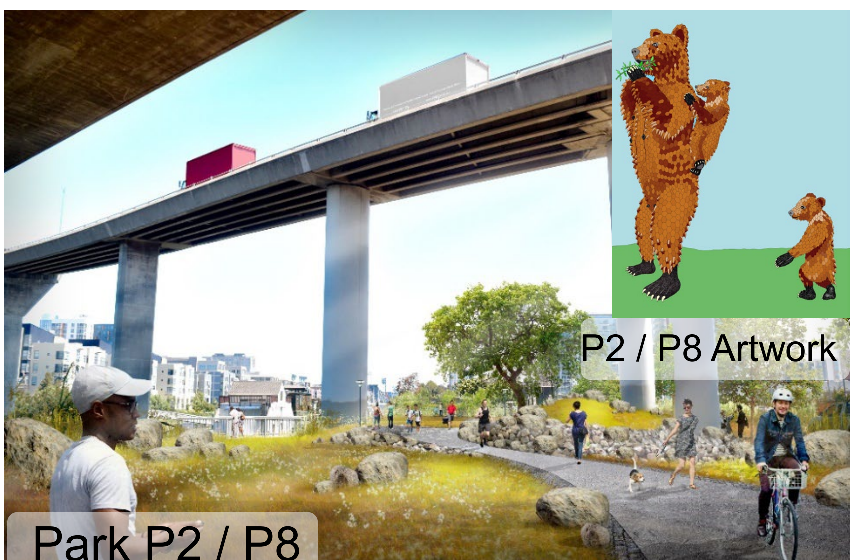
**Numbers are slightly off due to rounding.*

Mission Bay



Stormwater Pump Station (subterranean), Park P1

5th and King



P2 / P8 Artwork

Park P2 / P8

Bridgeview Way

Mission Bay: Sources by Uses

Bond Proceeds is primary source.

Sources ($M) / Uses	Bond Proceeds	Reserve Balance	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$42.3	$10.9	$5.1	-	-	$58.3
Professional Services	$2.5	$0.1	$1.2	-	-	$3.9
Grand Total	**$44.8**	**$11.0**	**$6.3**	**-**	**-**	**$62.1**

Infrastructure is primary use.

**Numbers are slightly off due to rounding.*

Mission Bay: Work Program

- **Overview**
  - Facilitate completion of infrastructure including a park, a pump station and public and private ROW improvements
  - P2/P8 (Mission Creek Park) SWPS #3 and 5th and King intersection
  - Redesign P12, P13 & P15 (Mission Bay Commons) and design P7 and P9

- **Detail**
  - Infrastructure
    - $58.3 million for infrastructure reimbursements
  - Professional Services & Other
    - $3.1 million in Professional Services
    - $0.8 million for installation of art in Mission Creek Park

Transbay

Clementina Street project

Interim Activation of former Temp Terminal

Under Ramp Park

Under Ramp Park

Transbay: Sources by Uses

Bond Proceeds are primary sources.

Sources ($M) / Uses	Bond Proceeds	Reserve Balance	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$84.0	-	$6.2	-	-	$90.2
Professional Services	-	-	$0.7	-	-	$0.7
TJPA Pledge	-	-	-	$32.0	-	$32.0
Total	**$84.0**	**-**	**$6.9**	**$32.0**	**-**	**$122.9**

Infrastructure is primary use.

**Numbers are slightly off due to rounding.*

Transbay: Work Program

- **Overview**
  - Permit and construct open space: Under Ramp Park
  - Procure stakeholder feedback about open space programming: Block 3 Park and Infrastructure Project
  - Activate and manage Temporary Terminal Site and Essex Open Space
  - Develop Concept & Schematic Designs for two new affordable housing projects on Block 4 West, and evaluate optimal timing to release RFP for a mixed-use, mixed-income tower project on Block 4 East

- **Detail**
  - **Infrastructure**
    - $90.2 million for predevelopment and construction of Under Ramp Park and predevelopment of the Block 3 Park Project
  - **Professional Services**
    - $0.7 million for environmental, legal, management, and consultant services related to the park developments and property management
  - **TJPA Pledge**
    - $32 million pledged to TJPA

Office of Community Investment and Infrastructure

Hunters Point Shipyard Phases 1 & 2 / Candlestick Point

HPS/CP: Sources by Uses

Other Funds are primary source.

Sources ($M) / Uses	Bond Proceeds	Reserve Balance	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	-	-	$4.2	$1.3	-	$5.5
Professional Services	-	-	$3.5	-	-	$3.5
Community Benefits	-	-	$1.4	-	-	$1.4
Lease Payments to Navy	-	-	$0.4	-	-	$0.4
Total	**-**	**-**	**$9.4**	**$1.3**	**-**	**$10.7**

Infrastructure is primary use.

**Numbers are slightly off due to rounding.*

HPS/CP: Work Program

- **Overview**
  - Begin construction at Candlestick Point
  - HPS Phase 1 Street acceptance
  - Implement Community Benefits Agreements
  - Monitor Navy's re-testing and clean up of HPS Phase 2 parcels

- **Detail**
  - **Infrastructure**
    - $5.5 million for Phase 1 and Phase 2
  - **Professional Services**
    - $3.5 million for financial consulting services, legal services, as-needed engineering services, etc.
  - **Community Benefits – Legacy Fund**
    - $1.4 million in fund balance to be allocated over time through a community with Legacy Foundation for scholarships, educational improvement, and contractor assistance
  - **Lease Payments to Navy**
    - $0.4 million for leases for Parcel B and Building 606

Debt

Debt: Sources & Uses

RPTTF Non-Admin is primary source.
Debt Service for existing TAB Bonds is primary use.

Uses / Sources ($M)	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Debt Service - Existing Bonds	-	-	-	$87.7	-	$87.7
** Debt Service - New Bonds	$10.0	-	-	$20.9	-	$30.9
Other Debt	-	-	$8.6	-	-	$8.6
Refunding	$4.9	-	$1.6	-	-	$6.5
Grand Total	**$14.9**	**-**	**$10.1**	**$108.6**	**-**	**$133.6**

***Replacement housing debt service is in the Replacement Housing section*

**Numbers are slightly off due to rounding.*

Debt: New Issuance & Refunding

New Issuances

ROPS Line	ROPS Line Name	Project Area	Total principal*	Project Fund (est.)*	FY 26-27 Debt Service**
458	Tax Allocation Bond Series 2026 Third Lien	Transbay: Under Ramp Park	$75,390,000	$50,000,000	$8,600,000
459	Tax Allocation Bond Series 2027 Third Lien	Affordable Housing - HPSCP	$86,000,000	$61,200,000	$8,000,000
460	Tax Allocation Bond Series 2026 Mission Bay South	Mission Bay South	$48,000,000	$40,000,000	$4,300,000
461	Tax Allocation Bond Series 2027 Replacement Housing	Replacement Housing	$189,000,000	$135,000,000	$21,600,000
			$398,390,000	**$286,200,000**	**$42,500,000**

**Variance between project fund and total principal is due to the following assumptions: 2% Cost of Issuance, 10% Debt Service Reserve, 25% Contingency*

***Assumes 5%-9% rate over 10-20 years (depends on tax status and credit type)*

Refunding

ROPS Line	ROPS Line Name	Project Area	Total Outstanding Debt or Obligation	FY 26-27 Debt Service	Refunding proceeds amount	Est. refunding debt service
389	Tax Allocation Bond Series MBS2014A	Mission Bay South	$45,310,000	$3,495,500	$130.9M	$11.1M
400	Tax Allocation Series MBS2016B	Mission Bay South	$34,005,000	$3,185,250		
401	Tax Allocation Series MBS2016C	Mission Bay South	$54,945,000	$5,227,250		
			$134,260,000	**$11,908,000**		

Operations

Operations: Sources & Uses

Other Funds and RPTTF Non-Admin are primary sources.

Operations	Amount ($M)
Sources	
Bond Proceeds	$5.9
Reserve Funds	$0.6
Other Funds	$8.7
RPTTF Non-Admin	$7.6
RPTTF Admin	$3.6
Total	**$26.3**
Uses	
Salaries and Benefits	$10.0
Non-Labor	$11.8
Retiree Health and Pension	$4.5
Total	**$26.3**

**Numbers are slightly off due to rounding.*

Operations: Uses Detail

- **$10.0M Existing Staff Salaries & Benefits**
  - 54 Full Time Equivalent (FTE) positions
  - COLA
- **$11.8M in Non-Labor Costs**
- **$4.5M Retiree Obligations**
  - $3.7M for current pension
  - $0.8M for current retiree health benefits

Operations: Sources & Uses YOY

Other Funds and RPTTF Non-Admin are primary sources.

Operations	ROPS PY Amount ($M)	ROPS CY Proposed ($M)	Difference ($M)	Explanation
Sources				
Bond Proceeds	$6.0	$5.9	($0.1)	Slight decrease in use of bond proceeds for staff time on bond related projects.
Reserve Funds	$1.1	$0.6	($0.5)	Decrease due to spend down of availble Reserve funds for staff time.
Other Funds	$8.0	$8.7	$0.7	Increase due to use of Other funds on staff time in CY.
RPTTF Non-Admin	$6.9	$7.6	$0.7	Increase due to retiree healthcare and pension costs and spend down of Reserve in Prior Year that is no longer available in FY 26-27.
RPTTF Admin	$3.6	$3.6	($0.1)	Decrease due to formula.
Total	**$25.6**	**$26.3**	**$0.7**	
Uses				
Salaries and Benefits	$9.1	$10.0	$0.9	Increase due to COLA and increased benefit costs.
Non-Labor	$12.3	$11.8	($0.5)	Decrease due to rightsizing costs based on PY actuals.
Retiree Health and Pension	$4.2	$4.5	$0.3	Increase in healthcare and pension costs per actuarial liability schedule.
Total	**$25.6**	**$26.3**	**$0.7**	

**Numbers are slightly off due to rounding.*

Operations: Non-Labor Expenditure

Grant Agreements and Work Orders with City Departments are the highest non-labor expenditure.

Department	Amount ($M)
Grant Agreements	$6.6
Work Orders with City Departments	$2.5
Professional Services	$1.3
Other Current Expenses	$0.6
Insurance	$0.6
Software and Information Technology	$0.1
Legal Services	$0.1
Total	**$11.8**

**Numbers are slightly off due to rounding.*

Operations: Work Orders with City Departments Detail

Work Orders with Mayor's Office of Housing/Comm. Dev. and with ADM for Rent, Mail, OLSE & are largest.

Department	Service	Amount ($M)
Office of City Administrator (ADM)	Rent, Mail, Office of Labor Standards Enforcement	$1.0
Mayor's Office of Housing & Community Development (MOHCD)	Affordable Housing Services	$0.9
Controller	Accounting and Audit Services	$0.3
Department of Technology	IT Services	$0.1
Office of Economic and Workforce Development (OEWD)	Contract Compliance Support	$0.1
City Attorney	Legal Services	$0.1
Treasurer Tax Collector	Investment Management	$0.1
Total		**$2.5**

**Numbers are slightly off due to rounding.*

RPTTF Admin Calculation

SB107 limits the administrative cost allowance to an amount not to exceed 3% of the actual property tax distributed in prior year, less prior year RPTTF Admin and City/County Loan Repayments.

RPTTF Admin	
25-26 Actual RPTTF Non-Admin Distribution	**$122,569,962**
Less 25-26 Approved RPTTF Admin	$3,617,319
Less Prior Year City/County Loan Repayments	$324,263
Sub-Total	**$118,628,380**
Rate	3%
26-27 RPTTF Admin	**$3,558,851**
YOY RPTTF Admin Change	$(58,468)

Retirement of ROPS Lines

Line number	Project Name	Project Area	Description/Project Scope	Explanation for Line Retirement
402	Tax Allocation Series MBS2016D	All Project Areas with Bond/Loan Obligations	Bond Debt Service	MBS2016D was refunded into 2025a and 2025b, which are new ROPS lines 455 and 456.
451	Tax Allocation Bond Series 2025A Housing	All Project Areas with Bond/Loan Obligations	Bond Debt Service	RETIRED FOR ADMINSTRATIVE CLEAN UP - This issuance was planned for and issued in 2025, but a refunding occurred in early 2025 that required a name change from 2025A housing in ROPS line 451 to 2025C Housing in ROPS line 457
452	Tax Allocation Bond Series 2025B Transbay Taxable	All Project Areas with Bond/Loan Obligations	Bond Debt Service	RETIRED FOR ADMINISTRATIVE CLEAN UP - This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.
453	Tax Allocation Bond Series 2025C Transbay Tax Exempt	All Project Areas with Bond/Loan Obligations	Bond Debt Service	RETIRED FOR ADMINISTRATIVE CLEAN UP - This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.
454	Tax Allocation Bond Series 2025D Mission Bay South	All Project Areas with Bond/Loan Obligations	Bond Debt Service	RETIRED FOR ADMINISTRATIVE CLEAN UP - This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.

New ROPS Lines

Line Number	Project Name	Project Area	Description/Project Scope	Explanation for New Line
455	Tax Allocation Bond Series 2025A Mission Bay South	All Project Areas with Bond/Loan Obligations	Bond Debt Service	This line is for debt service for the refunded MBS 2016D bond.
456	Tax Allocation Bond Series 2025B Mission Bay South	All Project Areas with Bond/Loan Obligations	Bond Debt Service	This line is for debt service for the refunded MBS 2016D bond.
457	Tax Allocation Bond Series 2025C Housing	All Project Areas with Bond/Loan Obligations	Bond Debt Service	NEW FOR ADMINISTRATIVE CLEAN UP - Debt service line for new AFH bond issuance in 2026. This issuance was planned for and issued in 2025, but a refunding occurred in early 2025 that required a name change from 2025A housing in ROPS line 451 to 2025C Housing in ROPS line 457
458	Tax Allocation Bond Series 2026 Third Lien	All Project Areas with Bond/Loan Obligations	Bond Debt Service	NEW FOR ADMINISTRATIVE CLEAN UP - Debt service line for new SB107 issuance in 26-27. This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.
459	Tax Allocation Bond Series 2027 Third Lien	All Project Areas with Bond/Loan Obligations	Bond Debt Service	NEW FOR ADMINISTRATIVE CLEAN UP - Debt service line for new SB107 issuance in 26-27. This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.
460	Tax Allocation Bond Series 2026 Mission Bay South	All Project Areas with Bond/Loan Obligations	Bond Debt Service	NEW FOR ADMINISTRATIVE CLEAN UP - Debt service line for new MBS infrastructure issuance in 26-27. This issuance was preliminarily planned for 2025 but is now occurring in 2026. Accordingly the issuance will change to include 2026 in the name and the 2025 line will be retired and a 2026 line will be added.
461	Tax Allocation Bond Series 2027 Replacement Housing	All Project Areas with Bond/Loan Obligations	Bond Debt Service	Debt service line for replacement housing issuance in 26-27.
462	COP Support	Various-Housing	Contracts supporting COP program	The COP Program gives priority to displaced low- and moderate-income households in leasing and purchasing affordable housing funded by OCII and the City, as required by state law (Cal. Health & Safety Code § 33411.3). The City has adopted similar policies for its own affordable housing projects. MOHCD administers the program for both OCII and the City, with OCII reimbursing MOHCD for its share of program costs. OCII has recently expanded efforts to locate eligible COP holders and assess their housing needs, including hiring consultants to update contact info, digitize records, and confirm displacement status. This new budget line consolidates work previously covered under lines 411, 219, 226, and 237.
463	Replacement Housing Project	Various-Housing	Predevelopment or permanent funding for new replacement housing project(s)	This line reflects the costs for a new replacement housing project in 26-27.

ROPS 26-27 Process

- **1/12/26** Oversight Board Workshop
- **1/20/26** Commission Workshop
- **1/26/26** Oversight Board Approval Action
- **2/1/26** ROPS Submission to DOF

Questions?