



Mission Bay—Redevelopment Project Area Overview

San Francisco’s Mission Bay development covers 303 acres of land between the San Francisco Bay and Interstate-280. The Board of Supervisors established the Mission Bay North and South Redevelopment Project Areas (Project Areas) in November 1998. Development is controlled through the Redevelopment Plans and Designs for Development, Owner Participation Agreements between the Office of Community Investment and Infrastructure (OCII), as the Successor Agency to the Redevelopment Agency, and original master developer, Catellus Development Corporation (whose interest was transferred in 2005 to FOCIL-MB, LLC), and Interagency Cooperation Agreements, which commit all City departments to the Mission Bay Infrastructure Plans.

Infrastructure and Open Space Overview

Background. The master developer is responsible for the installation of infrastructure within the Project Areas, including Open Space parcels. This infrastructure and improvements are then transferred to the City through an “acceptance” process at the Board of Supervisors before they are open for public use. These public improvements are financed through bonds supported by real estate property tax increment and through fees assessed through Mello Roos special tax districts, specifically known as Community Facilities Districts. While the City is the underlying owner of the land in Mission Bay, first, the master developer has jurisdiction over the land through a Master Lease with the City. The improvements it builds are first owned by the master developer until they are transferred to the City. Once the infrastructure and improvements are accepted by the City through a Board of Supervisors action, the parcels become part of the OCII’s jurisdiction through the Agency Ground Lease or they are owned by an appropriate City agency (Public Works or SF Public Utilities Company). Due to the Governor’s order to dissolve Redevelopment Agencies in 2012, the Department of Finance (DOF) has oversight over OCII and strictly limits its activities. As part of dissolution, the DOF required OCII to create a Property Management Plan, which would create a timeline to transfer the jurisdiction of Open Space parcels to the City to sunset OCII’s activities and jurisdiction. As of July 1, 2023, the San Francisco Recreation and Parks Department and the Port of San Francisco have assumed management of the Open Space parcels, and, the Agency Ground Lease will be terminated, returning the City’s full jurisdiction over all parks within Mission Bay. OCII staff is currently working to terminate the Agency Ground Lease. These parks will still be maintained using funds from a Community Facilities District (CFD No. 5), which OCII will administer. CFD No 5. will fund maintenance on the parks until its expiration in 2044.

More information on the Mission Bay Project Areas can be found at <https://sfocii.org/projects/mission-bay/overview>

Fees. Community Facilities District (CFD) No. 6 Commercial and residential property owners (including individual condominium owners) pay into this CFD through their biannual property tax bills. These funds go towards the construction of infrastructure, including new Open Space, in Mission Bay South.

Community Facilities District CFD No. 5. Commercial and residential property owners (including individual condominium owners) pay into this CFD through their biannual property tax bills. These funds go towards the maintenance and operation of Open Space in Mission Bay North and South

Mission Bay Transportation Management Association

Background. MB TMA is a nonprofit entity that funds and operates a shuttle service in the Mission Bay North and South Project Areas. The shuttle service is a required mitigation measure of the 1998 Environmental Impact Report for the Mission Bay North and South Project Areas. The shuttle service was intended to enhance and supplement existing transit connections between Mission Bay and regional public transportation hubs within the City to discourage single-occupant vehicle trips during peak commute period. The TMA runs in perpetuity and there is flexibility in the service routes as community needs change. A survey is conducted annually to assess how needs may be changing.

Fees. Commercial and residential property owners within Mission Bay pay either a monthly fee (residential) or annual fee (commercial) that supports the operation and maintenance of the shuttle system. Commercial properties are assessed on a square footage basis. Residential properties are assessed on a per-unit basis. Budgets are reviewed and approved by the TMA Board annually.

Mission Bay Maintenance Corporation and Mission Bay Commercial Maintenance Corporation.

Background. The Mission Bay Maintenance Corporation, or MBMC, and the Mission Bay Commercial Maintenance Corporation, are the master homeowner's association for Mission Bay's respective residential and commercial areas, which are designated as a "common interest development" as defined by California Civil Code. A Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements is recorded against every property within Mission Bay, excepting publicly-owned properties (e.g. affordable housing parcels, public rights of way and public parks, UCSF properties, and the SF Public Safety building). The Covenant declares each subject property as a Member of the Master Association. The Master Associations are responsible for Common Expenses, which go towards maintaining, managing, operating, repairing and replacing Corporation Property. First Service Residential is the entity retained as Manager of the Master Associations. Regular assessments on all residential and commercial member properties are billed monthly by First Service Residential, and fund weekly power washing of sidewalks; litter removal; ongoing maintenance of streetscape furnishings (benches, bike racks, etc.) and plantings; street tree paver repairs; street tree irrigation and repairs; and public garbage bin maintenance and waste removal service.

Fees. Monthly MBMC (Residential) fees are currently assessed at a per unit rate and are incurred per month. Monthly MBCMC (Commercial) fees are currently assessed on a per square foot basis and are incurred per month. In addition, a separate "mutual benefit fee" is assessed on all commercial parcels for maintenance at retail frontages. The Mission Bay Maintenance Corporation and Mission Bay Commercial Maintenance Corporation each have a volunteer Board of Directors from their respective membership base, which reviews incurred and projected expenses every year, and approves an annual budget.

Contact Community Manager, Pamela Lewis via e-mail at pamela.lewis@fsresidential.com with questions on the TMA and HOA fees.