

Workshop on Community Facilities Districts (CFD) Budgets & Annual Appropriations Limits

April 7, 2026



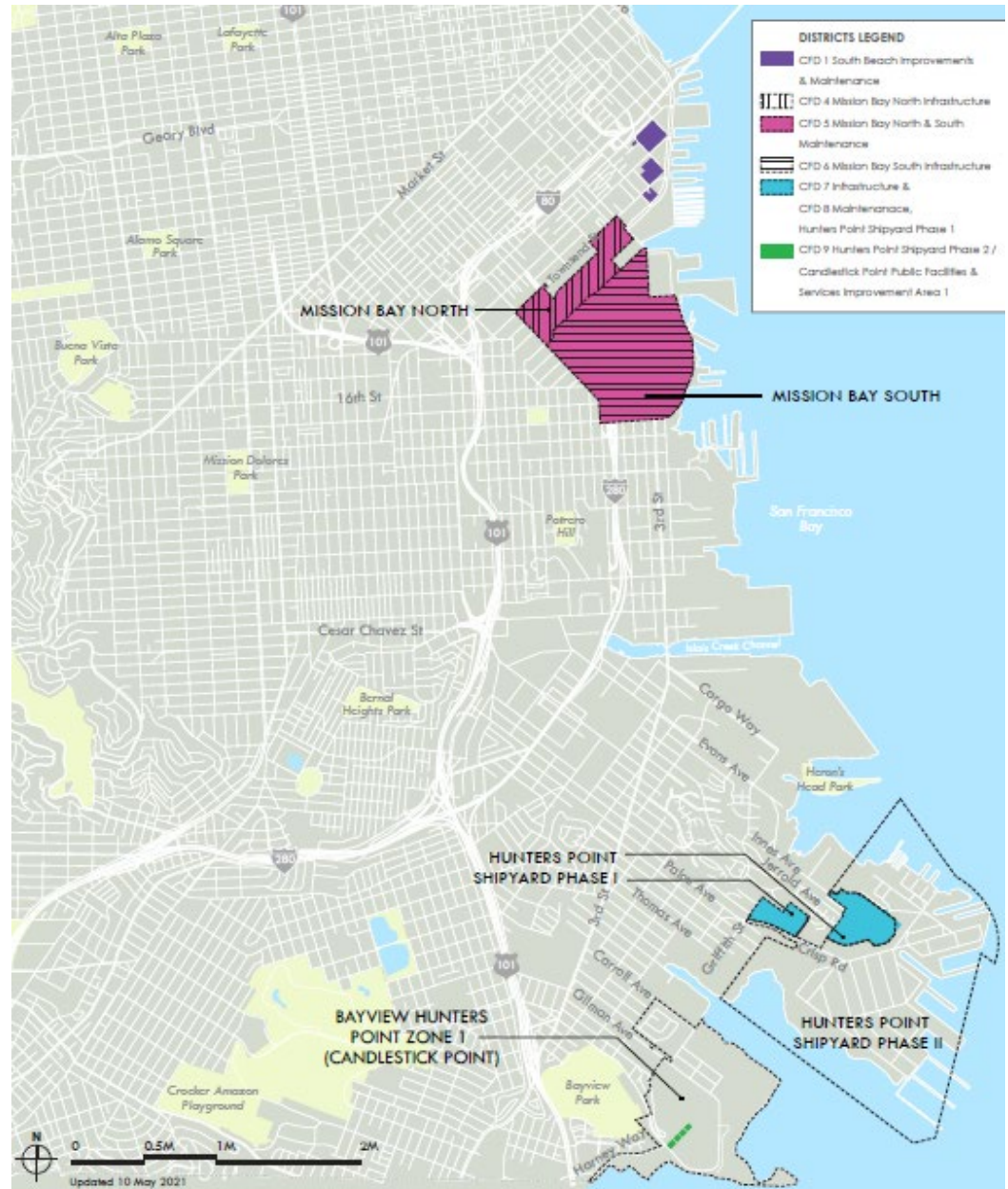
FY 26-27 CFD Budgets

*Expenditures on CFDs in FY 26-27 totals \$56.8M.
Each CFD is a separate and discrete budget.*

Expenditure Type	CFD 1	CFD 5	CFD 6	CFD 7	CFD 8	CFD 9	Total	% Total
Debt Service			\$8,560,213	\$1,822,938			\$10,383,150	18.3%
Capital Repair	\$738,530				\$684,750		\$1,423,280	2.5%
Maintenance and Operations	\$120,028	\$4,219,386			\$1,319,150		\$5,658,564	10.0%
Infrastructure			\$29,065,816	\$9,033,379			\$38,099,195	67.1%
Administrative Expenses	\$33,250	\$118,999	\$185,549	\$130,832	\$121,547	\$63,156	\$653,332	1.1%
Contingency					\$200,390	\$395,908	\$596,298	1.0%
Total	\$891,808	\$4,338,385	\$37,811,578	\$10,987,148	\$2,325,837	\$459,065	\$56,813,820	100.0%

CFD Background

- A CFD is a voter approved district that levies a special tax based on the unique tax formula AKA “RMA” approved by the Commission at formation; taxes must be spent on the district’s public facilities identified at formation.
- OCII has two kinds of CFDs
 - Infrastructure CFDs provide a revenue source for infrastructure
 - Maintenance CFDs fund services on an on-going basis
 - *The max special tax for maintenance services may be increased by the lesser of 5% per year or the SF/Oakland Urban CPI for the 12 month period*
- OCII’s seven CFDs cover multiple project areas:
 - South Beach / Rincon Point
 - Mission Bay North and South
 - Hunters Point Shipyard Phase 1
 - Candlestick Point / Hunters Point Shipyard Phase 2
- Under the Mello-Roos Act, the Commission is the legislative body for the CFDs and OCII staff administers the CFDs.



South Beach / Rincon Point Project Area

CFD 1 is a maintenance CFD for Rincon Point South Beach

CFD 1

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Maintenance and Operations	Professional services to maintain plazas and streetscapes including landscaping, janitorial services, and utilities	\$120,028	\$0	\$120,028
Capital Repair	Planned repairs on existing capital	\$68,227	\$670,303	\$738,530
Administrative Expenses	Staffing and consulting costs to administer CFD	\$33,250		\$33,250
Total		\$221,504	\$670,303	\$891,808

Work Plan

- Provide landscape maintenance for four public plazas and streetscape maintenance on several City blocks within the Project Area



Mission Bay North and South Project Areas

There are three CFDs in Mission Bay

- CFD 4 is an inactive infrastructure CFD for Mission Bay North, and no special tax is levied.
- CFD 5 is a maintenance CFD for Mission Bay North and South.
- CFD 6 is an infrastructure CFD for Mission Bay South.



Mission Bay CFDs

CFD 6

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Debt Service	Debt service for previously issued debt	\$8,560,213		\$8,560,213
Administrative Expenses	Staffing and consulting costs to administer CFD	\$185,549		\$185,549
Infrastructure Reimbursement	Direct reimbursement to developer for costs of infrastructure construction	\$3,582,301	\$25,483,516	\$29,065,816
Total		\$12,328,062	\$25,483,516	\$37,811,578

Primary expenditure is infrastructure reimbursement

Work Plan

- Continue funding infrastructure construction in Mission Bay South
- No new CFD debt issuance planned for 26-27

Mission Bay CFDs

CFD 5

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Maintenance and Operations	Professional services to maintain park system including landscaping, janitorial, and security	\$3,045,397	\$1,173,989	\$4,219,386
Administrative Expenses	Staffing and consulting costs to administer CFD	\$118,999	\$0	\$118,999
Total		\$3,164,396	\$1,173,989	\$4,338,385

Primary expenditure is maintenance of parks and open space

Work Plan

- Fund maintenance of 30.7 acres of passive and active park space

Hunters Point Shipyard / Candlestick Point

There are three CFDs in HPS/Candlestick Point

- CFD 7 is an infrastructure CFD for Hunters Point Shipyard Phase 1
- CFD 8 is a maintenance CFD for Hunters Point Shipyard Phase 1
- CFD 9 is an infrastructure and maintenance CFD for Hunters Point Shipyard / Candlestick Point Phase 2



Hunters Point Shipyard Phase 1 Hillside and Hilltop Open Space



Hunters Point Shipyard Phase 1 CFD – CFD 7

CFD 7

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Debt Service	Debt service for previously issued debt	\$1,822,938		\$1,822,938
Administrative Expenses	Staffing and consulting costs to administer CFD	\$130,832		\$130,832
Infrastructure Reimbursement	Direct reimbursement to developer for costs of infrastructure construction	\$1,112,549	\$7,920,829	\$9,033,379
Total		\$3,066,318	\$7,920,829	\$10,987,148

Primary expenditure is infrastructure reimbursement

Workplan

- Process infrastructure reimbursements for open space and streetscapes

Hunters Point Shipyard Phase 1 CFD – CFD 8

CFD 8

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Maintenance and Operations	Professional services to maintain and operate the Facilities. Includes utilities	\$1,319,150		\$1,319,150
Capital Expenses	Planned capital expenses	\$396,688	\$288,062	\$684,750
Administrative Expenses	Staffing and consulting costs to administer CFD	\$121,547		\$121,547
Contingency Reserve	Reserve for maintenance, capital and administrative expenditures		\$200,390	\$200,390
Total		\$1,837,385	\$488,452	\$2,325,837

Workplan

- Maintain 17.7 acres of passive and active park space
- These budget amounts reflect the cost to maintain the parks and public art pieces

Hunters Point Shipyard / Candlestick Point

Phase 2 CFD – CFD 9

CFD 9

Expenditure Type	Expenditure Detail	Special Tax
Administrative Expenses	Staffing and consulting costs to administer CFD	\$63,156
Contingency Reserve	Reserve for maintenance, operations and capital expenditures	\$395,908
Total		\$459,065

Infrastructure and open space in CFD 9 are in the planning stage; therefore, funds will be held in reserve.

Annual Appropriations Limits

- The Mello-Roos Act requires the establishment of an appropriations limit for CFDs.
- Under Article XIII B of the Constitution of the State of California, the total annual appropriations may not exceed the appropriations limit for the prior year adjusted for the change in the cost of living and the change in population.
- The Commission must establish the appropriations limits of the Agency CFDs for fiscal year 2026-27.

CFD Annual Appropriations Limits

The table below shows the formation year, appropriations limit at the time of formation, and appropriations limits for FY 2026-27 adjusted for the county population change factor and California per capita personal income factor for OCII's 6 active CFDs.

CFD	Formation Year	Appropriations Limits at Formation Year	Appropriations Limits in FY 2026-27
CFD 1	1988	\$20,879,670	\$94,186,572
CFD 5	1999	\$21,102,516	\$60,311,694
CFD 6	2000	\$52,756,291	\$150,779,235
CFD 7	2005	\$68,812,106	\$128,193,099
CFD 8	2008	\$26,466,195	\$49,305,038
CFD 9	2018	\$209,619,704	\$289,159,520

CFD FY 2026-27 Budget

FY 2026-27 Budgets for all CFDs is \$56.8M.

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Debt Service			\$8,560,213	\$1,822,938			\$10,383,150
Capital Repair	\$738,530				\$684,750		\$1,423,280
Maintenance and Operations	\$120,028	\$4,219,386			\$1,319,150		\$5,658,564
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Administrative Expenses	\$33,250	\$118,999	\$185,549	\$130,832	\$121,547	\$63,156	\$653,332
Contingency					\$200,390	\$395,908	\$596,298
Total	\$891,808	\$4,338,385	\$37,811,578	\$10,987,148	\$2,325,837	\$459,065	\$56,813,820

Each CFD's budget does not exceed the annual appropriations limit.

CFD	FY 26-27 Budget	Annual Appropriations Limits (Millions)
CFD No. 1	\$891,808	\$94,186,572
CFD No. 5	\$4,338,385	\$60,311,694
CFD No. 6	\$37,811,578	\$150,779,235
CFD No. 7	\$10,987,148	\$128,193,099
CFD No. 8	\$2,325,837	\$49,305,038
CFD No. 9	\$459,065	\$289,159,520

CFD Annual Appropriations Limits

ESTABLISHING FOR FISCAL YEAR 2026-27 THE ANNUAL APPROPRIATIONS
LIMITS FOR EACH OF THE COMMUNITY FACILITIES DISTRICTS
ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT
AGENCY

CFD	Annual Appropriations Limits (Millions)
CFD No. 1	\$94,186,572
CFD No. 5	\$60,311,694
CFD No. 6	\$150,779,235
CFD No. 7	\$128,193,099
CFD No. 8	\$49,305,038
CFD No. 9	\$289,159,520

CFD Budget Workshop

Questions / Comments