107-0922025-002

Agenda Item **No. 5(A)**
Meeting of January 26, 2026

MEMORANDUM

TO: Oversight Board

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Approving the Recognized Obligation Payment Schedule for July 1, 2026 to June 30, 2027 ("ROPS 26-27")

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure ("OCII") is the Successor Agency to the former San Francisco Redevelopment Agency. The proposed Oversight Board ("OB") Resolution No. 03-2026 requests approval of OCII's Recognized Obligation Payment Schedule for July 1, 2026 to June 30, 2027 ("ROPS 26-27"). Staff presented a draft ROPS 26-27 to the OB on January 12, 2026, and to the Commission on January 20, 2026. No changes were requested or made to the draft ROPS. The total projected ROPS 26-27 expenditure is $691.0 million. The largest funding sources will be Bond Proceeds, RPTTF Non-Admin, and Other Funds.

ROPS 26-27 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**

OCII will expend the majority of these funds on affordable housing loans, replacement housing loans, projects for the Transbay and Mission Bay Project Areas, and debt service.

Staff recommends approval of the proposed resolution.

DISCUSSION

Redevelopment Dissolution Law required Successor Agencies to create a ROPS to set forth the revenue sources and payment amounts for enforceable obligations for a twelve-month fiscal period that begins July 1 and ends June 30. ROPS are due to the Department of Finance ("DOF") and the County Auditor Controller on February 1 of each year.

The proposed OB Resolution No. 03-2026 requests approval of ROPS 26-27. On January 12, 2026, OCII presented a workshop to the OB on the ROPS 26-27. On January 20, 2026, OCII presented a workshop to the Commission on the ROPS 26-27. No amendments were recommended by either body. The ROPS 26-27 requests a total expenditure authority of $691.0 million for the period July 1, 2026, through June 30, 2027.

WORKSHEETS

For further detail on the ROPS 26-27 there are four worksheets included as attachments to Resolution 03-2026 and described below.

1. Attachment A-1, ROPS 26-27 – Detail Worksheet (corrected)" shows the projected revenue sources and payment amounts for July 1, 2026 to June 30, 2027.
2. Attachment A-2, "ROPS 26-27 – Notes Worksheet (corrected)" justifies the payment amounts and provides greater detail where required.
3. Attachment A-3, "Cash Balances Report" shows the beginning cash balances, expenditures, and remaining cash balances for the period from July 1, 2023, through June 30, 2024.
4. Attachment A-4 "ROPS 26-27 Summary" shows the summary of the ROPS 26-27 Detail Worksheet.
5. Attachment A-5 "ROPS 26-27 - Oversight Board Workshop Memorandum dated January 12, 2026 (corrected)" is the memorandum provided to the OB for the January 12, 2026 meeting and summarizes the ROPS 26-27 and OCII's 26-27 work program.

ROPS 26-27 Detail Worksheet (corrected)

Attachment A-1, ROPS Detail Worksheet (corrected), to Resolution 03-2026 is a corrected version of the Detail Worksheet that was provided to the Oversight Board Workshop on January 12, 2026 and the Commission Workshop on January 20, 2026 with a correction to the payee of ROPS line 431 on page 3.

ROPS 26-27 Detail Worksheet (Line 431 payee correction)

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee
431	Design monitoring and Construction of Transbay Park	Professional Services	9/18/2018	10/25/2029	~~CCSF, including: Department of Public Works, Municipal Transportation Agency, Recreation and Parks, among other City agencies~~ CCSF, including: Department of Public Works, Municipal Transportation Agency, Recreation and Parks, among other City agencies**; various vendors**

The total projected ROPS 26-27 expenditure is $691.0 million. The largest funding sources will be Bond Proceeds, RPTTF Non-Admin, and Other Funds.

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RPTTF Residual	$22.7
RPTTF Admin	$3.6
Total Sources	**$691.0**

ROPS 26-27 Notes Worksheet (corrected)

Attachment A-2, ROPS 26-27 Notes Worksheet (corrected), to Resolution 03-2026 is the corrected version of the Notes Worksheet that was provided to the Oversight Board Workshop on January 12, 2026 and the Commission Workshop on January 20, 2026 with a correction to the payee of ROPS line 431 on page 4. This is an optional form that provides additional information or explains unique circumstances.

ROPS 26-27 Notes Worksheet (Line 431 payee correction)

Number	Notes
431	~~**Design monitoring and Construction of Transbay Park (Block 3).** Contracts to be managed by the San Francisco Department of Public Works ("DPW"), or other as an ancillary contract in compliance with Section 201 of the Transbay Implementation Agreement (Line 105). The DPW amended and restated memorandum of understanding is for Transbay Park (Block 3) project management costs. The contract was amended in the A period of FY22/23 to include design and project management services of the surrounding streetscapes by the City and County of San Francisco, which will be the ultimate land owner of the Transbay (Block 3) Park. Under the PMP the Transbay Park (Block 3) and Infrastructure project was converted to a phased project, prioritizing the construction completion of needed streetscape improvements first (Phase 1), the design and construction of the park (Phase 2), and the design and construction of a new street (Phase 3: Tehama St. extension).~~
	Design monitoring and Construction of Transbay Park (Block 3). Contracts to be managed by the San Francisco Department of Public Works ("DPW"), **other City agencies, third party developers and various vendors,** in compliance with the Transbay Implementation Agreement (Line 105). The DPW amended and restated memorandum of understanding is for Transbay Park (Block 3) project management costs. The contract was amended in the A period of FY22/23 to include design and project management services of the surrounding streetscapes by the City and County of San Francisco, which will be the ultimate land owner of the Transbay (Block 3) Park. Under the PMP the Transbay Park (Block 3) and Infrastructure project was converted to a phased project, prioritizing the construction completion of needed streetscape improvements first (Phase 1), the design and construction of the park (Phase 2), and the design and construction of a new street (Phase 3: Tehama St. extension).

ROPS 26-27 Cash Balances Report

Attachment A-3, Cash Balances Report, to Resolution 03-2026 shows the change in the cash balances for Bond Proceeds, Reserve Balances, Other Funds, and RPTTF Non-Admin and RPTTF Admin from July 1, 2023, to June 30, 2024, all of which show a zero balance. The Cash Balances Report demonstrates that all OCII funds have been allocated to expenditure on enforceable obligations and OCII has no unallocated cash.

ROPS 26-27 Summary

Attachment A-4, ROPS 26-27 Summary, to Resolution 03-2026 brings together data from the other ROPS worksheets. The Summary shows the current 26-27 period (July 1, 2026 to June 30, 2027) enforceable obligations of $691.0 million.

ROPS 26-27 Oversight Board Workshop Memorandum dated January 12, 2026 (corrected)

Attachment A-5, ROPS 26-27 Oversight Board Workshop Memorandum dated January 12, 2026 (corrected), to Resolution 03-2026 is a corrected version of the memorandum that was provided to the Oversight Board for the January 12, 2026 meeting with an error on page 12. The memorandum summarizes the ROPS 26-27 Detail Worksheet and OCII's 26-27 work program. The table on debt for ROPS 26-27 (called "ROPS 26-27 Debt") on page 12 of Attachment A-5 was updated to correct a clerical error categorizing $13.3 million in debt service on existing bonds as previously categorized under debt service on new bonds. ROPS 26-27 Debt table is shown below with the correction included. Attachment A-5 shows the correct categorization of $87.7 million as debt service on existing bonds and $30.9 million on debt service on new bonds.

ROPS 26-27 Debt (corrected)

Sources ($M) / Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Debt Service - Existing Bonds	$0.0	$0.0	$0.0	~~$74.4~~ $87.7	$0.0	~~$74.4~~ $87.7
Debt Service - New Bonds	$10.0	$0.0	$0.0	~~$34.2~~ $20.9	$0.0	~~$44.2~~ $30.9
Other Debt	$0.0	$0.0	$8.6	$0.0	$0.0	$8.6
Refunding	$4.9	$0.0	$1.6	$0.0	$0.0	$6.5
Grand Total	**$14.9**	**$0.0**	**$10.1**	**$108.6**	**$0.0**	**$133.6**

NEXT STEPS

Pending OB approval, staff will submit the ROPS 26-27 prior to February 1, 2026. DOF will make its determination on the OB approval by April 15, 2026. Should OCII wish to dispute any of DOF's determinations, OCII may request a meet and confer with DOF. The meet and confer request must be made within five business days of DOF's determination, and DOF will notify OCII and the Controller as to the outcome of that review at least 15 days before the June 1, 2026 property tax distribution. Staff will provide updates to the OB as necessary.

(Originated by Grace Longardino, Accountant IV)

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Thor Kaslofsky
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Thor Kaslofsky
Executive Director