OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

107-0742024-002

Agenda Item **No. 5(b)**
Meeting of January 21, 2025

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on the Recognized Obligation Payment Schedule for July 1, 2025 to June 30, 2026 ("ROPS 25-26")

EXECUTIVE SUMMARY

Redevelopment Dissolution Law requires ("Successor Agencies") to annually create 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. ROPS are due to the Department of Finance ("DOF") and the County Auditor Controller on February 1 of each year. Any amendments to an approved ROPS are only permitted once a year and are subject to DOF review with relatively strict standards for approval.

The Office of Community Investment and Infrastructure ("OCII"), operating as Successor Agency to the San Francisco Redevelopment Agency, is seeking approval of a ROPS for the twelve-month fiscal period of July 1, 2025, through June 30, 2026 ("ROPS 25-26"). ROPS 25-26 includes expenditures for existing enforceable obligations and other expenses authorized under Redevelopment Dissolution Law.

The total funding requested in the ROPS 25-26 is $630.1 million (see breakdown below). OCII will expend the majority of these funds on affordable housing loans in the Hunters Point Shipyard ("HPS" or "Shipyard") and Transbay Project Areas.

- $348.2 million in Bond Proceeds
- $40.1 million in Reserve Funds
- $105.0 million Other Funds
- $133.0 million in Redevelopment Property Tax Trust Fund ("RPTTF") Non-Admin
- $0.3 million in RPTTF Residual
- $3.6 million in RPTTF Admin

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In ROPS 25-26, OCII will expend $136.9 million in RPTTF Non-Admin, RPTTF Residual, and RPTTF Admin, which is a decrease of $4.0 million or 2.9% from the ROPS 24-25 request of $140.9 million. The primary factors driving this are a decrease in infrastructure funding owed in pledged RPTTF for Transbay Joint Powers Authority ("TJPA") and developer reimbursements, a planned decrease in debt service schedule, and a decrease due to the use of Other Funds for staffing costs funded by RPTTF in prior year funding.

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, 2025.

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," "contracts or agreements necessary for the administration or operation of the Successor Agency", and certain "amounts borrowed from or payments owing to the Low and Moderate Income Housing Fund of a redevelopment agency," as well as certain other obligations.

Dissolution Law requires that 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.

In December 2015, DOF approved OCII's Long Range Property Management Plan, which governs disposition and use of the Former San Francisco Redevelopment Agency's real property and requires OCII to dispose of those assets, including the transfer of affordable housing projects to the Mayor's Office of Housing and Community Development after OCII has funded and ensured completion of those housing projects.

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 the 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.

ROPS Funding Sources

DOF requires that OCII categorize 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 at dissolution
- **Other Funds** Funds that are not bond proceeds, reserve amounts, RPTTF Non-Admin, or RPTTF Admin
- **RPTTF Non-Admin** Property tax increment requested 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** Property tax increment requested to fund administrative costs

<u>RPTTF</u>

There are three kinds of RPTTF:

1. RPTTF Non-Admin: which is property tax increment requested to fund enforceable obligations.
   - OCII receives the total amount of RPTTF Non-Admin generated each year, less required distributions to government entities, such as the school district, that are legally entitled to a share of the property tax.
2. RPTTF Residual: which is property tax increment funds that would otherwise be available to the City after payment of other OCII obligations under Redevelopment Dissolution Law.
3. Pledged RPTTF Non-Admin: which is property tax pledged to fund project costs, such as reimbursements for infrastructure for example.

RPTTF Residual is property tax increment requested to fund the replacement of affordable housing units under SB 593. These funds represent the amount of remaining revenues on deposit in the RPTTF that otherwise would have been distributed to the City and that the City agrees to use for replacement housing costs.

RPTTF Admin is property tax increment requested to fund administrative costs. As per Dissolution Law, RPTTF Admin is restricted by formula to 3% of actual prior year RPTTF Non-Admin distribution less prior year RPTTF Admin distribution and prior year City loan repayments. Prior Period Adjustment Savings is requested but unexpended RPTTF Non-Admin funds from the fiscal period two years prior.

Summary ROPS 25-26

The total projected ROPS 25-26 expenditure is $630.1 million. The largest funding sources will be Bond Proceeds and Other Funds. OCII mostly 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 25-26 Sources

Sources	Proposed Amount (M)
Bond Proceeds	$348.2
Reserve Funds	$40.1
Other Funds	$105.0
RPTTF Non-Admin	$133.0
RPTTF Residual	$0.3
RPTTF Admin	$3.6
Total Sources	**$630.1**

In ROPS 25-26, 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 25-26 Uses

Uses	Proposed Amount ($M)
Affordable Housing	$293.2
Replacement Housing	$0.3
Mission Bay	$67.5
Transbay	$138.6
HPS/CP	$10.7
Debt	$94.2
Operations	$25.6
Total Uses	**$630.1**

For further detail, see attachments. Attachment A-1: ROPS 25-26 – Detail Worksheet shows the projected revenue sources and payment amounts for July 1, 2025-June 30, 2026. Attachment A-2: ROPS 25-26– Notes Worksheet supports the payment amounts and provides greater detail where required.

Affordable Housing

In ROPS 25-26, OCII anticipates expending $293.2 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.

OCII will fund expenditures with Bond Proceeds, Other Funds, and Reserve Funds. Bond proceeds and Other Funds, which are mostly comprised of developer fees, fund primarily predevelopment and gap loans. Reserve funds, which consists of RPTTF Non-Admin received in prior years, will fund a smaller portion of the loans.

ROPS 25-26 Affordable Housing Expenditure

Sources ($M) / Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Permanent Funding	$186.8	$24.8	$38.6	$0.0	$0.0	$250.2
Predevelopment Loan	$15.1	$3.5	$24.2	$0.0	$0.0	$42.9
Professional Services	$0.0	$0.0	$0.2	$0.0	$0.0	$0.2
Total	**$201.9**	**$28.3**	**$63.0**	**$0.0**	**$0.0**	**$293.2**

**Numbers are slightly off due to rounding.*

OCII's enforceable obligations require the production of over 7,100 affordable housing units, approximately 4,300 of which must be funded by OCII. OCII has completed 2,752 of the 7,100 affordable housing units as of June 30, 2024. In addition, OCII has authority to fund Replacement Housing described above to fund an additional 5,842 affordable units ("SB 593 Units"). In ROPS 25-26, OCII will provide funding for approximately 2,200 units, including predevelopment funding for up to 664 replacement housing units under SB 593. Most of the expenditure will occur in Mission Bay, which has land available at no cost for OCII to build affordable housing. The table below details expenditure by Project Area.

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ROPS 25-26 Expenditure by Project Area

Project	Type	Amount ($M)	Number of Units
HPS Blocks 52/54	Gap Loans	$33.6	112 units
HPS Block 56	Gap Loan	$19.9	73 units
HPS Block 48*	Predevelopment Loan	$5.0	144 units
CP Block 11a**	Predevelopment Loan	$1.2	176 units
CP Block 10a	Predevelopment Loan-On hold	$1.6	156 units
CPN Block 7	Predevelopment Loan	$5.0	60 units
HPS/CP Total		**$66.3**	**721 units**
TB Block 2 West	Gap Loan	$41.3	151 units
TB Block 2 East	Gap Loan	$56.4	184 units
TB Block 4 W-A***	Predevelopment Loan	$5.0	200 units
TB Block 4 W-B***	Predevelopment Loan	$5.0	150 units
TB Block 12	Predevelopment Loan	$5.0	80 units
Transbay Total		**$112.7**	**765 units**
MBS Block 4E Phase 1****	Gap Loan	$99.3	165 units
MBS Block 4E Phase 2****	Predevelopment Loan	$4.6	235 units
MBS Block 12W Phase 1****	Predevelopment Loan	$5.0	157 units
MBS Block 12W Phase 2****	Predevelopment Loan	$5.0	161 units
Mission Bay Total		**$113.9**	**718 units**
Total		**$292.9**	**2204 units**

*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 SB 593 authority.

** In FY 24/25, the Master Developer finalized a revised land use plan and obtained approvals for corresponding amendments to a variety of plan documents. Based on the revised plan CPN 11A will restart predevelopment and CPN Block 7 will 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 entered into an option agreement expired in June 2024. Staff is considering an RFP affordable phase first on the west side of the site, FY 25/26 expenditures include predevelopment loans for this.

****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 increases in the allowable number of units on Block 4E and 12W, which may be subject to the consent of FOCIL-MB LLC ("Master Developer"). Funding for any units in excess of 165 units would be subject to approval from the Oversight Board, DOF, and the City pursuant to SB 593.

Mission Bay Project Area

The two Mission Bay project areas were established in 1998: Mission Bay North and Mission Bay South. 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), 5.2 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 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 $800 million of new infrastructure, development of over $8 billion in private vertical development, and creation of 31,000 permanent jobs.

In ROPS 25-26, OCII anticipates spending $67.5 million to continue its work in Mission Bay. The largest expenditure is on infrastructure, specifically developer infrastructure reimbursements. Due to its maturity as a project area, Mission Bay generates sufficient property tax increment to support bond issuances. Also, OCII's development partner has constructed significant amounts of infrastructure requiring large reimbursements. The 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 25-26 Mission Bay Expenditure

Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$42.3	$10.5	$3.3	$7.0	$0.0	$63.2
Professional Services	$2.9	$0.2	$0.5	$0.0	$0.0	$3.5
Art Program	$0.0	$0.0	$0.8	$0.0	$0.0	$0.8
Other Debt	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
Total	**$45.2**	**$10.7**	**$4.6**	**$7.0**	**$0.0**	**$67.5**

Under ROPS 25-26, OCII will continue to fund the completion of infrastructure, including parks and stormwater pump stations. Staff will also work to increase entitlements for housing. OCII will fund most of the Mission Bay expenditures with Bond Proceeds, RPTTF Non-Admin Funds and Reserve Funds, which fund infrastructure reimbursements, Professional Services, entitlements, and the art program.

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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. Transbay's 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 25-26, OCII anticipates spending $138.6 million to continue its work in Transbay. The largest expenditure will be on infrastructure, specifically Under Ramp Park and Transbay Block 3. The second largest expenditure will be the TJPA Pledge. The TJPA Pledge is required under the Tax Increment and Sales Proceeds Pledge Agreement, 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." Consistent with this agreement, in ROPS 25-26, OCII will transfer Pledged RPTTF Non-Admin to the TJPA 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.

25-26 Transbay Expenditure

Sources ($M) Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Infrastructure	$95.1	$0.0	$10.7	$0.0	$0.0	$105.8
Professional Services	$0.0	$0.0	$0.8	$0.0	$0.0	$0.8
TJPA Pledge	$0.0	$0.0	$0.0	$32.0	$0.0	$32.0
Total	**$95.1**	**$0.0**	**$11.5**	**$32.0**	**$0.0**	**$138.6**

In ROPS 25-26, OCII staff will continue preparing the former Transbay Temporary Terminal site (Transbay Blocks 3 and 4) for future development while supporting a third party's interim activation of the site, continue the construction of the streetscape infrastructure portion of the Block 3 park project to serve the affordable projects at Block 2, completing the design of Under Ramp Park, securing permits for its construction, and beginning construction of the park. We will be exploring an affordable housing phase for the western half of Transbay Block 4 while working to advance a mixed-use, mixed-income tower development on the eastern half of the block. Finally, OCII will continue funding construction for the two affordable housing projects on Block 2.

OCII will fund most of the Transbay expenditures with Bond Proceeds, which fund infrastructure, and with Pledged RPTTF Non-Admin, which will be transferred to the TJPA. OCII will utilize 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, 2018 and 2024. 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 other community benefits including investment in homeowner assistance, workforce development and job training, scholarship, and educational improvements. At completion, HPS/CP will generate more than 23, 400 permanent jobs. At Candlestick Point the projected number of permanent jobs is over 12,000.

In ROPS 25-26, OCII anticipates spending $10.7 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 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 25-26 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	$1.3	$0.0	$5.5
Professional Services	$0.0	$0.0	$3.4	$0.0	$0.0	$3.4
Community Benefits	$0.0	$0.0	$1.5	$0.0	$0.0	$1.5
Lease Payments to Navy	$0.0	$0.0	$0.4	$0.0	$0.0	$0.4
Total	**$0.0**	**$0.0**	**$9.5**	**$1.3**	**$0.0**	**$10.7**

In ROPS 25-26, on Shipyard Phase 1 the Master Developer continue to complete new streets and utility systems to support the development of 404 units over the next five years. HPS Phase 1.

On HPS/CP Phase 2 the Master Developer will begin infrastructure construction for the second Major Phase of housing and commercial development at Candlestick Point, that will consist of 675 units that will have 41% affordable units. The infrastructure improvements include new utilities, grading and new road section that will include the extension of Harney and Arelious Waker Drive, and include new transit amenities such as, bus rapid transit lanes and cycle track.

OCII will fund the majority of HPS/CP Phase 1 and Phase 2 expenditure with Other Funds, which are developer fees. In addition, OCII will expend $1.5 RPTTF Non-Admin to fund Phase 2 developer reimbursements.

Replacement Housing

SB 593 funding requires DOF approval of the ROPS, as well as additional budget approvals from the Mayor and the City Board of Supervisors. Approximately $345,000 in SB 593 Residual RPTTF is needed for staffing costs in FY 25-26 to develop SB 593 Units. OCII also intends to issue a new affordable housing bond that will fund up to 120 units of a larger 165-unit affordable housing project in Mission Bay Block 4 East Phase 1, which is currently in predevelopment subsequent to a developer selection process in FY 23-24. If approved by the Commission, Oversight Board and the City, OCII plans to include a portion of the 165 units that represent the remaining Mission Bay South affordable housing enforceable obligation (“MBS Units”) across all four remaining housing parcels in Mission Bay and to also include SB 593 Units in all four projects.

ROPS 25-26 Replacement Housing Expenditure

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

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Debt

In ROPS 25-26, OCII anticipates expending $94.2 million on its debt program, which is debt service for bonds, the proceeds of which were used to develop public infrastructure and affordable housing under enforceable obligations. The current outstanding principal balance on OCII's bonds is $891.2 million as of August 31, 2024. 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. The smallest expenditure will be the $5.6 million estimated annual debt service associated with planned bond issuances for affordable housing, transbay infrastructure, and mission bay south infrastructure.

ROPS 25-26 Debt

Sources ($M) Uses	Bond Proceeds	Reserve Funds	Other Funds	RPTTF Non-Admin	RPTTF Admin	Total
Debt Service – Existing TAB Bonds	$0.0	$0.0	$0.0	$80.1	$0.0	$80.1
Debt Service – New Bonds	$0.0	$0.0	$0.0	$5.6	$0.0	$5.6
Infrastructure	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
Other Debt - CFD	$0.0	$0.0	$8.4	$0.0	$0.0	$8.4
Grand Total	**$0.0**	**$0.0**	**$8.4**	**$85.8**	**$0.0**	**$94.2**

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Operating Costs

OCII expects to expend $9.1 million on direct salaries and benefits, which reflects labor costs for 55 full-time equivalent ("FTE") staff. There are no new FTEs. OCII will expend the remaining $12.3 million on non-labor expenses such as enforceable obligations, 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 $4.2 million in RPTTF Non-Admin on its retirement obligations, including accrued pension liability, health benefits for current retirees, and accrued retiree health liability. This is a total of $25.6 million for OCII's operational costs.

ROPS 25-26 Operating Costs

Operations	Amount ($M)
Sources	
Bond Proceeds	$6.0
Reserve Funds	$1.1
Other Funds	$8.0
RPTTF Non-Admin	$6.9
RPTTF Admin	$3.6
Total	**$25.6**
Uses	
Salaries and Benefits	$9.1
Non-Labor	$12.3
Retiree Health and Pension	$4.2
Total	**$25.6**

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 25-26, OCII will expend $136.9 million in RPTTF Non-Admin, RPTTF Residual, and RPTTF Admin, which is a decrease of $4.0 million or 2.9% from the amended ROPS 24-25 request of $140.9 million. The primary factors driving this decrease are a decrease in infrastructure due to a rightsizing of pledged RPTTF for TJPA and developer reimbursements, a planned decrease in debt service schedule, and a decrease due to the use of Other Funds for staffing costs funded by RPTTF in prior year.

ROPS 24-25 RPTTF vs. ROPS 25-26 RPTTF

Uses	ROPS 24-25 Amount ($M)	ROPS 25-26 Proposed ($M)	Difference ($M)	Percent Change	Explanation
Affordable Housing	$0.0	$0.0	$0.0	0.0%	No change.
Replacement Housing	$0.3	$0.3	$0.1	25.5%	Slight increase in RPTTF Residual request for staffing costs.
Mission Bay	$5.1	$7.0	$1.9	37.3%	Increase due to request for pledged RPTTF to fund infrastructure reimbursements not requested in PY.
Transbay	$33.9	$32.0	($1.9)	-5.6%	Decrease due to rightsizing of pledged RPTTF for TJPA.
HPS/CP	$1.5	$1.3	($0.2)	-15.8%	Decrease due to rightsizing of pledged RPTTF for developer reimbursements.
Debt	$87.7	$85.8	($1.9)	-2.2%	Decrease due to planned decrease in debt service schedule.
Operations	$12.5	$10.5	($1.9)	-15.6%	Decrease due to use of Other funds for staffing costs funded by RPTTF in PY.
Total	**$140.9**	**$136.9**	**($4.0)**	**-2.9%**	

Changes in ROPS Lines

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

<u>Retired Lines</u>

In general, retiring lines signifies that OCII has completed the enforceable obligation and is winding down, as required by Dissolution Law. In ROPS 25-26, OCII will retire two lines due to the completion of a projects.

ROPS 25-26 Retired Lines

Line #	Project Name	Project Area	Description/Project Scope	Explanation
107	Streetscape & Open Space Improvements for Folsom	Transbay	Coordination of design review through City Dept's and ancillary streetscape improvement, parcel preparation costs, construction management & administration of improvements	Completion of project
382	2011 Hotel Occupancy Tax Refunding Bonds	All Project Areas with Bond/Loan Obligations	Bond Debt Service	Completed Repayment of bond

<u>New Lines</u>

In ROPS 25-26, OCII will add nine new lines.

ROPS 25-26 New Lines

Line #	Project Name	Project Area	Description/Project Scope	Explanation
446	MBS Block 4E Phase II	Mission Bay South - Housing	MBS Block 4E Phase II Funding required for predevelopment	New AFH Loan
447	Transbay Block 4W B Affordable Housing Funding	Transbay - Housing	Transbay Block 4W B Funding required for predevelopment and construction	New AFH Loan
448	CPN Block 7 Affordable Housing Funding	HPS-CP-Housing	CPN Block 7 Funding required for predevelopment and construction	New AFH Loan
449	Mission Bay South Block 12W Phase II	Mission Bay South - Housing	MBS Block 12W Phase II Funding required predevelopment fulfillment of SB 593 Housing/ MBS OPA Requirements	New AFH Loan
450	City Services Housing Projects	Various - Housing	City Dept support for housing project coordination of infrastructure, planning and permit review.	New ROPS line for AFH services from city departments
451	Tax Allocation Bond Series 2025A Housing	All Project Areas with Bond/Loan Obligations	Bond Debt Service	New Debt Service Line
452	Tax Allocation Bond Series 2025B Transbay Taxable	All Project Areas with Bond/Loan Obligations	Bond Debt Service	New Debt Service Line
453	Tax Allocation Bond Series 2025C Transbay Tax Exempt	All Project Areas with Bond/Loan Obligations	Bond Debt Service	New Debt Service Line
454	Tax Allocation Bond Series 2025D Mission Bay South	All Project Areas with Bond/Loan Obligations	Bond Debt Service	New Debt Service Line

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, 2025. DOF will make its determination of the enforceable obligations, and the amounts and funding sources of the enforceable obligations, within 45 days of submission.

If DOF disapproves certain expenditures on the ROPS 25-26, 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 2025 property tax distribution. Staff will update the Oversight Board on the final actions of the ROPS process. During ROPS 25-26, OCII may request one amendment to ROPS 25-26. OCII must make the request before October 1, 2025, and must be for payments made in the period covering January – June 2026.

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

DocuSigned by:
Thor Kaslofsky
B10961FA8449406...
Thor Kaslofsky
Executive Director

Attachment A-1: ROPS 25-26 – Detail Worksheet
Attachment A-2: ROPS 25-26 – Notes Worksheet

Attachment A-1, ROPS 25-26

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 25-26 Total	25-26A (July-December)					25-26A Total	25-26B (January-June)					25-26B Total
										$ 630,134,999.00 Total	Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
1	Agency Admin Operations	Admin Costs	7/1/2025	6/30/2026	Agency and contracted staff resources	Agency and contracted staff resources	ADM	$ 3,617,319.00	N	$ 3,617,319.00					$ 3,617,319	$ 3,617,319.00						$ -
7	Agency Admin Operations	Miscellaneous	7/1/2025	6/30/2026	CALPERS	Accrued Pension Liability .	ADM	$ 116,209,720.00	N	$ 3,401,046.00				$ 3,401,046		$ 3,401,046.00						$ -
9	Agency Admin Operations	Miscellaneous	7/1/2025	6/30/2026	CalPERS	Retiree Medical payments	ADM	$ 800,093.00	N	$ 800,093.00				$ 800,093		$ 800,093.00						$ -
21	HPS Phase 1 DDA	OPA/DDA/Construction	12/2/2003	12/31/2030	Various payees listed below	Disposition and Development Agreement	HPS-CP	$ 11,480,366.00	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	$ 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	$ 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	$ 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	$ 8,750,000.00	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	$ 493,366.00	N	$ 493,366.00			$ 493,366.00			$ 493,366.00						$ -
30	HPS Phase 2 DDA	OPA/DDA/Construction	6/3/2010	6/30/2050	Various payees listed below	Disposition and Development Agreement	HPS-CP	$ 3,660,074,192.00	N	$ -						$ -						$ -
31	Consulting Services	Professional Services	7/1/2019	6/30/2050	TBD	Consultant: Relocation services	HPS-CP	$ 1,000,000.00	N	$ -			$ -			$ -						$ -
32	Legal Services Contract	Professional Services	2/3/2009	6/30/2050	Kutak Rock (Phase 2) or outside counsel	Legal services contract related to property transfer	HPS-CP	$ 500,000.00	N	$ -			$ -			$ -						$ -
33	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/30/2050	CCSF/ Planning(Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	$ 980,000.00	N	$ 140,000.00			$ 140,000.00			$ 140,000.00						$ -
34	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/30/2050	CCSF/ City Attorney or outside counsel (Phase 2)	City attorney or outside counsel reimbursement for work performed on HPS	HPS-CP	$ 12,500,000.00	N	$ 500,000.00			$ 500,000.00			$ 500,000.00						$ -
35	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/30/2050	CCSF/ DPW (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	$ 10,500,000.00	N	$ 1,500,000.00			$ 1,500,000.00			$ 1,500,000.00						$ -
36	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/30/2050	CCSF/ OEWD (Phase 1 & 2)	City staff reimbursement for work performed on HPS	HPS-CP	$ 1,500,000.00	N	$ 60,000.00			$ 60,000.00			$ 60,000.00						$ -
37	Interagency Cooperative Agreement-HPS	Project Management Costs	6/3/2010	12/30/2050	CCSF/ DPH (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	$ 6,160,000.00	N	$ 385,000.00			$ 385,000.00			$ 385,000.00						$ -
39	Transportation Plan Coordination	Project Management Costs	6/3/2010	12/30/2050	CCSF/ MTA (Phase 2)	City staff reimbursement for work performed on HPS	HPS-CP	$ 1,785,000.00	N	$ 255,000.00			$ 255,000.00			$ 255,000.00						$ -
41	Legal Service Contact	Professional Services	10/1/2017	12/30/2050	Jones Hall (Phase 2) or outside counsel	Bond counsel and legal financial consultants	HPS-CP	$ 1,850,000.00	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	Total Outstanding Debt or Obligation	Retired	ROPS 25-26 Total	25-26A (July-December)					25-26A Total	25-26B (January-June)					25-26B Total
										$ 630,134,999.00	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	12/30/2050	Shute Mihaly (Phase 2) or outside counsel	Legal services contract related to State Lands	HPS-CP	$ 2,380,000.00	N	$ 340,000.00			$ 340,000.00			$ 340,000.00						$ -
43	State Lands Staff Reimbursement	Project Management Costs	4/6/2011	12/30/2050	State Lands Commission (Phase 2)	State Lands staff reimbursement for work performed on HPS	HPS-CP	$ 625,000.00	N	$ 25,000.00			$ 25,000.00			$ 25,000.00						$ -
44	State Parks Staff Reimbursement	Project Management Costs	4/6/2011	12/30/2050	CA State Parks and assoc. payees (Phase 2)	State Parks staff reimbursement for work performed on HPS and other consultants effectuating transfer	HPS-CP	$ 550,000.00	N	$ 22,000.00			$ 22,000.00			$ 22,000.00						$ -
48	Financial Services	Professional Services	8/1/2018	12/30/2050	Various	Real Estate economic advisory services	HPS-CP	$ 2,500,000.00	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	12/30/2098	Successor Agency and CP DEVELOPMENT CO., LP	Phase 2 DDA & Tax Increment Allocation Pledge Agreement	HPS-CP	$ 3,500,000,000.00	N	$ 1,282,090.00				$ 641,045.00		$ 641,045.00				$ 641,045.00		$ 641,045.00
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	$ 50,000.00	N	$ -			$ -			$ -						$ -
76	Property Management	Property Maintenance	1/1/2014	12/30/2050	Various vendors	Repairs and maintenance as needed to maintain property	HPS-CP	$ 250,000.00	N	$ 50,000.00			$ 50,000.00			$ 50,000.00						$ -
77	Lease for Building 606 to SFPD	Miscellaneous	5/1/1997	6/30/2038	Department of the Navy	Lease for SFPD facility	HPS-CP	$ 1,725,750.00	N	$ 132,750.00			$ 132,750.00			$ 132,750.00						$ -
78	Lease Between the US Government and the Agency	Miscellaneous	10/1/2008	6/30/2038	Department of the Navy	Lease for Buildings 103, 104, 115, 116, 117 & 125	HPS-CP	$ 3,410,550.00	N	$ 262,350.00			$ 262,350.00			$ 262,350.00						$ -
79	Consulting Contract	Professional Services	12/20/2009	8/1/2038	Langan (Phase 1 & Phase 2)/Various	Environmental and engineering services	HPS-CP	$ 4,324,892.00	N	$ 332,684.00			$ 332,684.00			$ 332,684.00						$ -
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	$ 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	$ 61,918,000.00	N	$ 10,532,006.00		$ 10,532,006.00				$ 10,532,006.00						$ -
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	$ 335,920,000.00	N	$ 45,632,732.00	$ 42,333,372.00		$ 3,299,360.00			$ 45,632,732.00						$ -
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	$ 335,920,000.00	N	$ 7,000,000.00						$ -				$ 7,000,000.00		$ 7,000,000.00
89	Mission Bay Agency Costs Reimbursements	Project Management Costs	7/1/2025	6/30/2026	Successor Agency and other parties included in Agency Costs	Reimbursement of Agency Costs to implement the OPAs	Mission Bay North, Mission Bay South	$ 3,212,635.00	N	$ 3,212,635.00	$ 2,573,700.00	$ 138,850.00	$ 500,085.00			$ 3,212,635.00						$ -
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	$ 2,500,000.00	N	$ 300,000.00	$ 285,000.00	$ 15,000.00				$ 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	$ 833,361.00	N	$ 833,361.00			$ 833,361.00			$ 833,361.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 25-26 Total	25-26A (July-December)					25-26A Total	25-26B (January-June)					25-26B Total
										$ 630,134,999.00	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	$ 1,065,000,000.00	N	$ 32,000,000.00				$ 16,000,000.00		$ 16,000,000.00				$ 16,000,000.00		$ 16,000,000.00
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	$ 106,568,187.00	N	$ -						$ -						$ -
109	Implementation Agreement Legal Review	Legal	7/1/2025	6/30/2026	City Attorney or outside counsel	Review of all documents and contracts for the Transbay Plan	Transbay	$ 7,000.00	N	$ 7,000.00			$ 7,000.00			$ 7,000.00						$ -
115	Transbay Projections, Planning, Outreach, and Analysis	Professional Services	7/1/2025	6/30/2026	Various	Consultant and advisory services for implementation of Transbay Plan	Transbay	$ 751,150.00	N	$ 751,150.00			$ 751,150.00			$ 751,150.00						$ -
151	The Mexican Museum	Miscellaneous	12/14/2010	12/14/2025	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	$ 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	$ 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	$ 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	$ 664,220,000.00	N	$ 520,784.00		$ 260,392.00		$ 130,196.00		$ 390,588.00				$ 130,196.00		$ 130,196.00
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	$ 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	$ 274,000,000.00	N	$ 856,182.00		$ 856,182.00				$ 856,182.00						$ -
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	$ 131,760,000.00	N	$ 1,119,361.00				$ 1,119,361.00		$ 1,119,361.00						$ -

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										$ 630,134,999.00	Fund Sources						Fund Sources					
										Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
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	$ 14,741,505.00	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	$ 84,405,000.00	N	$ 9,503,288.00						$ -				$ 9,503,288.00		$ 9,503,288.00
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	$ 52,040,000.00	N	$ 7,587,650.00						$ -				$ 7,587,650.00		$ 7,587,650.00
345	Tax Allocation Bond Admin (ALL)	Project Management Costs	7/1/2025	6/30/2026	SFRA, CCSF: Admin, Legal; Fiscal Consultant, Bond Counsel, Financial Advisor	Bond Portfolio Management	All Project Areas with Bond/Loan Obligations	$ 724,788.00	N	$ 724,788.00	$ 172,282.00		$ 552,506.00			$ 724,788.00						$ -
349	Project Related Employee Reimbursable	Project Management Costs	7/1/2014	6/30/2050	Various HPS Project Staff	HPS project transportation and meeting expenses	HPS-CP	$ 70,000.00	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	$ 5,000.00	N	$ 1,000.00			$ 1,000.00			$ 1,000.00						$ -
355	Interagency Cooperative Agreement-HPS	Project Management Costs	7/1/2014	6/30/2050	CCSF/ Public Utilities Commission (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	$ 5,698,000.00	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	$ 18,590,000.00	N	$ -						$ -						$ -
376	Interagency Cooperative Agreement-HPS	Project Management Costs	1/1/2014	6/30/2050	CCSF/ Fire Department (Phase 2)	City staff reimbursement for work performed on HPS (Phase 2)	HPS-CP	$ 1,250,000.00	N	$ 50,000.00			$ 50,000.00			$ 50,000.00						$ -
377	HPS Phase 2 DDA-Community Benefits Agreement	Miscellaneous	3/1/2014	6/30/2050	Legacy Foundation	Scholarship Program	HPS-CP	$ 3,000,000.00	N	$ 226,900.00			$ 226,900.00			$ 226,900.00						$ -
378	HPS Phase 2 DDA-Community Benefits Agreement	OPA/DDA/Construction	3/1/2014	6/30/2050	TBD	Education Improvement Fund	HPS-CP	$ 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	6/30/2050	Hollins Consulting /Other Engineering Support Services	Technical support and engineering services for vertical and horizontal design review and permitting	HPS-CP	$ 9,000,000.00	N	$ 600,000.00			$ 600,000.00			$ 600,000.00						$ -
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	$ 46,485,000.00	N	$ 3,499,250.00						$ -				$ 3,499,250.00		$ 3,499,250.00
391	Design and Construction of Under Ramp Park	Professional Services	1/20/2005	8/4/2036	CCSF, including Public Works, or alternate Construction Management Consulting firm	Design and Construction of UnderRamp Park	Transbay	$ 49,100,002.00	N	$ 49,100,002.00	$ 47,229,349.00		$ 1,870,653.00			$ 49,100,002.00						$ -
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	$ 33,576,352	N	$ 33,576,352.00	$ 33,576,352.00					$ 33,576,352.00						$ -
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	$ 14,860,000.00	N	$ 2,453,065.00						$ -				$ 2,453,065.00		$ 2,453,065.00
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	$ 1,590,000.00	N	$ 444,500.00						$ -				$ 444,500.00		$ 444,500.00
398	Other Professional Services - HPSY P2	Project Management Costs	7/1/2018	6/30/2050	Various vendors	Other Professional Services - HPSY P2	HPS-CP	$ 15,000,000.00	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	$ 58,825,000.00	N	$ 5,186,250.00						$ -				$ 5,186,250.00		$ 5,186,250.00
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	$ 35,425,000.00	N	$ 3,191,250.00						$ -				$ 3,191,250.00		$ 3,191,250.00
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	$ 57,300,000.00	N	$ 5,220,000.00						$ -				$ 5,220,000.00		$ 5,220,000.00

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										$ 630,134,999.00	Fund Sources						Fund Sources					
										Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
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	$ 42,626,540.00	N	$ 5,500,000.00						$ -				$ 5,500,000.00		$ 5,500,000.00
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	$ 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	$ 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 predevelopment	Transbay - Housing	$ 97,000,000	N	$ 5,015,000.00		$ 15,000.00	$ 5,000,000.00			$ 5,015,000.00						$ -
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	$ 21,500,000.00	N	$ 3,918,365.00						$ -				$ 3,918,365.00		$ 3,918,365.00
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	$ 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	$ 25,750,000.00	N	$ 2,957,819.00						$ -				$ 2,957,819.00		$ 2,957,819.00
411	Enforceable Obligation Support	Project Management Costs	7/1/2025	6/30/2026	Various	Enforceable Obligation Support. Agency costs that fund project support	Various	$ 8,034,292.00	N	$ 8,034,292.00	$ 813,514.00		$ 5,896,792.00	$ 661,993.00		$ 7,372,299.00				$ 661,993.00		$ 661,993.00
412	Surety Bond Credit Program	OPA/DDA/Construction	7/1/2018	6/30/2050	TBD	Surety Bond and Credit Program	HPS-CP	$ 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	$ 41,281,385	N	$ 41,281,385.00	$ 16,960,992.00		$ 24,320,393.00			$ 41,281,385.00						$ -
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	$ 42,405,000.00	N	$ 5,035,807.00						$ -				$ 5,035,807.00		$ 5,035,807.00
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	$ 56,401,750.00	N	$ 56,401,750.00	$ 20,513,815.00	$ 23,224,088.00	$ 12,663,847.00			$ 56,401,750.00						$ -
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	$ 19,896,183	N	$ 19,896,183.00	$ 19,896,183.00					$ 19,896,183.00						$ -
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	$ 15,645,000.00	N	$ 1,007,825.00						$ -				$ 1,007,825.00		$ 1,007,825.00
423	Design and Construction Monitoring of Under Ramp Park	Professional Services	7/1/2011	9/19/2029	Various including CMG Landscape Architecture, Transbay Joint Powers Authority, Caltrans, and Sheedy Drayage Co.	Payment for conceptual designs through construction contract administration for select open space and streetscape improvements in the Transbay Project Area	Transbay	$ 3,001,083.00	N	$ 3,001,083.00			$ 3,001,083.00			$ 3,001,083.00						$ -
428	Mission Bay South Block 12W	OPA/DDA/Construction	7/7/2025	7/6/2085	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	$ 140,560,680	N	$ 5,000,000.00		$ 2,940,904.00	$ 2,059,096.00			$ 5,000,000.00						$ -
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	Coordination of design review through City Departments and ancillary streetscape improvement, parcel preparation costs, construction management and administration of improvements	Transbay	$ 53,708,952.00	N	$ 53,708,952.00	$ 47,839,396.00		$ 5,869,556.00			$ 53,708,952.00						$ -
433	Tax Allocation Bond Series 2021A - SB107 Housing Bond	Bonds Issued After 12/31/10	12/15/2021	8/1/2032	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 111,370,000.00	N	$ 13,816,581.00						$ -				$ 13,816,581.00		$ 13,816,581.00
436	Mission Bay South Block 4E Phase I	SB 593 Housing/OPA/DDA/Construction	9/3/2024	9/2/2084	TBD	Funding required for predevelopment and construction subsidy for affordable housing project in partial fulfillment of MBS OPA Requirements	Mission Bay South - Housing	$ 99,009,190	N	$ 99,009,190.00	$ 95,831,519.00	$ 1,567,334.00	$ 1,610,337.00			$ 99,009,190.00						$ -

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract Agreement / Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 25-26 Total	25-26A (July-December)					25-26A Total	25-26B (January-June)					25-26B Total
										$ 630,134,999.00	Fund Sources						Fund Sources					
										Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
437	Tax Allocation Bond Series 2023B - Infrastructure Bond	Bonds Issued After 12/31/10	9/14/2023	8/1/2053	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 35,210,000.00	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	9/14/2023	8/1/2041	US Bank	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 22,450,000.00	N	$ 2,191,806.00						$ -				$ 2,191,806.00		$ 2,191,806.00
442	Replacement Housing Enforceable Obligation Support	Project Management Costs	7/1/2025	6/30/2026	Successor Agency, TBD	Agency and contracted staff resources	Replacement Housing	$ 345,118.00	N	$ 345,118.00				$ 345,118.00		$ 345,118.00						$ -
443	Transbay Block 12	OPA/DDA/Construction	7/1/2024	6/30/2081	TBD	TB 12 Funding required for predevelopment and construction	Transbay - Housing	$ 40,000,000.00	N	$ 5,015,000.00	$ 5,000,000.00	$ 15,000.00				$ 5,015,000.00						$ -
444	Community Facilities District 6 Series 2023 - Special Tax Bond	Bonds Issued After 12/31/10	11/30/2023	8/1/2043	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 112,070,000.00	N	$ 8,391,713.00			$ 8,391,713.00			$ 8,391,713.00						$ -
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	$ 72,000,000.00	N	$ 5,015,000.00						$ -	$ 15,000.00		$ 5,000,000.00			$ 5,015,000.00
446	MBS Block 4E Phase II	SB 593 Housing/OPA/DDA/Construction	10/1/2025	9/30/2084	TBD	MBS Block 4E Phase II Funding required for predevelopment	Mission Bay South - Housing	$ 117,500,000.00	N	$ 5,000,000.00			$ 5,000,000.00			$ 5,000,000.00						$ -
447	Transbay Block 4W B Affordable Housing Funding	OPA/DDA/Construction	10/1/2025	9/30/2085	TBD	Transbay Block 4W B Funding required for predevelopment and construction	Transbay - Housing	$ 75,000,000.00	N	$ 5,015,000.00	$ 1,426,344.00		$ 3,588,656.00			$ 5,015,000.00						$ -
448	CPN Block 7 Affordable Housing Funding	OPA/DDA/Construction	6/30/2028	6/30/2085	TBD	CPN Block 7 Funding required for predevelopment and construction	HPS-CP-Housing	$ 30,000,000.00	N	$ 5,015,000.00	$ -					$ -	$ 5,015,000.00					$ 5,015,000.00
449	Mission Bay South Block 12W Phase II	SB 593 Housing/OPA/DDA/Construction	7/7/2025	7/6/2085	TBD	MBS Block 12W Phase II Funding required predevelopment fulfillment of SB 593 Housing/ MBS OPA Requirements	Mission Bay South - Housing	$ 80,500,000.00	N	$ 5,000,000.00	$ 887,690.00	$ 533,203.00	$ 3,579,107.00			$ 5,000,000.00						$ -
450	City Services for Housing Projects	Miscellaneous	7/1/2025	6/30/2026	Various	City department support for housing projects for coordination of infrastructure, planning and permit review.	Various - Housing	$ 150,000.00	N	$ 150,000.00			$ 150,000.00			$ 150,000.00						$ -
451	Tax Allocation Bond Series 2025A Housing	Bonds Issued After 12/31/10	7/1/2025	6/30/2035	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 43,116,032.00	N	$ 1,781,638.00						$ -				$ 1,781,638.00		$ 1,781,638.00
452	Tax Allocation Bond Series 2025B Transbay Taxable	Bonds Issued After 12/31/10	7/1/2025	6/30/2036	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 29,340,829.00	N	$ 1,179,415.00						$ -				$ 1,179,415.00		$ 1,179,415.00
453	Tax Allocation Bond Series 2025C Transbay Tax Exempt	Bonds Issued After 12/31/10	7/1/2025	6/30/2036	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 15,547,500.00	N	$ 518,250.00						$ -				$ 518,250.00		$ 518,250.00
454	Tax Allocation Bond Series 2025D Mission Bay South	Bonds Issued After 12/31/10	7/1/2025	6/30/2044	TBD	Bond Debt Service	All Project Areas with Bond/Loan Obligations	$ 67,776,250.00	N	$ 2,149,750.00						$ -				$ 2,149,750.00		$ 2,149,750.00

Source	FY 25-26
Bond Proceeds	$ 348,152,597.00
Reserve Balance	$ 40,097,959.00
Other Funds	$ 104,966,554.00
RPTTF Non-Admin	$ 133,300,570.00
RPTTF Admin (ACA)	$ 3,617,319.00
	$ 630,134,999.00

Attachment A-2, ROPS 25-26
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 25-26 ARC is $28,867. As per the Annual Valuation Report for Classic Miscellaneous Plan, the 25-26 ARC is $3,372,149. Thus, the total amount due is $3,401,016.
9	**Retiree Health Insurance Premiums.** Monthly retiree health premiums are $_k per month or $_k per year to pay down future liability for a total of $_k.
21	**HPS Phase 1 DDA.** This is a sum line for Lines 22, 23, 24, 26, and 354 and half of the following lines that are shared betweenthe two differene DDAs Phase 1 and Phase 2 Line 25,36, 48, Line 76, Line 79, Line 349 and Line 381. These are general estimates.
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." This line will retire after Community Funds are expended through an approved community process.
30	**HPS Phase 2 DDA.** This line and Lines 31-35,37, 39,41-44, 49, 75-78, 355, 376-378, 398, 412 are related enforceable obligations under Candlestick Point-Hunters Point Shipyard Disposition & Development Agreement (Phase 2 DDA) whereby master developer is obligated to pay Successor Agency for costs associated with pre-development & development activities and ultimately receives reimbursement for Qualified Project Costs. DOF finally and conclusively approved the Phase 2 DDA (Dec. 14, 2012) and recently approved a Fourth Amendment to the Phase 2 DDA extending its term, among other things (Oct. 23, 2024). Notably, the source of payment for Phase 2 DDA obligations, with the exception of affordable housing costs, is a portion of the RPTTF, i.e. tax increment generated from Zone 1 of the Bayview Hunters Point Project Area and Phase 2 of the Hunters Point Shipyard. The full RPTTF covers the affordable housing costs. 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. Please note Line 25, 36, 48, 76,349 and 381 are ROPS lines shared 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 6/30/2038 at this time, this date is subject to change depending on the Navy clean up schedule.
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
34	**HPS Phase 2 City attorney or outside counsel reimbursement for work performed on HPS.** This amount is the same amount as ROPS 21-22. We expect double the amount of work that was billed in 19-20 as the project picks up again. Project management is using the current Schedule of Performance for CP (2048 + 2 years, so annual amount multiplied by 25 years.
35	**HPS Phase 2 City staff reimbursement for work performed on HPS.** Projection based on a three year average expenditure, plus $500,000 contingency for billing lag (based on historical experience). The Developer plans to update their Infrastructure Plan. Project management is using the current Schedule of Performance for CP (2048 + 2 years, so annual amount multiplied by 25 years.

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. 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.** Implementation of the Phase 2 DDA includes the public financing of infrastructure and Qualified Project Costs for which the Successor Agency relies on specialized legal services, including bond counsel.
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.
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 10/23/24. DOF issued a Final and Conclusive Determination for these enforceable obligations (Dec. 14, 2012) and recently approved amendments extending their terms, among other things (Oct. 23, 2024). The Phase 2 DDA obligates the Successor Agency to use tax increment & to issue bonds backed by tax increment generated only from portions of two project areas (BVHP Zone 1 and Phase 2 area of Hunters Point Shipyard) to pay for Qualified Project Costs, such as public infrastructure initially funded and constructed by the master developer. (See Summary Proforma of Project Costs).
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 6/30/2038, but this date may be extended.
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 Financing Plan (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 this ROPS year, 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.

Number	Notes
88	**MBS Tax Increment Allocation Pledge Agreement.** FINAL & CONCLUSIVE DETERMINATION RECEIVED 1/24/14. The Tax Increment Allocation Financing Plan 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 this ROPS year. 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 this ROPS year.
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 $106.5M.
109	**Transbay 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 Park Fees will 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 directly by developers or Park Fees. Contracts include but are not limited to 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 10/23/24 (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 this ROPS year due to master developer delay in constructing necessary infrastructure for the project.
218	**HPS Phase 1 Affordable Housing Obligation.** FINAL & CONCLUSIVE DETERMINATION 10/23/24 (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 10/23/24 (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.

Number	Notes
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.
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.
361	**CP Development Co Funds for AG Development.** FINAL & CONCLUSIVE DETERMINATION 10/23/24. The Phase 2 DDA Developer provides funding for the six phases of the Alice Griffith affordable housing project to supplement Successor Agency funding included in ROPS Line 161. The outstanding obligation is an estimated amount based on the Phase 2 DDA "Alice Griffith Subsidy" in the BMR Housing Plan at Section 5.4(a) and (c) and Exhibit F-C, but if overruns occur, the developer is contractually obligated to increase its contribution. As stated in the notes for line 161, Phases 1-4 are complete. The Phase 2 DDA Developer's next and final commitments will be for AG Phases 5 and 6, which 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.
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 FINAL & CONCLUSIVE DETERMINATION 10/23/24. 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.
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.** The Outstanding Obligation amount reflects the design and predevelopment work covered by a proposed amendment to a Predevelopment MOU ($3.5M), construction management and City agency support services during construction ($9.6M), and a $36M estimate for construction, which will be partially funded with proceeds from a bond issuance in FY 25/26. Existing Bond Proceeds will fund the amendment to the Predevelopment MOU, and a combination of Bond Proceeds and Park Fees will fund Under Ramp Park's construction management and City agency support.
395	**HPS Affordable Housing Blocks 52/54.** This line is per FINAL & CONCLUSIVE DETERMINATION 10/23/24 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 site work entity is 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 25/26.
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 & CONCLUSIVE DETERMINATION 10/23/24 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.
404	**HPS Phase 2 CP Block 11a Affordable Housing**. This line is per FINAL & CONCLUSIVE DETERMINATION 10/23/24 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.
406	**Transbay Block 4W A Affordable Housing.** This obligation complies 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.
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. Gap funding approved in ROPS 23/24. Construction began in February 2024. Spending remaining funds in 25/26.
415	**Tax Allocation Bond Series 2017D.** Taxable refunding bond.
416	**Transbay Block 2 East Affordable Housing.** This obligation complies 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. DOF approved gap funding in ROPS 23/24 for payment in subsequent ROPS cycles as permitted under Section 34177 (o)(1)(D) of Health and Safety Code. Construction began in June 2024. Remaining funds will be spent in 25/26.
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 OCII gap 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. Loan funds fully spent in 23/24.
420	**HPS Affordable Housing Block 56.** Per FINAL & CONCLUSIVE DETERMINATION 10/23/24 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. Spending remaining funds in 25/26.
421	**Tax Allocation Bond Series 2017E.** Tax-exempt refunding bond.
423	**Transbay Under Ramp Design Services.** This obligation complies 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 (Line 105) requiring activities related to major infrastructure improvements of the Redevelopment Plan. These contracts are all related to predevelopment services for Under Ramp Park including the project's design and engineering, design review and permitting approvals by the project's partners, storage of an art deco pavilion that is being repurposed within Under Ramp Park.
428	**Mission Bay South Block 12W Phase 1 Affordable Housing.** Site to be developed as 2 affordable housing projects. In ROPS 25/26 Phase II of the project is being broken out in a separate line 449. This is for predevelopment funding for an affordable housing project in partial fulfillment of the replacement housing obligation and, potentially, 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 (Block 3).** This obligation complies with Section 201 of the Transbay Implementation Agreement (Line 105and includes design and project management services of the Transbay Park (Block 3) and surrounding streetscapes In FY 23/24, the Transbay Park (Block 3) and Infrastructure project was converted to a phased project, prioritizing the completion of needed streetscape improvements first (Phase 1), the park's construction in its own phase (Phase 2), and the construction of a new street (Phase 3: Tehama St. extension). Construction of Phase 1 will begin in the B period of FY 24/25. The Outstanding Balance Amount reflects the remaining obligation for design and predevelopment work ($1.86M); construction of the Phase 1 scope ($11.5M); costs related to the park's (Phase 2) construction ($30.43M); and costs related to construct the Tehama St. extension ($9.9M). Bond proceeds will be used to finance construction of the park beginning in late FY25/26 or early FY26/27.
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 Phase 1 Affordable Housing**. This is for permanent 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 and, potentially, partial fulfillment of the replacement housing obligation. Site to be developed as 2 affordable housing projects. Sitewide predevelopment work began in 24/25 for both phases of housing on this site. This ROPS year the full gap funding award for Phase I will be made. In ROPS 25/26 Phase II of the project is being broken out in a separate line 446.
437	**Tax Allocation Bond Series 2023B - Infrastructure bond.**
439	**Tax Allocation Bond Series 2023A - Affordable Housing Bond.**
440	**Tax Allocation Bond Series 2023C.** Removed per DOF letter April 2024.
441	**Tax Allocation Bond Series 2023D.** Removed per DOF letter April 2024.
442	**Replacement Housing Support.** This line reports the OCII staffing and contract costs that directly support replacement housing costs.
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 25/26.
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.
445	**HPS Phase 1 Block 48 Affordable Housing.** Per FINAL & CONCLUSIVE DETERMINATION 10/23/24 for HPS housing obligation in umbrella line 218 and replacement housing obligation. Predevelopment funding for affordable housing project to start in ROPS 25/26.
446	**Mission Bay South Block 4E Phase 2 Affordable Housing.** In partial fulfillment of the replacement housing obligation, and, potentially, in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. Companion project to Mission Bay South Block 4E Phase 1 Affordable Housing shown in line 436. Shared predevelopment work began in ROPS 24/25. In ROPS 25/26 the sitewide predevelopment loan will be split into 2 predevelopment loans. This line also provides additional predevelopment funds to complete predevelopment work for Phase 2.
447	**Transbay Block 4W B Affordable Housing Funding.** 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. Block wide option was terminated. Moving forward with 2 affordable developments on a portion of the site. This line includes predevelopment funds for one of those projects.
448	**CPN Block 7 Affordable Housing Funding.** This line is per FINAL & CONCLUSIVE DETERMINATION 10/23/24 for HPS Phase 2 CP housing obligation in umbrella line 219. This line is for funding for predevelopment work to begin in ROPS 25/26.

Number	Notes
449	**Mission Bay South Block 12W Phase 2 Affordable Housing.** This is for predevelopment funding for an affordable housing project in partial fulfillment of the replacement housing obligation and, potentially, in partial fulfillment of MBS OPA Requirements, per final and conclusive determination regarding Mission Bay housing obligation on umbrella lines 220 and 226. Companion project to Mission Bay South Block 12W Phase 1 Affordable Housing shown in line 428.
450	**City Services for Housing Projects.** City staff reimbursement for work performed on behalf of OCII-funded affordable housing projects.
451	**Tax Allocation Bond Series 2025A - Affordable Housing Bond.** This line is an estimate of the debt service payment for 25-26 affordable housing bond issuance. 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.
452	**Tax Allocation Bond Series 2025B - Transbay Taxabl**e. 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.
453	**Tax Allocation Bond Series 2025C - Transbay Tax Exempt.** 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.
454	**Tax Allocation Bond Series 2025D -Mission Bay South.** 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.