

AGENDA ITEM 10
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2026

Subject: **Review of Draft Fiscal Year 2026-27 & Fiscal Year 2027-28**
 Treasure Island Development Authority Budget (Informational Item)

Contact: Robert Beck, Treasure Island Director
 Jamie Querubin, Finance Manager

SUMMARY

This is an informational item of the draft Treasure Island Development Authority Two-Year Budget for Fiscal Year 2026-27 (FY27) and Fiscal Year 2027-28 (FY28), collectively the “Proposed TIDA Budget.” The draft budget attached to this report includes:

- Exhibit A – FY2027 & FY2028 Summary of Proposed Revenue & Expense Forecast
- Exhibit B – FY2027 Revenue Details
- Exhibit C – FY2027 Expense Details

Exhibit A is a single page summary of the proposed budget by revenue and expense line item while Exhibits B & C include a breakdown of the expenses included in each line item with a limited narrative description. These documents represent the current status of our in-progress work to forecast obligations and revenues for the next two fiscal years.

On December 12th, the Mayor’s Budget Office (“MBO”) released budget instructions forecasting a projected \$936 million deficit over the next two fiscal years and a \$1.17 billion deficit through Fiscal Year 2030. Given this shortfall and to balance the citywide budget, General Fund departments were asked to reduce \$400 million in ongoing spending through restructured service delivery and targeted program elimination. To contribute to this spending reduction, the City Administrator’s Office has requested General Fund departments prepare for a targeted 10% reduction in annual spending.

Non-General Fund departments were directed to balance within their own projected revenues. Since TIDA does not receive any revenue support from the General Fund, we are considered a Non-General Fund department and are not required to reduce our operating budget to provide General Fund savings.

BUDGET STRUCTURE

TIDA’s budget structure groups expenditures into three categories based upon the revenue sources available to support those expenses.

- Authority Costs Budget: These costs need to balance by projected Authority Revenues, principally leasing revenues.
- City Costs Budget:
- These are costs of other City agencies in support of development activities. Under the amended DDA, TICD remains obligated to reimburse these expenses in whole.
- Subsidy Budget: These are costs for which TICD provides specific subsidies as defined under the DDA or for which specific funds – such as Arts Fees – are available to support these expenses subject to annual limits or accrued fund balances. These funds include a Housing Subsidy, Job Broker Subsidy, Open Space Subsidy, Transportation Subsidy, Arts Fees, Community Facilities District Special Taxes, etc.

As we prepare a Proposed TIDA Budget for FY27, we are most concerned with balancing projected Authority Cost expenditures against constrained TIDA leasing revenues and to have contingency plans should we experience an unexpected downturn in leasing revenues. Budget objectives will focus on near and long-term investments, making necessary structural changes to the TIDA Authority Cost budget, while preserving existing operations and services where possible. To further this, the FY27 proposal:

- (1) Shifts certain parks and open spaces related costs to be funded by Community Facilities District (CFD), and shifts other costs that are DDA subsidy eligible (parks, housing, transportation) from Authority Cost budget to Subsidies Cost budget
- (2) Assumes start of Fund Balance Reserve policy target to achieve 10% of Authority Cost funded budget over 5 years, starting in FY27

BUDGET ADJUSTMENTS

The annual budget establishes a ceiling for TIDA’s expenditure authority which we have historically under-expended. For example, in FY25, the Authority’s total expenditures (not including costs covered by the Subsidy budget) were approximately \$3.56 million or approximately 16% under the adopted budget. In FY25, the Subsidy budget was approximately \$10.2 million or 78% under the adopted budget, primarily due to a delay in affordable housing projects. Overall, the adopted FY25 budget was adequate to fund the Authority’s operations and minimal adjustments should be required to individual line items in preparing the FY27 budget where there will not be a change in scope or activity level.

COLAs

In the spring of 2024, the City reached new agreements with the various labor unions representing City employees. The Cost-of-Living Adjustments (“COLAs”) included in these agreements will be a primary factor in revising the projected cost of TIDA staff salaries and benefits which comprise more than a quarter of the Authority Cost Budget. For interdepartmental work orders where salaries are also subject to these COLAs, an adjustment may not be warranted if expenditures in FY25 and in the current Fiscal Year have been within budget.

Parks and Open Space Budget

The maintenance of natural areas on Yerba Buena Island and of newly constructed parks are included in the Subsidy Budget, because these costs will be funded by proceeds from the Community Facilities District, and if needed, the TICD open space maintenance subsidy.

In FY27, we plan to transition the maintenance of new parks from Rubicon to the Recreation and Parks Department (“RPD”). The FY27 budget reflects the first full year of maintenance services provided by RPD. Although Rubicon will continue to perform the services under the Authority Cost Budget in FY27 as they historically have, there will be a wind down in the scope of Rubicon services for the newly constructed parks as RPD will take on primary responsibilities of maintaining new parks that are completed and opened to the public. The Chapel Grove and Clipper Cove Park around Quarters 10 are expected to be completed in 2026 so the budget includes funding for maintenance services beginning in FY27.

The FY27 budget also includes an expansion of additional security services to oversee and patrol the new parks and open spaces on both weekdays and weekends.

Funding has been included under the Operation and Maintenance section of the FY27 Subsidy Budget to reflect the full contribution to RPD, pursuant to the proposed MOU, so that they will be able to assume full responsibility for the new parks at the start of FY27.

Arts Program

The budget for the San Francisco Arts Commission and the installation of new art is included in the Subsidy Budget because the program is funded by Arts Fees collected from vertical developments upon issuance of building permits which are deposited in a special fund for support of the Treasure Island Arts Master Plan. Currently accrued funds have already been appropriated through prior year budgets and no new building permits are expected to be issued in FY27.

Where eligible, the Community Facilities District may fund certain temporary art installations and contribute to art maintenance if qualified as a cost to maintain and operate open spaces. To account for this, the FY27 budget reflects \$250,000 for operations and maintenance of art installations located within the parks and open spaces on Treasure Island and YBI to support of the Treasure Island Arts Master Plan.

SCHEDULE

The TIDA Budget is submitted to the MBO as part of the overall budget for the City Administrator’s Office. Authority staff will return to the TIDA Board on February 11th to seek approval of the submission of the Proposed TIDA to the City Administrator’s Office of Budget and Planning. The composite City Administrator’s proposed budget, inclusive of TIDA’s Proposed Budget, will be submitted to the MBO on February 23rd.

A summary of the budget preparation and submission schedule is as follows:

- December 10: Staff reviews FY25 Budget year-end performance and briefs the TIDA Board on the FY26 budget preparation
- January 14: Staff presents draft Proposed Budget to TIDA Board
- Early February: Staff reviews draft Proposed Budget to City Administrator's Office
- February 11: Staff requests TIDA Board approval of Proposed TIDA Budget
- February 23: City Administrator submits Budget to MBO
- March: Controller's Office posts proposed departmental budgets
- June 1: MBO publishes proposed two-year budget
- July: Board of Supervisors adopts FY 2027 and FY 2028 Budget

EXHIBITS

Exhibit A – FY2027 & FY2028 Summary of Proposed Revenue & Expense Forecast

Exhibit B – FY2027 Revenue Details

Exhibit C – FY2027 Expense Details

Prepared by: Robert Beck, Treasure Island Director
 Jamie Querubin, Finance Manager

EXHIBIT A. Summary Proposed FY 2027 & FY 2028 Revenue & Expense Forecast

EXHIBIT A. Summary Proposed FY 2027 & FY 2028 Revenue & Expense Forecast					BY		BY+1		Year-to-Year Changes (FY26 Adopted vs. FY27 Proposed)				
					ORIGINAL ADOPTED (as Budget Year 2)		PROPOSED CHANGES			PROPOSED REVISED		PROPOSED	
TIDA Authority Costs Budget					ADOPTED								
Revenues	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028			
TIDA Revenues	A. Commercial Leasing Revenues	Tidelands Trust Property	9,400,000		9,400,000	332		9,400,332	9,400,332	332			
		Non-Tidelands Trust Property	1,100,000		1,100,000	237,667		1,337,667	1,337,667	237,667			
		B. John Stewart Company Housing Revenue	1,400,000		1,387,144	(87,144)		1,300,000	1,300,000	(100,000)			
		C. Housing Common Area Maintenance Fees	1,763,460		1,763,460	-		1,763,460	1,763,460	-			
		Revenue Total	13,663,460		13,650,604	150,855		13,801,459	13,801,459	137,999			
		Other Revenues	D. Other TIDA Revenues	763,035		763,035	3,211,965		3,975,000	857,765	3,211,965		
			E. BATA Reimbursment Pier E-2 MOA	170,000		170,000	-		170,000	170,000	-		
			F. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)	100,000		100,000	-		100,000	100,000	-		
			TICD Revenue Total	1,033,035		1,033,035	3,211,965		4,245,000	1,127,765	3,211,965		
		Revenues Total			14,696,495		14,683,639	3,362,820		18,046,459	14,929,225	3,349,964	
Expenses	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028			
A. Personnel & Administration		1. TIDA Staff Salaries	3,067,337		3,159,357	-		3,159,357	3,254,138	92,020			
		2. TIDA Staff Mandatory Fringe Benefits	1,023,281		1,053,979	2,197		1,056,176	1,087,862	32,895			
		3. Staff Training, Memberships, and Field Expenses	10,000		10,000	-		10,000	10,000	-			
		4. Marketing and Promotion Expenses	33,900		33,900	(0)		33,900	33,900	-			
		5. One Treasure Island Contractual Services (not incl. abatement costs)	800,000		800,000	(95,000)		705,000	705,000	(95,000)			
		6. Other Professional Services	1,304,900		1,304,900	396,300		1,701,200	1,351,200	396,300			
		7. Equipment Leases / Materials & Supplies	125,000		125,000	(60,000)		65,000	65,000	(60,000)			
		8. Public Safety Work Orders	154,998		167,998	(142,998)		25,000	25,000	(129,998)			
		9. Public Health and Welfare Work Orders	291,650		291,650	(40,000)		251,650	251,650	(40,000)			
		10. Other Administrative Work Orders	1,058,752		1,110,662	(41,295)		1,069,368	1,128,867	10,615			
Personnel & Administration Total			7,869,818		8,057,447	19,204		8,076,651	7,912,617	206,833			
B. Development		1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)	905,000		905,000	(45,000)		860,000	860,000	(45,000)			
		2. Transportation Contracts / Memorandum of Agreements	909,629		-	500,000		500,000	-	(409,629)			
		3. Planning Department (Authority Costs)	328,518		135,956	70,000		205,956	205,956	(122,563)			
		4. Building Abatement Costs (incl. in One Treasure Island Contract)	215,000		215,000	2,285,000		2,500,000	-	2,285,000			
Development Total			2,358,147		1,255,956	2,810,000		4,065,956	1,065,956	1,707,808			
C. Operations & Maintenance		1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets)	2,090,000		2,090,000	385,000		2,475,000	2,475,000	385,000			
		2. City Attorney - Legal Services (Authority Costs)	200,000		200,000	-		200,000	200,000	-			
		3. SFPUC Utilities and Maintenance	1,278,529		1,327,136	232,864		1,560,000	1,606,800	281,471			
		4. DPW Operations and Maintenance	900,000		927,000	(27,000)		900,000	900,000	-			
		5. Debt Service - Submarine Cable Financing (Commercial Paper)	-		826,100	(411,100)		415,000	415,000	415,000			
Operations & Maintenance Total			4,468,529		5,370,236	179,764		5,550,000	5,596,800	1,081,471			
D. Fund Balance Reserve		1. Fund Balance Reserve - 10% of Total Authority Cost Budget	-		-	353,852		353,852	353,852	353,852			
		Fund Balance Reserve Total	-		-	353,852		353,852	353,852	353,852			
Expenses Total			14,696,495		14,683,639	3,362,820		18,046,459	14,929,225	3,349,965			
TIDA City Costs Budget													
Revenues	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028			
TICD Revenue	A. TICD Reimbursement (City Costs)		6,225,000		6,225,000	450,000		6,675,000	6,675,000	450,000			
		TICD Revenue Total	6,225,000		6,225,000	450,000		6,675,000	6,675,000	450,000			
Revenues Total			6,225,000		6,225,000	450,000		6,675,000	6,675,000	450,000			
Expenses	Budget Category	Cost Category	Fiscal Year 2026		Fiscal Year 2027				Fiscal Year 2027	Fiscal Year 2028			
A. Development (City Costs)		1. Development Professional Contracts (Harris, TIMMA, Fiscal Consultant)	750,000		750,000	45,000		795,000	795,000	45,000			
		2. City Attorney - Legal Services	1,050,000		1,050,000	-		1,050,000	1,050,000	-			
		3. DPW Engineering Support Services	3,000,000		3,000,000	-		3,000,000	3,000,000	-			
		4. PUC Engineering Services	800,000		800,000	-		800,000	800,000	-			
		5. SFMTA Services	305,000		305,000	-		305,000	305,000	-			

	6. Planning Department		170,000	170,000	130,000	300,000	300,000	130,000
	7. Recreation and Parks Department		100,000	100,000	-	100,000	300,000	-
	8. Department of Technology		-	-	-	-	-	-
	9. SF Fire Department		50,000	50,000	-	50,000	50,000	-
	10. Contract Monitoring Division (CMD) - LBE/SBE Program		-	-	75,000	75,000	75,000	75,000
	11. Treasure Island Mobility Management Agency (TIMMA)		-	-	200,000	200,000	-	200,000
	Development Total		6,225,000	6,225,000	450,000	6,675,000	6,675,000	450,000
Expenses Total			6,225,000	6,225,000	450,000	6,675,000	6,675,000	450,000
TIDA Subsidy Budget								
Revenues	Budget Category	Cost Category	Fiscal Year 2026	Fiscal Year 2027		Fiscal Year 2027	Fiscal Year 2028	
	TICD Revenue	A. TICD Reimbursement for One Treasure Island Job Broker Program	500,000	500,000	-	500,000	500,000	-
		B. TICD Transportation Subsidy	-	-	900,000	900,000	-	900,000
		C. TICD Developer Housing Subsidy	2,958,256	2,958,256	6,925,000	9,883,256	9,883,256	6,925,000
		D. TICD Parks and Open Space Subsidy	1,500,000	1,500,000	-	1,500,000	1,500,000	-
		TICD Subsidy Total	4,958,256	4,958,256	7,825,000	12,783,256	11,883,256	7,825,000
	Other Special Funds	E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)	1,145,030	2,807,828	1,026,124	3,833,952	2,908,952	2,688,922
		F. CFD/IRFD Administration Fund (payable from CFD/IRFD taxes)	-	-	198,876	198,876	204,843	198,876
		G. Vertical Development Art Fees	-	-	-	-	-	-
		Other Special Funds Total	1,145,030	2,807,828	1,225,000	4,032,828	3,113,794	2,887,798
Revenues Total			6,103,286	7,766,084	9,050,000	16,816,084	14,997,050	10,712,798
Expenses	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2027		Fiscal Year 2027	Fiscal Year 2028	
	A. Personnel & Administration	1. One Treasure Island Contractual Services - Job Broker Program	500,000	500,000	-	500,000	500,000	-
		Personnel & Administration Total	500,000	500,000	-	500,000	500,000	-
	B. Development	1. Development Professional Services (Relocation Consultant – Replacement Housing)	500,000	500,000	-	500,000	500,000	-
		2. Development Professional Services (Early Relocation In-Lieu Fees)	300,000	300,000	-	300,000	300,000	-
		3. Development Professional Services (Early Relocation Moving Fees)	300,000	300,000	-	300,000	300,000	-
		4A. Mayor's Office of Housing Community Development (Work Order)	388,256	388,256	-	388,256	388,256	-
		4B. Mayor's Office of Housing Community Development (Direct Project Funding)	1,500,000	1,500,000	6,800,000	8,300,000	8,300,000	6,800,000
		5. One TI Housing Consultant	-	-	95,000	95,000	95,000	95,000
		6. SF Arts Commission - Art Maintenance & Temporary Installation Program Costs	-	-	250,000	250,000	250,000	250,000
		7. Transportation Planning & Services (TIMMA)	-	-	900,000	900,000	-	900,000
		Development Total	2,988,256	2,988,256	8,045,000	11,033,256	10,133,256	8,045,000
	C. Operations & Maintenance	1. Maintenance of YBI Natural Areas and New Parks and Open Spaces (Rubicon & Toolworks)	1,400,000	250,000	675,000	925,000	-	(475,000)
		2. As-Needed Invasive Species Management - Development & Permanent Project Areas)	200,000	200,000	-	200,000	200,000	-
		3. Maintenance of New Parks and Open Spaces (Recreation and Parks Dept)	731,946	3,538,952	(200,000)	3,338,952	3,338,952	2,607,006
		4. Other Parks Operations Contracts (A1 Security)	-		530,000	530,000	530,000	530,000
		5. Parks and Open Space Operations Planning	-	-	-	-	-	-
		6. SF Department of the Environment	90,000	90,000	-	90,000	90,000	-
		7. Controller's Office - CFD Administration	193,084	198,876	0	198,876	204,843	5,793
		Operations & Maintenance Total	2,615,030	4,277,828	1,005,000	5,282,828	4,363,794	2,667,798
Expenses Total			6,103,286	7,766,084	9,050,000	16,816,084	14,997,050	10,712,798
TOTAL TIDA BUDGETED REVENUES			27,024,781	28,674,723	12,862,820	41,537,543	36,601,275	14,512,762
TOTAL TIDA BUDGETED EXPENSES			27,024,780	28,674,723	12,862,820	41,537,543	36,601,275	14,512,763

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 1/14/2026

I. TIDA AUTHORITY COSTS BUDGET REVENUE DETAILS FY 2026-27**A. Commercial Leasing Revenue – Tidelands Trust**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$9,400,000	\$9,400,332	\$332

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust. The projected revenues for FY27 and FY28 slightly increased, but mainly unchanged on the assumption that leasing opportunities impacted by construction will be offset by increased revenues elsewhere.

Projected FY 2027-28 Budget: \$9,400,332

Commercial Leasing Revenue – Non-Tidelands Trust

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,100,000	\$1,337,667	\$237,667

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust.

Projected FY 2027-28 Budget: \$1,337,667

B. John Stewart Company Housing Revenue

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,400,000	\$1,300,000	-\$100,000

The projection is based upon approximately 259 rentable units and represents net revenue after expenses including the John Stewart 5% fee. Following recent relocations of residents into Star View Court and Isle House and unit turnover costs associated with interim moves, net revenues are forecast to decline in FY27.

Projected FY 2027-28 Budget: \$1,300,000

C. Housing Common Area Maintenance Fees

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,763,460	\$1,763,460	\$0

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 1/14/2026

The Authority collects common area maintenance (CAM) charges from the island's housing providers to pay for costs common to the housing area, principally landscape maintenance, security, and debris removal costs. This estimated amount reflects anticipated collections from the remaining housing providers following relocation of Swords to Plowshares and Catholic Charities households to new buildings. The CAM rates charged to the remaining housing providers will be increased as the CAM expenses are not anticipated to decrease proportionate with the reduction in the number of occupied units. The projected CAM fees may be revised again based on future unit vacancies.

VENDOR	Monthly	Yearly
Swords to Plowshares	\$0	\$0
Catholic Charities	\$0	\$0
CHP/Homerise	\$32,490	\$389,880
Heathright 360	\$12,540	\$150,480
Villages	\$101,925	\$1,223,100
Subtotals	\$146,955	\$1,763,460

Projected FY 2027-28 Budget: \$1,763,460

D. Other TIDA Revenues

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$763,035	\$3,975,000	\$3,211,965

This estimated amount reflects revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA, TIDA administration fees to the CFD and IRFD financing districts, and revenues from leasing opportunities not included in Commercial Lease revenues. Grant funds that TIDA receives from local, state and federal grants are also included in this total. The large increase from FY26 to FY27 reflects a one-time Priority Sites program award by the Bay Area Housing Finance Authority (BAHFA).

Projected FY 2027-28 Budget: \$857,765

E. BATA Reimbursement- Pier E- 2

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$170,000	\$170,000	\$0

The amount reflects anticipated funds from Bay Area Tolling Authority to TIDA as reimbursement of expenses for Pier E-2 operations.

Projected FY 2027-28 Budget: \$170,000

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 1/14/2026

F. SFCTA Reimbursement for YBI Pedestrian Path Costs

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$100,000	\$100,000	\$0

The amount reflects anticipated payments from SFCTA to TIDA as revenue to cover costs related to the Bay Bridge Pedestrian path and Quarters 9 Vista Point, including janitorial, transportation, and security.

Projected FY 2027-28 Budget: \$100,000

II. TIDA CITY COSTS REVENUE DETAILS FY 2025-26**A. TICD Reimbursement (City Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$6,225,000	\$6,675,000	\$450,000

The amount reflects anticipated funds from TICD to TIDA as revenue to directly reimburse TIDA for development expenditures spent on City Costs, as defined by Section 19.8 of the DDA.

Projected FY 2027-28 Budget: \$6,675,000

III. TIDA SUBSIDY BUDGET REVENUE DETAILS FY 2026-27**A. TICD Reimbursement for One Treasure Island Job Broker Program**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$500,000	\$500,000	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund the One Treasure Island Job Broker Program, as defined by Section 13.3.8 of the DDA. Pursuant to the DDA, the total subsidy amount payable by TICD for the Job Broker Program Subsidy is \$3,800,000, plus interest, in \$500,000 annual allotments.

Projected FY 2027-28 Budget: \$500,000

B. TICD Transportation Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$900,000	\$900,000

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 1/14/2026

The amount reflects anticipated funds from TIDC to TIDA as revenue to directly fund transportation operations, as defined by Section 13.3.2 of the DDA. For FY27, TIDA anticipates funding up to \$900,00 to support transportation operations administered by the Treasure Island Mobility Management Agency (TIMMA), including ferry service, bikeshare, and an on-island shuttle.

Projected FY 2027-28 Budget: \$0

C. TICD Developer Housing Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,958,256	\$9,883,256	\$6,925,000

The amount reflects anticipated funds from TIDC to TIDA as revenue to directly fund affordable housing projects and implementation, as defined by Section 13.3.4 of the DDA. The large increase in contributions reflects \$6,250,000 in funding obligations for the Behavioral Health Building project (BHB), approx. \$2,000,000 for the E1.2 Senior and IC4.3 predevelopment work, \$1,195,000 in professional services supporting the affordable housing program and Transition Housing Program, and approximately \$400,000 related to the annual MOU between TIDA and the Mayor's Office of Housing and Community Development.

Projected FY 2027-28 Budget: \$9,883,256

D. TICD Parks and Open Space Subsidy

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,500,000	\$1,500,000	\$0

The amount reflects anticipated funds from TIDC to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by Section 13.3.1 of the DDA, up to the annual maximum of \$1,500,000. Eligible operation and maintenance activities include the Rocks Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities as well as natural area and Habitat Management programs on YBI. Eligible expenses above the subsidy limit will be funded by CFD special tax revenues.

Projected FY 2027-28 Budget: \$1,500,000

E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,145,030	\$4,028,952	\$2,883,922

EXHIBIT B - TIDA REVENUE DETAIL FY 2026-27

Draft Budget Proposal - TIDA Board 1/14/2026

The amount reflects anticipated funds from the CFD Ongoing Maintenance fund to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by the Financing Plan. The amount reflects anticipated funds needed beyond the \$1,500,000 annual allotment from TICD Parks and Open Space Subsidy for parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI, to be primarily delivered by the annual MOU between TIDA and REcreation and Parks Department. This amount also includes any maintenance and programmatic costs related to parks operations and arts installations located in the parks.

Projected FY 2027-28 Budget: \$2,908,952

E. CFD and IRFD Administration Fund (payable from CFD/IRFD taxes)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$193,084	\$198,876	\$5,792

The amount reflects anticipated funds from the CFD Administration fund to TIDA as revenue to directly fund costs related to the administration of the CFD and IRFD, almost exclusively via the MOU between TIDA and the Controller's Office for services related to accounting, auditing, and budget for the CFD and IRFD.

Projected FY 2027-28 Budget: \$204,843

F. Vertical Development Art Fees

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$0	\$0

The amount reflects anticipated art fees from vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions, pursuant the Vertical Disposition and Development Agreements (VDDA). Fees are collected at the issuance of the building permit to commence vertical construction. No new permits are anticipated in FY27 so the proposed budget assumes no additional revenue collections for FY 28.

Projected FY 2027-28 Budget: \$0

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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I. TIDA AUTHORITY COSTS BUDGET EXPENSE DETAILS FY 2026-27

The expenditure for daily operations and development functions for Treasure and Yerba Buena Islands are defined under the following three categories: Personnel & Administration, Development, and Operations & Maintenance.

A. PERSONNEL & ADMINISTRATION**1. TIDA Staff Salaries**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$3,067,337	\$3,159,357	\$92,020

The Proposed Budget provides funding for 15 full-time positions. The increase in the FY 27 budget also reflects Cost of Living Allowances, some minor classification adjustments, and more accurate alignment with the City Administrator's Office overall salary budget accounted for TIDA.

Projected FY 2027-28 Budget: \$3,254,138

2. TIDA Staff Mandatory Fringe Benefits

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,023,281	\$1,056,176	\$32,895

The Proposed Budget provides funding for fringe benefits for 15 full-time positions. This includes funding for benefits such as retirement, Social Security, and health benefits. Required funding is adjusted by the Controller to the most up-to-date estimates for the upcoming fiscal year.

Projected FY 2027-28 Budget: \$1,087,862

3. Staff Training, Memberships, and Field Expenses

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$10,000	\$10,000	\$0

The Proposed Budget provides the same level of funding for staff expenses. Annual staff performance plans encourage staff to participate in professional development.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Training (including cost of travel)	\$1,300	\$1,300
Employee Field Expenses	\$1,000	\$1,000
Membership Fees	\$6,700	\$6,700
HR-Management Training Work Order	\$1,000	\$1,000
Subtotals	\$10,000	\$10,000

Projected FY 2027-28 Budget: \$10,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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4. Marketing and Promotion Expenses

TIDA FY 2025-26 Budget
\$33,900

Proposed FY 2026-27
\$33,900

Changes
\$0

The current budget includes funding for marketing and promotional expenses, support of on-island TIDA Board meetings, and 3-4 on-island Transition Housing open house events for residents.

Projected FY 2027-28 Budget: **\$33,900**

5. One Treasure Island Contractual Services

TIDA FY 2025-26 Budget
\$800,000

Proposed FY 2026-27
\$705,000

Changes
-\$95,000

The Proposed Budget provides for the following funding for One Treasure Island as detailed below, not including the Job Broker Program Costs, which are offset by a TICD Subsidy.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Agreement with One Treasure Island	\$300,000	\$300,000
Community Planning	\$70,000	\$70,000
Affordable Housing Consultation - <i>Housing Subsidy Offset</i>	\$95,000	<i>See Section III</i>
Affordable Housing Interim Rent	\$360,000	\$0
Special Event Venue / Event Site Management	\$35,000	\$35,000
Pre-Apprentice Program	\$300,000	\$300,000
Subtotals	\$1,160,000	\$705,000

The services provided under the Agreement between TIDA and One Treasure Island, include coordinating and facilitating participation of community-based homeless service organizations, as well as future development planning. One Treasure Island also operates the building known as the Shipshape as a community benefit. TIDA also contracts with One Treasure Island to provide onsite after-hours event services on a limited basis at Administrative Building 1.

The proposed One TI contract budget also includes:

- Funding to support operation of the ShipShape Community Center and One Treasure Island's community-building efforts, including emergency preparedness.
- Funding allocation for various consultation services related to ongoing community planning and affordable housing development.
- Funding support for One TI's pre-apprentice Construction Training Program with Laborers Union Locals 67 & 261 sufficient to support one cohort through the multi-week training program.

Also included in the One Treasure Island Contract, but not included in the figures above are:

- One TI operates a Job Broker Program connecting individuals with employment with contractors working on the development program and with on-island employers. This service is supported by a Job Broker Program Subsidy paid by TICD (*see Section III - Subsidy Budget*).

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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- Funding for affordable housing consultant (*see Section III - Subsidy Budget*).

Projected FY 2027-28 Budget: \$705,000**6. Other Professional Services**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,304,900	\$1,701,200	\$396,300

The Proposed Budget provides the following funding for other professional services.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Treasure Island Gym Operation, YMCA	\$290,000	\$290,000
Treasure Island Gym As-Needed Maintenance	\$50,000	\$50,000
Treasure Island YMCA Community Kitchen Project	\$0	\$350,000
Boys and Girls Club Camp Mendocino	\$9,900	\$9,900
Security Services	\$850,000	\$850,000
Marine Salvage As-Needed	\$20,000	\$20,000
Software Licensing	\$0	\$46,300
Other Professional Services	\$85,000	\$85,000
Subtotals	\$1,304,900	\$1,701,200

- The YMCA Budget provides funding to operate the TI Gym and after school programs to the community. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The budget assumes \$50,000 for as-needed gym improvements and maintenance to ensure the gym facility is in a state of good repair. TIDA maintains the facility.
- During the COVID pandemic, TIDA funded the development of a food preparation area within the YMCA to support the distribution of meals provided by the San Francisco Unified School District for school-aged residents of the island. The FY27 budget includes funding to add stove and ventilation improvements to create a full commercial kitchen for use by the YMCA or One Treasure Island as a Community Kitchen capable of hosting educational programs, local residents, community groups, and entrepreneurs/micro businesses.
- The Proposed Budget provides the same level of funding for Treasure Island youth participation at the Boys and Girls Club's Camp Mendocino.
- The Proposed Budget includes \$850,000 for security services on Treasure Island.
- The Proposed Budget provides the cost of marine salvage and as-needed lien sale and disposal of abandoned vessels from Clipper Cove.
- The Proposed Budget provides the cost of annual subscription services for the Re-Leased property management software licensing to manage the commercial lease portfolio.
- The Proposed Budget provides funding for professional services including: the cost of signage, interpretation and translation services for public meetings and public notices; transportation costs and departmental work orders associated with summer internship programs. This category also funds portable restrooms, messenger services, audio services, periodicals, advertising, and printing.

Projected FY 2027-28 Budget: \$1,351,200

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7. Materials, Supplies, and Equipment Leases

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$125,000	\$65,000	-\$60,000

The Proposed Budget provides funding for materials, supplies, and equipment leases.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Materials and Supplies	\$55,000	\$45,000
Other Materials and Supplies – Public Safety	\$50,000	\$0
Rents & Leases - Equipment	\$20,000	\$20,000
Subtotals	\$125,000	\$65,000

- Materials and supplies includes funding for standard office supplies and materials, food expenses, recreational expenses, nursery plants, flags, and banners.
- Due to other available resources offered to TIDA at no cost, the budget no longer allocates funding for departmental response assets, staff personal protective equipment, as well as to fund as-needed awareness programs and community outreach.
- Funding for rents & leased equipment provides for rentals including TIDA multi-purpose machine, postage machine, and water dispenser.

Projected FY 2027-28 Budget: \$65,000

8. Public Safety Work Orders

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$154,998	\$25,000	-\$129,998

The Proposed Budget funds public safety work orders with other City departments.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Parking & Traffic	\$25,000	\$25,000
Police Security	\$129,998	\$0
Fire	\$0	\$0
Subtotals	\$154,998	\$25,000

- Parking & Traffic - This budget also provides funding for stripe and signage work on TIDA streets performed by SFMTA staff.
- Due to increased private security services, the budget no longer reflects the need for police security for the building and grounds patrol at Building One.

Projected FY 2027-28 Budget: \$25,000

9. Public Health and Welfare Work Orders

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
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EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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\$291,650**\$251,650****-\$40,000**

The Proposed Budget funds the following public health and welfare work orders with other City departments.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Children, Youth, & Families Work Order	\$226,650	\$226,650
Department of Public Health Work Order	\$40,000	\$0
Human Services Agency Work Order	\$65,000	\$25,000
Subtotals	\$331,650	\$251,650

- The Department of Children, Youth, and Families work order supports the Treasure Island After-School Program and for the Treasure Island Summer Youth Program.
- The Department of Public Health program was terminated due to low utilization and staffing challenges. HealthRight360 Medical Mobile Van will help provide services to Island residents.
- The Human Services Agency work order provides funding for Catholic Charities to operate the child development center facility as a public benefit. TIDA maintains the facility.

Projected FY 2027-28 Budget: \$251,650

10. Other Administrative Work Orders

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,058,752	\$1,069,367	\$10,615

The Proposed Budget provides increased funding for other administrative work orders with other City departments, primarily for back of the office services.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
General Services Agency Work Order	\$367,691	\$367,691
Risk Management Services – Insurance	\$324,052	\$372,659
Information Technology Work Orders	\$95,000	\$129,000
Contract Monitoring Division (LBE/SBE Program)	\$150,000	\$75,000
Purchasing-Central Shops Work Orders	\$17,827	\$25,000
Purchasing-Reproduction Work Order	\$11,933	\$5,000
DT-SFGOV	\$92,250	\$95,017
Subtotals	\$1,058,752	\$1,069,367

- The General Services Agency (GSA) work order provides for financial oversight and IT services. GSA provides services to TIDA in support of human resources, budget, accounting, financial reporting including PeopleSoft, and payroll. GSA manages TIDA's office network and data infrastructure and supports TIDA's computer hardware and workstation application usage. GSA also supports TIDA's emergency response activities and departmental emergency logistics planning. The Proposed Budget also provides for TIDA Board Health Benefits.
- The Risk Management work order provides funding for general liability coverage, liability insurance for TIDA's Board of Directors, and administrative review of proposed subleases and use-permits by the Risk Manager to determine appropriate insurance requirements.

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- Information Technology work orders provide for the City's IT infrastructure projects, IT procurements made on behalf of TIDA, and telephone services for department land line and cellular phones. The increased budget in FY27 accounts for a newly operating security camera system for the ferry terminal.
- The work order with the Contract Monitoring Division under the City Administrator will fund TIDA and TICD participation in the CMD Local Business Enterprise Mentorship Program and CMD support to TIDA in monitoring the TICD Small Business Enterprise efforts. The full scope of the program costs \$150,000 per year, however TIDA is only responsible to cover 50% of costs as TICD will cost the remaining 50% share.
- The Purchasing-Central Shops work orders provide for fleet maintenance services and fuel.
- The Purchasing-Reproduction work order provides for city stationary, envelopes, labels, and other materials.
- DT-SFGOV work order covers TIDA Board Meeting services.

Projected FY 2027-28 Budget: \$1,128,867**B. DEVELOPMENT****1. Development Professional Services (Authority Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$905,000	\$860,000	-\$45,000

Development Services	FY 25-26	FY 26-27 Proposed
Environmental Program Oversight Consultants	\$250,000	\$250,000
As-Needed Engineering Consulting Contracts	\$400,000	\$500,000
Environmental Evaluation Consultation; Fiscal Consultant	\$145,000	\$0
Land Transfer and Closing Costs	\$10,000	\$10,000
State Regulatory Payments - Dept. Toxic Substances Control	\$100,000	\$100,000
Subtotals	\$905,000	\$860,000

Description of contracts under "Authority Costs":

- Environmental Engineering contract – TIDA has an environmental consultation contract with Langan Engineering to perform certain oversight services of the Navy's environmental remediation efforts and to support TIDA in monitoring and compliance reporting for environmental Land Use Controls on properties owned by TIDA.
- Engineering & Fiscal Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services. In FY26 approved budget, this line item included an allocation for as-needed fiscal consultant services which has been moved to the Subsidy budget.
- Land Transfer and Closing Costs – TIDA anticipates certain land transfer and closing costs related to transactions with the State Lands Commission.
- State Regulatory Payments - TIDA anticipates certain invoices from the state Dept. of Toxic Substances Control for staff oversight of Land Use Control compliance and possible hazardous waste removal fees.

Projected FY 2027-28 Budget: \$860,000

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2. Transportation Contracts / Memorandum of Agreements (Authority Costs)**TIDA FY 2025-26 Budget**
\$909,629**Proposed FY 2026-27**
\$500,000**Changes**
-\$409,629

TIDA has Memoranda of Agreement with the San Francisco Transportation Authority (SFCTA) relating to the various roadway projects on Yerba Buena Island being managed by the SFCTA.

Development Services	FY 25-26	FY 26-27 Proposed
Westside Bridges Memorandum of Agreement (SFCTA)	\$625,000	\$0
Southgate Memorandum of Agreement (SFCTA)	\$284,629	\$0
Hillcrest Memorandum of Agreement (SFCTA)	\$0	\$500,000
Subtotals	\$909,629	\$500,000

Description of contracts under "Authority Costs":

- Westside Bridges Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Westside Bridges project to serve as a local match source for other state and federal funding sources.
- Hillcrest Roadway Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Hillcrest Roadway project to serve as a local match source for other state and federal funding sources. The increase in the FY27 proposed budget is due to an amendment increasing the project's overall budget. Primary funding for the project is through an Infill Infrastructure Grant award to TIDA. The IIG funds are not included in the budget, but TIDA may fund some local match requirements before the project is completed.

Projected FY 2027-28 Budget: \$0

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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3. Planning Department (Authority Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$328,518	\$205,956	-\$122,563

The Planning Department work order historically has reflected fees for review, oversight, and assistance with environmental impact review efforts related to current facilities programming, potential future development proposals, and for additional SF Planning staff work related the TI Equity Program.

Projected FY 2027-28 Budget: \$205,956

4. Building Abatement Costs (incl. in One Treasure Island Contract) (Authority Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$215,000	\$2,500,000	\$2,285,000

The amount provides an allowance for costs to abate or demolish structures on Treasure Island. This amount is included in the agreement amount with One Treasure Island and reflects a proposal to demolish and abate Building 450.

Projected FY 2027-28 Budget: \$0

C. OPERATIONS & MAINTENANCE**1. Maintenance Services – Buildings & Grounds (Authority Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,090,000	\$2,475,000	\$385,000

The Proposed Budget provides for building maintenance services for Authority Costs, as detailed below under “FY25 Authority Costs Share” not including costs that are offset by TIDC Subsidies:

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Grounds Maintenance – Rubicon	\$1,560,000	\$1,560,000
As-Needed Building Management Contracts		\$450,000
Janitorial Services – Toolworks	\$400,000	\$400,000
Art & History Preservation	\$30,000	\$10,000
Scavenger Services	\$85,000	\$40,000
Pest Control	\$15,000	\$15,000
Subtotals	\$2,090,000	\$2,475,000

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- Rubicon Enterprises provides all landscaping maintenance services following the City's Integrated Pest management protocols as well as limited trash collection and management on Treasure Island. Rubicon manages the Island Community Garden. Rubicon is a member organization of One Treasure Island and employs formerly homeless and economically disadvantaged individuals. A portion of landscaping expenses are offset by common area maintenance (CAM) charges recovered from housing providers.
- The proposed budget provides an additional budget allocation for as-needed general maintenance work that may come up, as-needed, through the general course of business. A specific contractor has not yet been identified for future scope of work, but One TI member organizations will be under primary consideration per the Jobs EOP.
- Toolworks is a member organization of One Treasure Island that employs formerly homeless and economically disadvantaged individuals. The Proposed Budget includes janitorial maintenance services and supplies to Buildings One and the Childcare Center, including collection of trash, recyclables and compostables, in addition to services at the restroom facilities at Quarters 9 for the Bay Bridge Bike path and the North Great Lawn for MerSea Restaurant.
- Art & History Preservation includes the annual costs for storage of the Authority's existing historic artifacts including the Pageant of the Pacific murals and TI Museum Collection. Funding also allows for as-needed development of TIDA's collection management capacity including any identified needs for plan development, asset conservation, photo-documentation and asset cataloging.
- The Proposed Budget provides the same level of funding for scavenger services and pest control services.

Projected FY 2027-28 Budget: \$2,475,000

2. City Attorney – Legal Services (Authority Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$200,000	\$200,000	\$0

The City Attorney's Office acts as TIDA's General Counsel to provide legal services in TIDA's role as planner and negotiator for development. This includes funding for outside counsel when required.

Projected FY 2027-28 Budget: \$200,000

3. SFPUC Utilities and Maintenance

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,278,529	\$1,560,000	\$281,471

- For PUC water services, the Proposed Budget provides approximately \$560,000 in budget allocation for permitting fees to State Water Resources Control Board (SWRCB), lab services, TIDA water utility fees.
- For PUC wastewater services, the proposed budget assumes \$200,000 for TIDA wastewater utility fees.
- For PUC Hetch Hetchy Power services, the proposed budget assumes \$800,000 for TIDA gas/electric utility fees and as-needed field services on legacy system assets.

Projected FY 2027-28 Budget: \$1,606,800

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4. DPW Operations and Maintenance

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$900,000	\$900,000	\$0

The Proposed Budget provides funding for the following work orders with DPW:

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Bureau of Building Repair (BBR)	\$700,000	\$800,000
Bureau of Street Environments Services (BSES)	\$0	\$0
Bureau of Streets and Sewer Repair Services (BSSR)	\$100,000	\$100,000
Subtotals	\$800,000	\$900,000

- BBR provides for a full-time general laborer as well as crafts such as electrical, plumbing, glass, sheet metal, locksmith and carpenter on an as-needed basis. Line item also funds materials and supplies.
- BSES historically provided limited freeway on/off ramp cleaning and streets and roadways sweeping on Treasure Island with funding support from TIDA. New roadways constructed in the initial subphase areas are now City streets, and their cleaning is an obligation of Public Works without funding support from TIDA. In FY24, TIDA ceased contracting with BSES for these services in areas outside of the new development.
- BSSR has historically provided street paving and pothole repairs on Treasure and Yerba Buena Islands. As with street cleaning, the maintenance of new streets is a responsibility of Public Works. The work order provides for continued support from Public Works to address needed asphalt repairs in the former Navy housing area and other streets maintained by TIDA.

Projected FY 2027-28 Budget: \$900,000

5. Debt Service - Electric Submarine Cable Financing

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$415,000	\$415,000

The FY27 budget assumes TIDA borrows commercial paper in FY2026 to repay an outstanding loan balance related to the installation of an electric submarine cable connecting Oakland's Davis Substation to TI/YBI in support the development. That debt issuance has not yet occurred and is not anticipated to occur until sometime in FY27 at the earliest.

Projected FY 2027-28 Budget: \$415,000

D. FUND BALANCE RESERVE**1. Fund Balance Reserve - 10% of Total Authority Cost Budget**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$357,185	\$357,185

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The FY27 budget proposal includes a new line item to begin funding a Fund Balance Reserve to address TIDA's ongoing cashflow volatility and the need to build in reserves for one-time emergency costs or unexpected reductions in revenues. This annual target assumes a Fund Balance Reserve target of 10% of the FY27 Authority Cost budget, funded over 5 years (approximately 2% each year).

Projected FY 2027-28 Budget: \$357,185

II. TIDA CITY COSTS BUDGET EXPENSE DETAILS FY 2026-27

A. DEVELOPMENT

1. Development Professional Contracts (City Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$750,000	\$795,000	\$45,000

The proposed budget assumes development professional services consisting of \$500,000 for Task Force Services to assist DPW in project review, \$250,000 for CFD/IRFD Reimbursement Consultants (both provided by Harris & Associates), and \$45,000 for as-needed fiscal consultant services. TIDA intends to renew its multi-year contract for consultants to assist in the reimbursement of development costs, ultimately payable from the Community Facilities District (CFD) and/or Infrastructure and Revitalization Financing District (IRFD).

Projected FY 2027-28 Budget: \$795,000

2. City Attorney – Legal Services (City Costs)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,050,000	\$1,050,000	\$0

The City Attorney's Office acts as TIDA's General Counsel to provide legal services in TIDA's role as planner and negotiator for development. This includes funding for outside counsel when required.

Projected FY 2027-28 Budget: \$1,050,000

3. DPW Engineering Support Services

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$3,000,000	\$3,000,000	\$0

This Department of Public Works (DPW) work order pays for the review of subdivision maps, construction inspection services, including Public Works Task Force Service's staff needed for Notice of Completion (NOC) process for completed infrastructure and future bond reimbursement package reviews.

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Projected FY 2027-28 Budget: \$3,000,000**4. PUC Engineering & Development Field Services**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$800,000	\$800,000	\$0

The SF Public Utilities Commission (SFPUC) work order includes engineering review by SFPUC for review of Major Phase and Sub-Phase Applications, subdivision regulations, and other materials prepared by TIDC and other technical services performed by SFPUC in support of development. The proposed budget includes field support services by City Distribution Division and Hetch Hetchy to relocate water and electrical lines and abandon existing natural gas lines in support of construction activities and construction inspection services and staffing support for the Wastewater Enterprise to support the development.

Projected FY 2027-28 Budget: \$800,000**5. SFMTA**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$305,000	\$305,000	\$0

This SFMTA work order includes technical services in support of development.

Projected FY 2027-28 Budget: \$305,000**6. Planning Department (City Costs)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$170,000	\$300,000	\$130,000

The Planning Department work order amount reflects fees for review of TIDC plans and construction documents as well as assistance with environmental impact review efforts. The increase in the FY27 budget assumes additional staff review required for potential changes to the project's entitlements as well as additional staffing needed for the studying the design and programming of future community facilities and open spaces.

Projected FY 2027-28 Budget: \$305,000**7. Recreation and Parks Department**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$100,000	\$100,000	\$0

The Recreation and Parks Department work order amount reflects costs to advise on maintenance and operation of new Yerba Buena Island and Treasure Island Parks.

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Projected FY 2027-28 Budget: \$300,000**8. Department of Technology**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$0	\$0

The Department of Technology is implementing municipal fiber system on Yerba Buena Island and Treasure Island to support tolling infrastructure, fiber to affordable housing, and other municipal facilities.

Projected FY 2027-28 Budget: \$0**9. SF Fire Department**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$50,000	\$50,000	\$0

The SF Fire Department (Bureau of Fire Prevention) work order amount reflects costs to review proposed design and advise on the street improvement permit for Stage 2/3..

Projected FY 2027-28 Budget: \$50,000**10. Contract Monitoring Division (CMD) - LBE/SBE Program**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$75,000	\$75,000

The work order with the Contract Monitoring Division under the City Administrator will fund TIDA and TIDC participation in the CMD Local Business Enterprise Mentorship Program and CMD support to TIDA in monitoring the TIDC Small Business Enterprise efforts. The full scope of the program costs \$150,000 per year, however TIDC is obligated to fund 50% of the share of program costs.

Projected FY 2027-28 Budget: \$75,000**11. Transportation Planning & Services - TI Mobility Management Agency**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$200,000	\$200,000

The budget amount reflects costs to deliver a portion of the TI Ferry Plaza project, administered and constructed by the TIMMA. Per a prior Ferry Swap Agreement, in which TIDC agreed to provide funding for Ferry Terminal enhancements in exchange for the TIMMA dedicating FHWA grant funding for an otherwise developer obligation.

Projected FY 2027-28 Budget: \$0

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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III. TIDA SUBSIDY BUDGET EXPENSE DETAILS FY 2026-27**A. PERSONNEL & ADMINISTRATION****1. One Treasure Island Contractual Services (Funded by TICD Job Broker Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$500,000	\$500,000	\$0

The Proposed Budget provides for the following funding for the Job Broker Program Costs, which is included in the One Treasure Island contract. This amount is offset by the TICD Job Broker Program Subsidy, pursuant to the DDA.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
Job Broker Program Costs - Subsidy Offset	\$500,000	\$500,000
Subtotals	\$500,000	\$500,000

- The Proposed Budget for the One Treasure Island contract includes funding for the Job Broker Program Costs are provided to TIDA by TICD as described in the DDA.

Projected FY 2027-28 Budget: \$500,000

EXHIBIT C - TIDA EXPENSE DETAIL FY 2026-27

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B. DEVELOPMENT**1-3. Transitional Housing Program (Funded by TICD Developer Housing Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,100,000	\$1,100,000	\$0

The Proposed Budget provides for the following funding for certain Development Professional Services Contracts supporting the implementation of the Transitional Housing Rules and Regulations providing benefits to residents of the former Navy housing. These expenses are supported by the TICD Developer Housing Subsidy.

Development Professional Services	FY 25-26	FY 26-27 Proposed
Relocation Consultant – Replacement Housing	\$500,000	\$500,000
Early Relocation In-Lieu Fees	\$300,000	\$300,000
Early Relocation Moving Fees	\$300,000	\$300,000
Subtotals	\$1,100,000	\$1,100,000

- Relocation Consultant/Replacement Housing – relocation consultant support in implementation of the Transitional Housing Rules and Regulations, including Permanent and Interim Moves.
- Early Relocation In-Lieu Fees – TIDA continues to offer early in-lieu fee payments to qualifying pre-DDA residents who wish to exercise the option.
- Early Relocation Moving Fees – TIDA anticipates to cover moving services and fees for qualifying pre-DDA residents who are relocating to new housing units.

Projected FY 2027-28 Budget: \$1,100,000

4A. Mayor's Office of Housing & Community Development (Funded by TICD Developer Housing Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$388,256	\$388,256	\$0

The Mayor's Office of Housing and Community Development work order amount reflect costs of ongoing project management for affordable housing developments on Treasure Island, including the annual cost of managing and maintaining MOHCD's online DAHLIA system. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

Projected FY 2027-28 Budget: \$388,256

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4B. Affordable Housing Development (Funded by TICD Developer Housing Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$1,500,000	\$8,300,000	\$6,800,000

Pursuant to the DDA, TICD is required to pay a Developer Housing Subsidy set at \$17,500 per Market Rate unit at the point in which a Vertical Disposition Development Agreement (VDDA) is executed. The proposed budget is based on the projected needs of the Behavioral Health Building (E1.2-BHB), the Senior Building (E1.2-Senior), and any additional predevelopment work needed on IC4.3 and E2.3/4 developments during FY27.

Projected FY 2027-28 Budget: \$8,300,000

5. Affordable Housing Consultant (Funded by TICD Developer Housing Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$95,000	\$95,000

This budget is for ongoing consulting services for affordable housing development projects provided to TIDA via the One Treasure Island contract.

Projected FY 2027-28 Budget: \$95,000

6. SF Arts Commission – Art Maintenance & Temporary Installation Program Costs (Funded by the CFD)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$250,000	\$250,000

The SF Arts Commission work order amount reflects anticipated maintenance costs on art installations and other temporary installation costs located in the newly developed parks and open space, which will be entirely offset by CFD special taxes.

Projected FY 2027-28 Budget: \$250,000

7. Transportation Planning & Services - TI Mobility Management Agency (Funded by TICD Transportation Subsidy)

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$0	\$900,000	\$900,000

This budget is to cover a variety of transit planning and operations related scopes, funded via Memorandum of Understanding (MOU) with the Treasure Island Mobility Management Agency (TIMMA). FY27 scopes include ferry service business plan, bikeshare, on-island shuttle, and TIMMA program management costs.

Projected FY 2027-28 Budget: \$0

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C. OPERATIONS & MAINTENANCE**1-6. Maintenance Services – Buildings & Grounds (Funded by TIDC Subsidy)**

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$2,421,946	\$5,278,951	\$2,857,005

The Proposed Budget provides for the following funding for certain maintenance services contracts related to parks and open space maintenance. These amounts are partially offset by the TIDC Parks and Open Space Subsidy with the balance eligible for reimbursement from CFD Special Tax proceeds, pursuant to the DDA.

EXPENDITURE CATEGORY	FY 25-26	FY 26-27 Proposed
As Needed Invasive Species Management (Development and Permanent Project Areas)	\$200,000	\$200,000
Maintenance of New Parks, Natural Areas, and Open Spaces (Rubicon, Toolworks)	\$1,400,000	\$925,000
Maintenance of New Parks and Open Spaces (Recreation and Parks Department Work Order)	\$731,946	\$3,538,951
Security of New Parks, Natural Areas, and Open Spaces (A1 Security)	\$0	\$525,000
SF Environment	\$90,000	\$90,000
Subtotals	\$2,421,946	\$5,278,951

- The proposed budget includes \$200,000 of funding support in implementing the Habitat Management Plan by contractor Habitat Potential. These costs will be funded by the Parks and Open Space Developer Subsidy and CFD Special Tax proceeds.
- The proposed budget includes \$925,000 in funding for maintenance services on new parks and open space, including \$525,000 allocation for Rubicon, \$350,000 allocation for Yerba Buena Island Natural Areas tasks, and \$50,000 allocation for Toolworks services. Services for areas on Treasure Island outside of the newly developed parcels are included in the Authority Budget.
- The proposed budget of \$3,338,952 is in anticipation of the Recreation and Parks Department (RPD) assuming responsibility for the new parks and open space maintenance in FY27. This includes a full-time manager and hiring/training of new staff in the last two months of FY26 so that RPD can assume full responsibility in July 2027.
- The proposed budget includes a SF Environment work order covers continued assistance with Habitat Management Plan implementation, monitoring, and support.

Projected FY 2027-28 Budget: \$4,363,794

7. Controller's Office

TIDA FY 2025-26 Budget	Proposed FY 2026-27	Changes
\$193,084	\$198,876	\$5,793

The Controller's Office work order amount reflects costs for annual accounting services, state and federal compliance reporting, and issuing financial statements for the Treasure Island Community Facilities District (CFD) and the Infrastructure Revitalization Financing District (IRFD).

Projected FY 2027-28 Budget: \$204,843