

FY2026-35 Capital Plan Overview

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The 10-Year Capital Plan

- The 10-Year Capital Plan guides San Francisco's infrastructure investments over the next ten years and is updated every other year.
- Review infrastructure needs for the City. Identify emerging needs.
- The Plan is a critical decision point in important conversations around capital investments and is used to inform various decisions, such as:
 - Capital Budget funding
 - Debt Program (G.O. Bonds & Certificates of Participation)



THE CITY AND COUNTY OF SAN FRANCISCO CAPITAL PLAN

ONESF
Building Our Future

Fiscal Years 2026-2035



FY2026-35 Capital Plan

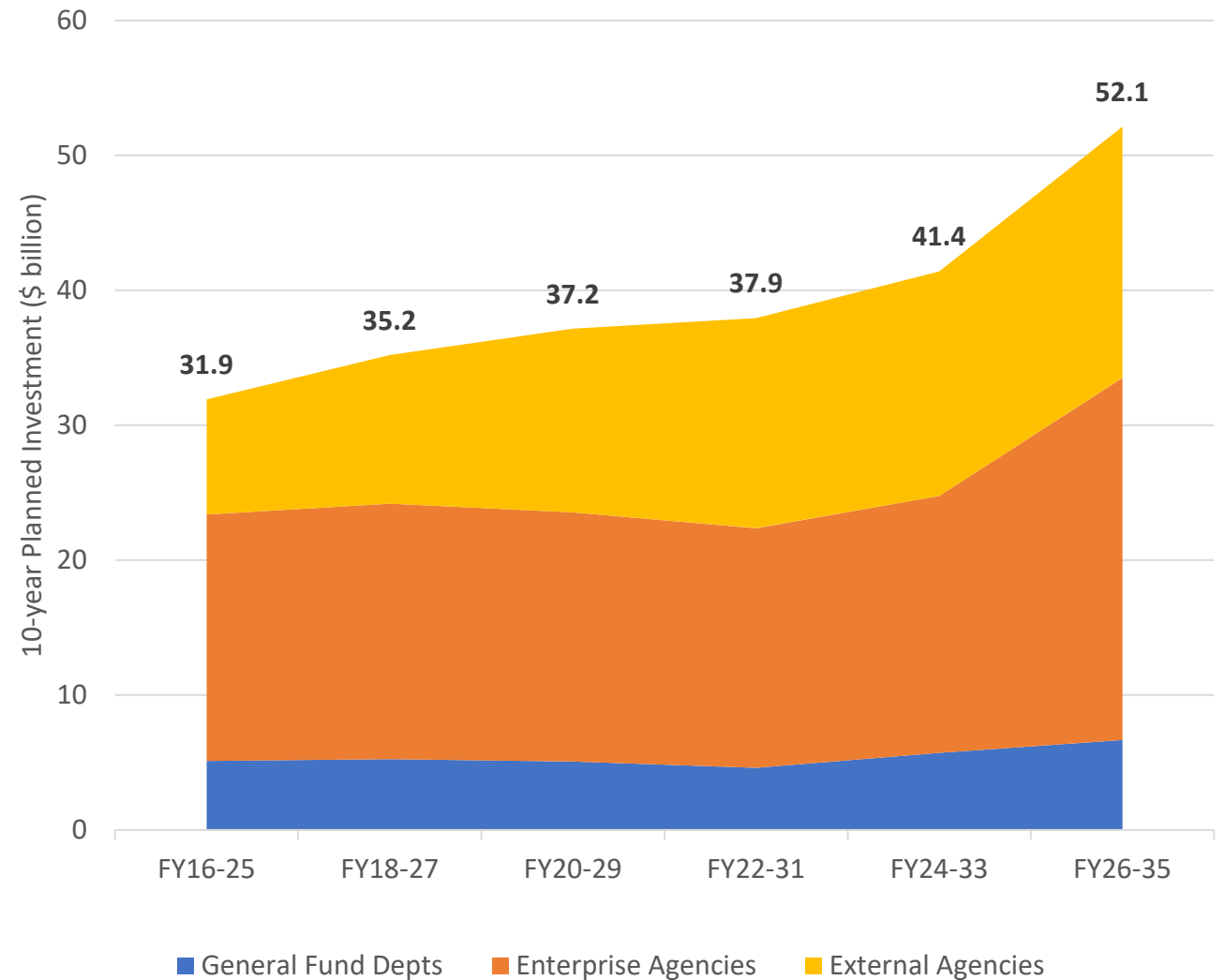
Funding Overview FY26-35

Summary by Service Area FY 26-35

(in \$millions – includes all funding sources)	GENERAL FUND DEPTS	ENTERPRISE DEPTS	EXTERNAL AGENCIES	TOTAL
Affordable Housing	-	-	2,753	2,753
Public Safety	1,486	-	-	1,486
Health and Human Services	841	-	-	841
Infrastructure & Streets	2,262	11,063	-	13,325
Recreation, Culture, and Education	1,676	-	2,412	4,088
Economic & Neighborhood Development	-	3,871	3,326	7,197
Transportation	-	11,897	10,136	22,033
General Government	403	-	-	403
TOTAL	6,668	26,830	18,627	52,126

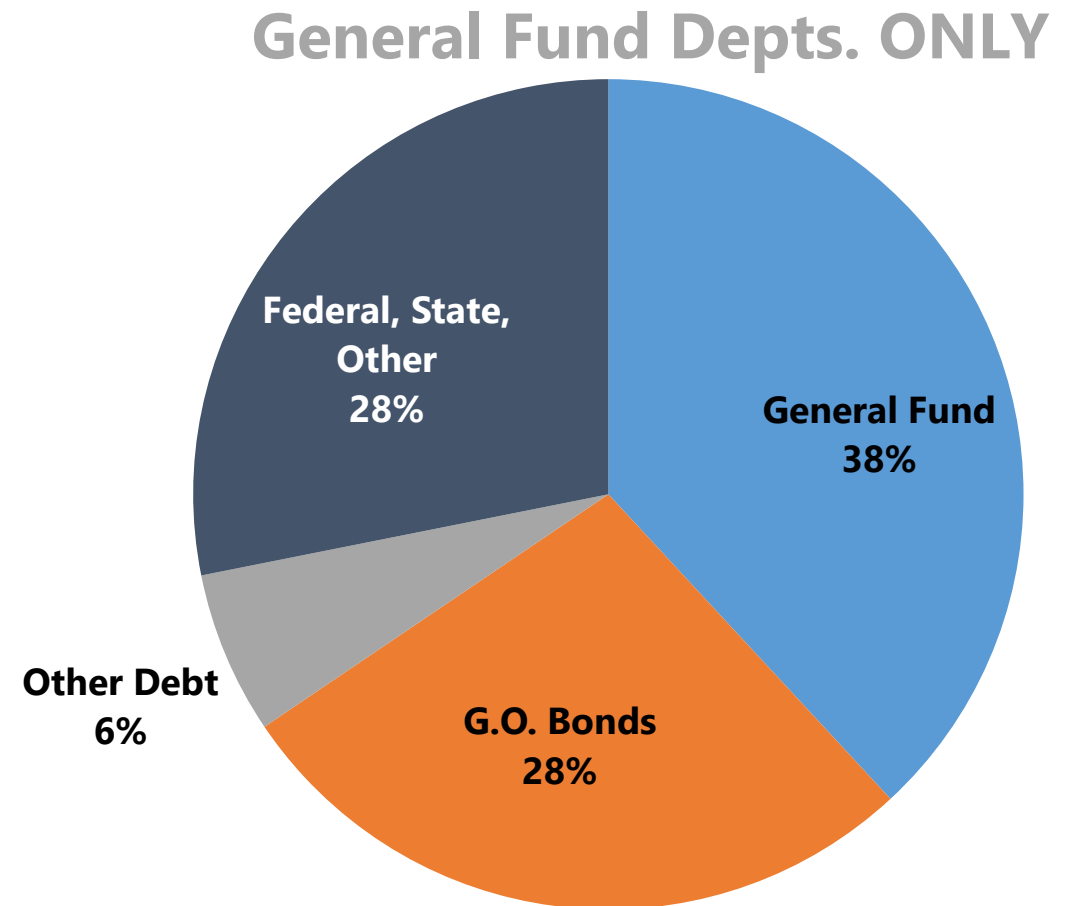
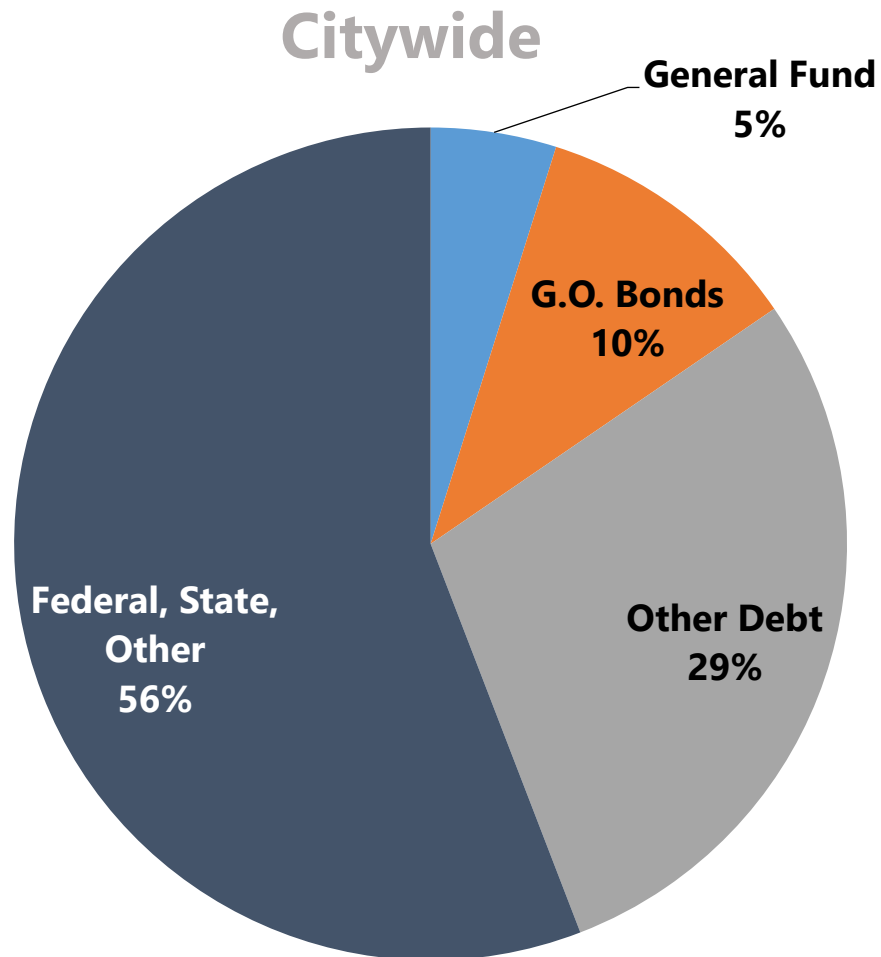
Capital Plan Over Time

- The Capital Plan has grown over 60% in the last 10 years (5.3% annually)
- Most of the growth has come from enterprise and external agencies
- Investment in General Fund depts grew only 30% over 10 years (2.7% annually)



FY2026-35 Capital Plan

Funding Sources



General Fund Departments

Funding Sources

General Fund (Cash)

- Primarily funds the City's annual Pay-As-You-Go Program (Capital Budget)
- Covers facility maintenance, state-of-good-repair needs, street resurfacing, ADA needs etc.

General Obligation (G.O.) Bonds

- Voter-approved long-term debt that is used to fund large multi-million dollar projects
- Examples include new hospital buildings, parks, public safety facilities, affordable housing, seawall resilience etc.

Certificates of Participation (COPs)

- Debt backed by the General Fund that is used to fund large critical projects that may not receive voter-support
- Examples include renovating the Veteran's Building, the new Animal Care and Control facility, relocation from seismically unsafe buildings etc.
- Library and Recreation and Park departments can issue revenue bonds against dedicated sources.

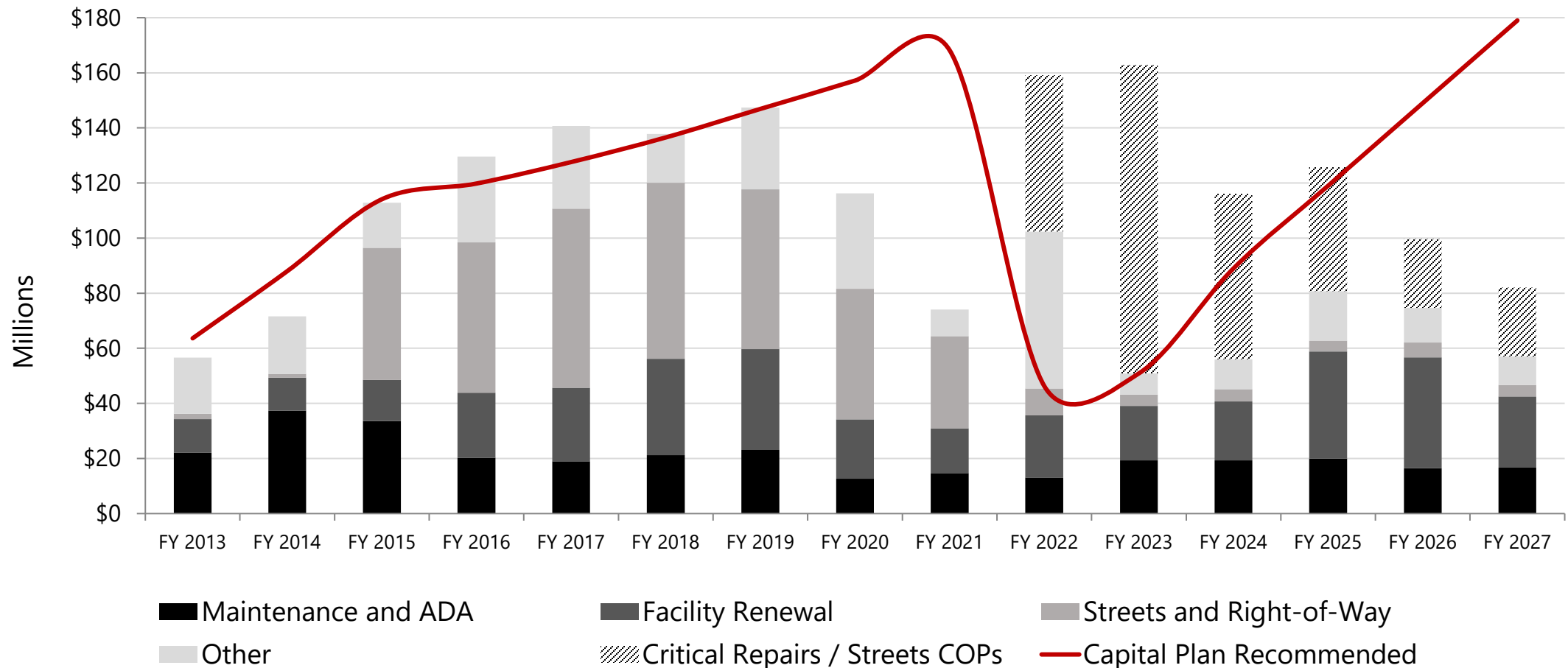
Proposed Pay-As-You-Go Funding Outcomes FY26-35

Funding Category <i>(in \$millions)</i>	10-yr GF Need	10-yr GF Funding	% Funded
Routine Maintenance	226	249	110%
ADA: Facilities	18	18	100%
ADA: Public Right-of-Way	300	125	42%
Street Resurfacing	497	497	100%
Enhancements	3,384	100	3%
Recreation and Parks Base Commitment	142	142	N/A
Contribution to Street Tree Set-aside	85	85	N/A
FIXED ALLOCATION TOTAL	4,652	1,216	
Facility Renewal	1,971	1,324	67%
ROW Infrastructure Renewal	235	159	67%
VARIABLE ALLOCATION TOTAL	2,206	1,483	
GRAND TOTAL	6,858	2,700	

CAPITAL BUDGET

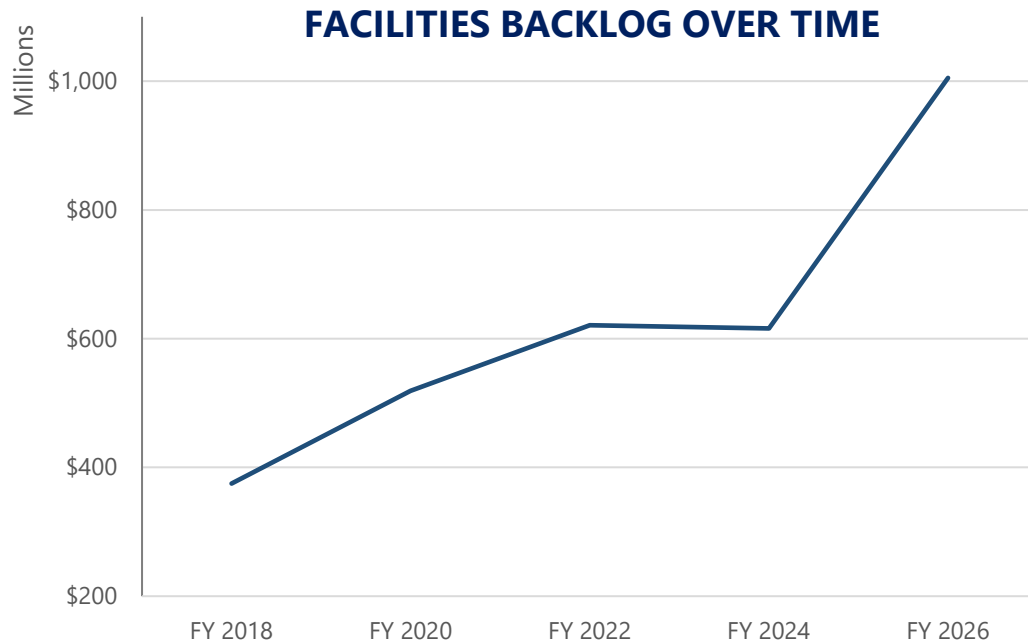
Past Budgets vs. FY 2026

- Adopted FY 2026-2027 budget is at mid-scenario for FY 2026 and low Scenario for 2027.
- 2020 saw \$50M in mid-year cuts, followed by large reductions in the program through today
 - COPs continue to be used to address shortfalls, but capacity is being used up

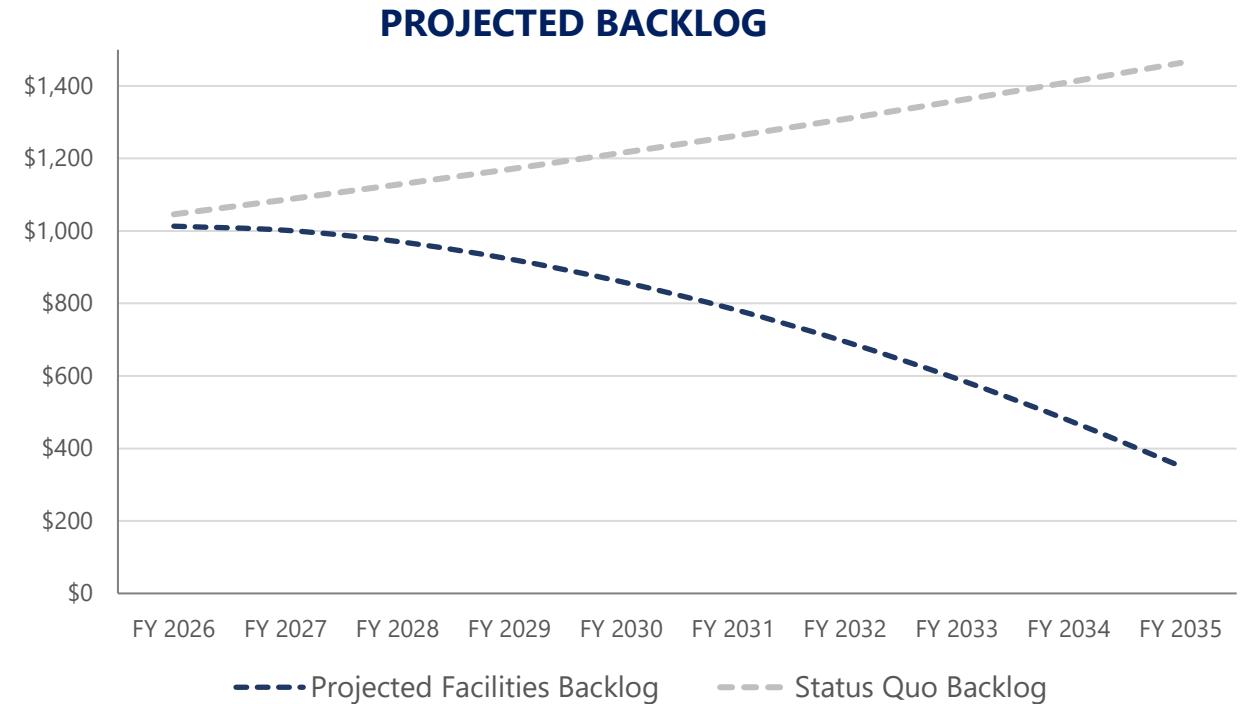


Pay-As-You-Go

Deferred Maintenance Backlog



- ORCP analyzed the City's deferred maintenance backlog every two years as part of the 10-Year Capital Plan update

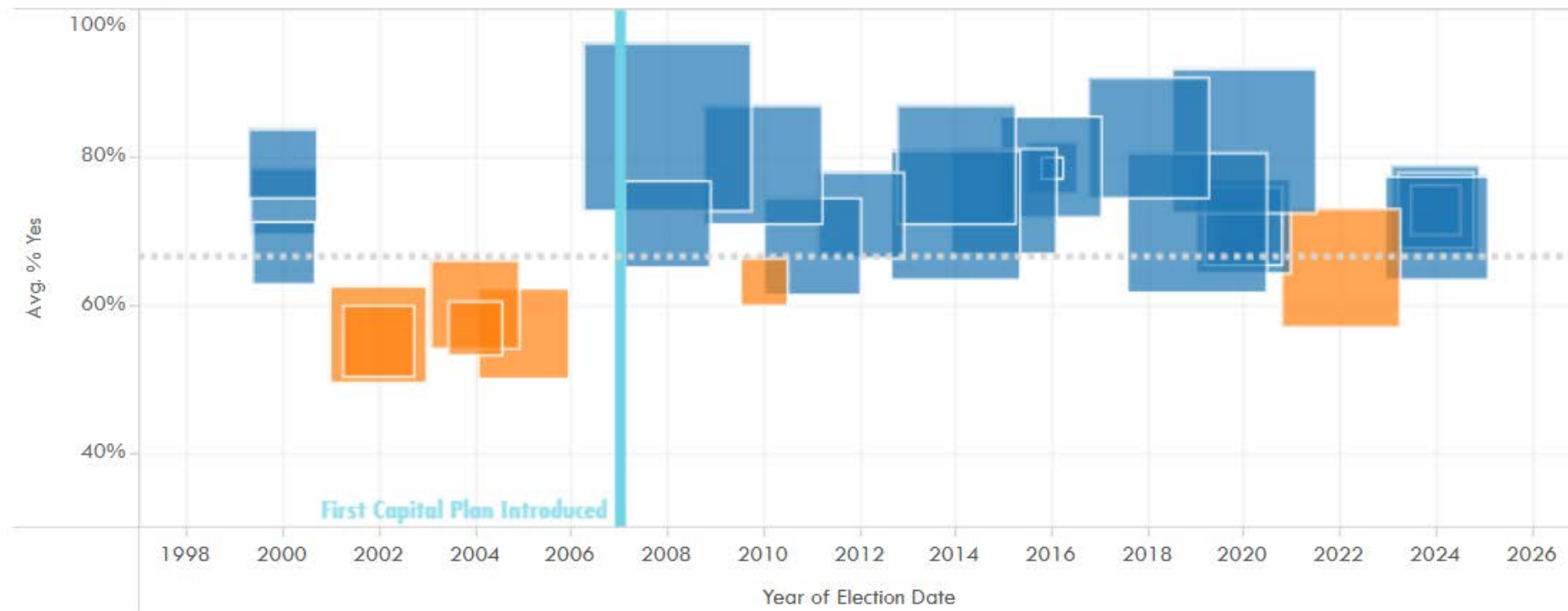


- If funding levels are not restored to pre-pandemic levels, the City's deferred maintenance backlog will continue to increase at an accelerated rate (grey line)
- The blue line represents the projected backlog based on funding levels in the proposed Capital Plan

Debt Program

GO Bonds since 2000

Voter Approval and Bond Value by Year



- ❑ The Capital Plan helps to build consensus with policy makers and confidence with voters
- ❑ \$6 billion passed since 2008 and \$2 billion in the last five years
- ❑ The Capital Plan and its policies are an important consideration for bond ratings

Debt Program

Voter Approved GO Bond Allocations by Department

Funding Category	Amount
Affordable Housing	1,471
Public Health	1,425
Fire Facilities	833
Transportation	634
Parks and Open Space	621
Police Facilities	522
Seawall and Waterfront Parks	493
Streets and Right-of-Way	285
Homelessness and Supportive Housing	217
Medical Examiner Facility	65
911 Call Center	9
Total	6,574

- Historically, the Capital Plan has focused on life safety (seismic needs, first responder facilities) and the City's state-of-good-repair needs
- \$1.47B** in bond capacity has gone toward Affordable Housing since 2016
- Successful passage of bonds has dramatically reduced future capacity resulting in smaller bonds

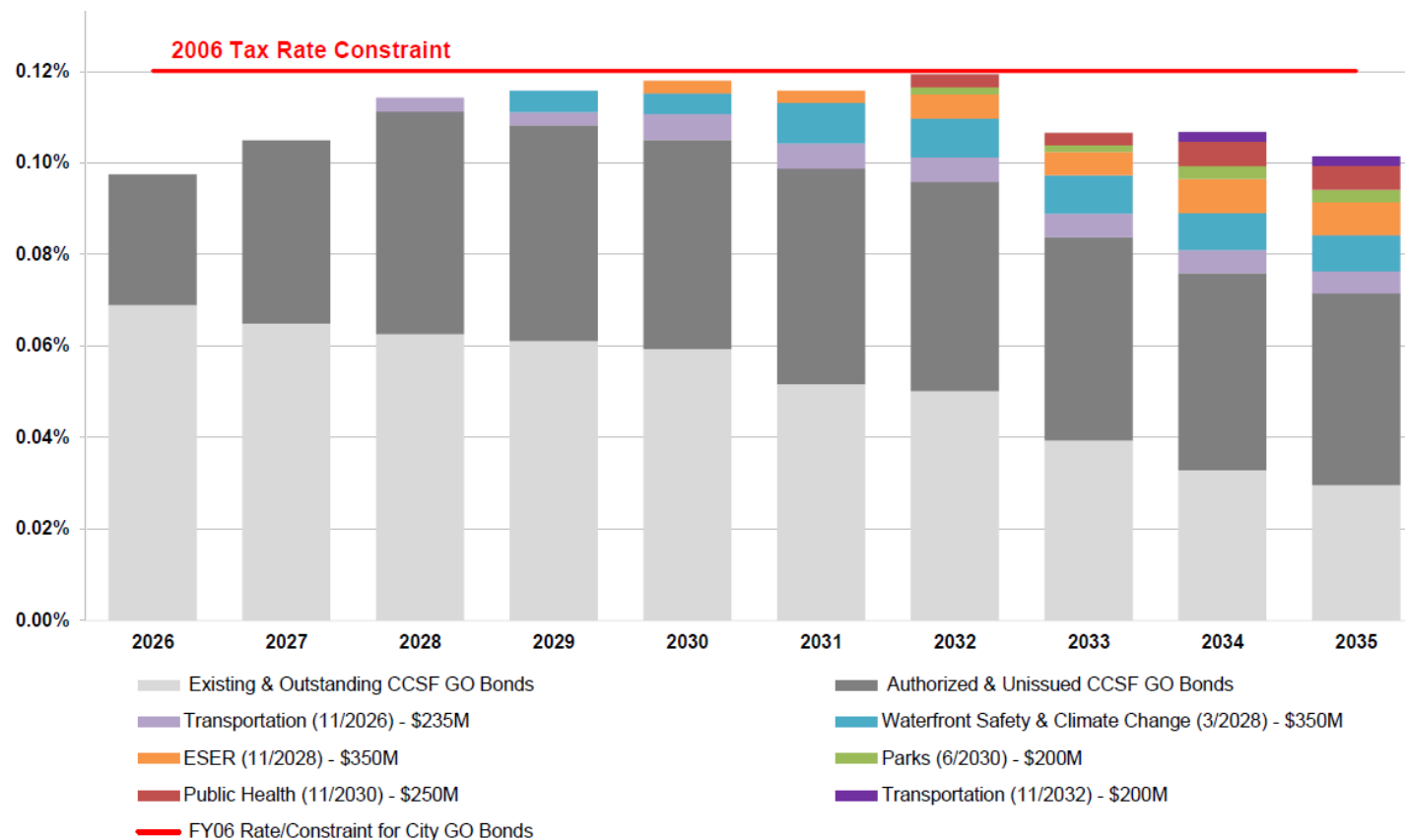
FY26-FY35 Debt Program

GO Bonds

Election Date	Bond Program	Amount (\$M)
Nov 2026	Transportation	235
Mar 2028	Waterfront Safety & Climate	350
Nov 2028	Earthquake Safety & Emergency Response	350
June 2030	Parks & Open Space	200
Nov 2030	Public Health	250
Nov 2032	Transportation	200
Nov 2034	Affordable Housing	200
Total		1,785

FY26-FY35 Debt Program

GO Bond Capacity



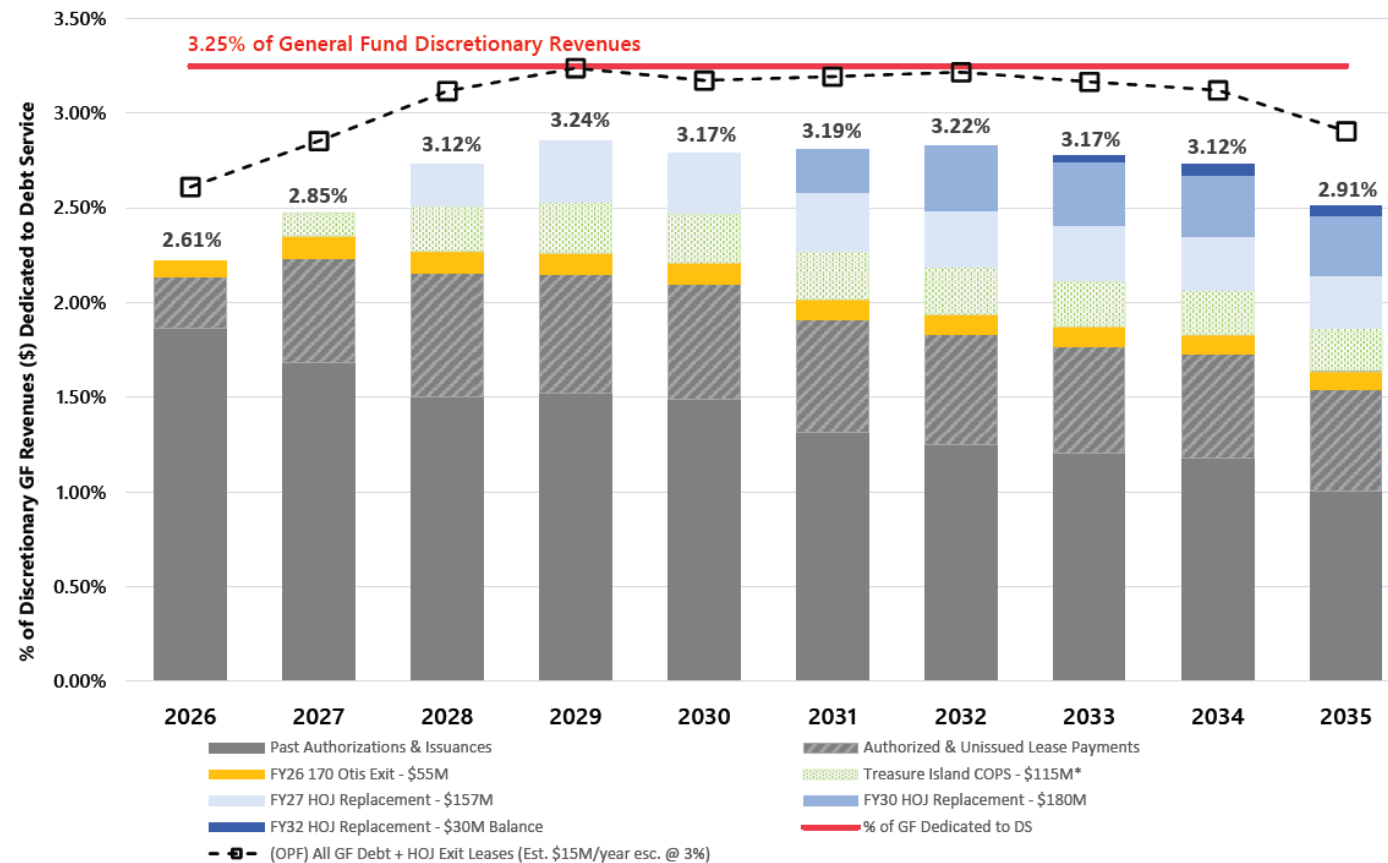
FY26-FY35 Debt Program

Certificates of Participation Schedule

Issuance	Proposed Project	Amount (\$M)
FY 2026	Critical Repairs Streets & Curb Ramps	25
FY 2026	Relocation of HSA Headquarters	55
FY 2026	Treasure Island Infrastructure	50
FY2027	Critical Repairs Streets & Curb Ramps	26
FY 2027	Treasure Island Infrastructure	15
FY 2027	HOJ Replacement	157
FY 2030	HOJ Replacement	180
FY 2032	HOJ Replacement	30
Total		537

FY26 – FY35 Debt Program

Certificates of Participation Capacity



* Treasure Island COPS to be sold in three tranches (FY25, FY26, FY27)

As of 11-13-2024

Questions and Comments?

onesanfrancisco.org

An aerial photograph of San Francisco, showing the city's dense urban landscape, the bay, and the Golden Gate Bridge in the distance. A semi-transparent blue rectangular overlay is centered over the city, containing white text. The text reads: "There is only one San Francisco. Let's take care of it." Below the text, there are three small white circles, with the first one filled and the other two empty, suggesting a progress indicator or a set of navigation controls.

**There is only one San Francisco.
Let's take care of it.**

Capital Accomplishments

Affordable Housing

- **Started construction on 1,042 units of affordable housing**, with an investment of \$378 million in local funds leveraging more than \$700 million in other funds.
- Provided \$115 million in preservation loans, which will **stabilize 227 households in their current homes**.
- Approved \$324.4 million in predevelopment and construction loans toward **the development of 1,058 affordable units in Mission Bay South, Transbay, and Hunters Point Shipyard Phase 1**.
- **Constructed 138-unit Star View Court project for occupancy in May 2024**, the second 100% affordable housing site on Treasure Island.



Capital Accomplishments

Economic & Neighborhood Development

- **Completed China Basin Park, a new five-acre bayfront park** with a great lawn, dog zone, bay trail connection, and a shoreline sand area.
- **Mission Bay:** Constructed 19 open space parcels totaling over 29 acres, over 39,000 linear feet of streets and underground utilities, 4 storm water pump stations and one sanitary sewer pump station.
- **Completed all street improvements and public infrastructure** planned on the first stage of development on Yerba Buena Island and Treasure Island.
- **Secured state funding for the Yosemite Slough Neighborhood Adaptation Plan** to address disparities in sea level rise planning in Bayview Hunters Point.



Capital Accomplishments

General Government

- **Connected over 17,097 units in 143 affordable housing sites with free broadband internet access** over the last 6 years through the Fiber to Housing Project.
- **Completed several large renewal projects** including heat pump replacements at City Hall and 555 7th St, elevators at City Hall, and restroom reconstruction and cooling tower replacement at 1 South Van Ness.
- **Reconfigured the Hall of Justice waste collection system** to enhance waste diversion and save cost.



Capital Accomplishments

Health & Human Services

- ▣ The **\$390M Healthy, Safe, & Vibrant GO Bond** was **approved** by voters in November 2024.
- ▣ **Completed and occupied the new UCSF Research Building at ZSFG** funded by the University of California San Francisco.
- ▣ **Commenced critical rehabilitation work** at Next Door Adult Shelter at 1001 Polk Street and MSC South Adult Shelter at 525 5th Street.
- ▣ **Acquired eight buildings with 691 units, completed rehabilitation of 362 units, and commenced construction of 145 new units** of permanent supportive housing.



Capital Accomplishments Infrastructure and Streets

- **Repaved and maintained 1,011 street blocks**, maintaining the City's Pavement Condition Index at 75 for 2024; **constructed a total of 1,558 curb ramps**; **repaired more than 77,175 square feet of sidewalks**, equivalent to 28 blocks.
- **Completed several Water projects** including, the Rollins Road Building Renovation, Harry Tracy Water Treatment Plant Filter Replacement, Corrosion Control Phase 2, Watershed Environmental Improvement, San Francisco Westside Recycled Water Pump Station, San Francisco Groundwater Supply, Emergency Firefighting Water System Pump Station No. 2, Clarendon Supply, and Reservoir and Irrigation projects.
- **Energized the Bay Corridor Transmission Distribution substation**, as well as **major phase for redevelopment projects at Pier 70, Mission Rock, Treasure Island, and Yerba Buena Island.**



Capital Accomplishments

Public Safety

- **Completed HVAC system comprehensive upgrades and replacements** for Station 9, 14, 26, and Community Paramedicine at 1415 Evans.
- **Completed hose tower removal work** at Fire Stations 6, 11, 12, 21 and 38. Hose-tower removal and replacement is in process for Fire Station 15.
- **Completed server room upgrades** in alignment with federal National Incident Based Reporting System standards.
- **Schematic Design completed** in September 2024 for the Fire Department's **new Division of Training**
- **Completed a renovation of the 911 Call Center** in Spring 2024.



Capital Accomplishments

Recreation, Culture, and Education

- **Completed Phase 2 at India Basin Waterfront Park** with the park creation at 900 Innes, & **renovated Fillmore Turk Mini Park.**
- **Completed renovations at neighborhood parks,** including a full renovation at Esprit, replaced the Crocker Amazon soccer fields, added a restroom to Noe Valley Town
- **Completed exterior SOMArts ADA Barrier Removal and Retaining Wall Project.**
- **Completed renovations for the Mobile Service & High-Density Storage Facility** at 750 Brannan Street.
- **Restored Mechanics Monument and Lotta's Fountain.**



Capital Accomplishments

Transportation

- **Completed the Muni-Metro T Third Line** through SoMa, Union Square, and Chinatown.
- **Grew the city's bike network by approximately 50 miles** by increasing connectivity between many of San Francisco's neighborhoods.
- **Completed the Harvey Milk Terminal 1**, which received LEED Platinum certification.
- **Completed construction of the Southgate Road Realignment** from Yerba Buena Island to Treasure Island. Broke ground on the **Yerba Buena Island West Side Bridges Retrofit Project**.

