

General Obligation Bond Program Report

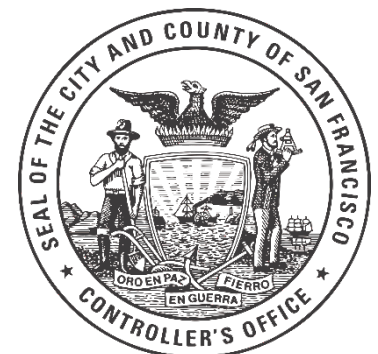
Fiscal Years 2023-2024 and 2024-2025



Prepared by

**OFFICE OF THE CONTROLLER
CITY PERFORMANCE DIVISION**

April 28, 2026



About the Controller's Office

The Controller is the chief financial officer and auditor for the City and County of San Francisco. We produce regular reports on the City's financial condition, economic condition, and the performance of City government. We are also responsible for key aspects of the City's financial operations — from processing payroll for City employees to processing and monitoring the City's budget.

Our team includes financial, tech, accounting, analytical and other professionals who work hard to secure the City's financial integrity and promote efficient, effective, and accountable government. We strive to be a model for good government and to make the City a better place to live and work.

About City Performance

The City Services Auditor (CSA) was created in the Controller's Office of the Controller through an amendment to the San Francisco City Charter that was approved by voters in November 2003. Within CSA, City Performance (CP) ensures the City's financial integrity and promotes efficient, effective, and accountable government.

City Performance Goals:

- City departments make transparent, data-driven decisions in policy development and operational management.
- City departments align programming with resources for greater efficiency and impact.
- City departments have the tools they need to innovate, test, and learn.

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Executive Summary

This report provides a high-level overview of the scope, schedule, and budget status of the City and County of San Francisco's (the City's) General Obligation (GO) bonds. This report focuses on changes and delays occurring in Fiscal Year 2023-2024 (FY24) and Fiscal Year 2024-2025 (FY25), which spanned from July 1, 2023, through June 30, 2025.¹

The 12 bonds covered in this report fund a total of 68 different project programs, called components. Bonds that have spent more than 95% of available funds are effectively complete and are not covered in this report.²

NEW AND COMPLETED GO BONDS

- Since the start of this reporting period (FY24 and FY25), City voters have authorized two new GO bonds:
 - In March 2024, voters authorized \$300 million for the 2024 Affordable Housing Bond;
 - In November 2024, voters authorized \$390 million for the 2024 Healthy, Safe and Vibrant San Francisco Bond.
- Since the last report, the City reached substantial completion for one GO bond:
 - 2012 Clean and Safe Neighborhood Parks.

BOND COMPONENT SCHEDULE OVERVIEW

- In this reporting period, the City completed nine components.
- In this reporting period, there were 68 components funded by GO bonds:
 - There are 31 components delayed since the previously reported end date. The average delay is 11 months. There are 11 components delayed by less than one year and 20 components delayed by one year or more.
 - There are 28 components that are not delayed that have maintained the same projected end date as previously reported.
 - There are nine components that are part of new bonds. Future reports will track any subsequent changes to the original projected end dates for these components.

SUMMARY OF EXPENDITURES BY BOND

The chart below highlights the spending and budget of the 12 different GO bonds passed since 2012. In general, the City has or will soon spend more of the budgets of older bond series—shown by the purple bars for “expended” funds and the blue bars for “encumbered” funds. Newer bond series have more of their budgets left unspent and remaining issuances³—shown by the yellow bars for “remaining balance.” To learn more about expenditures by bond, [visit our website to see the interactive dashboards](#).

¹ Scope, schedule, and budget data are as of June 30, 2025, unless otherwise noted.

² While the 2012 Clean and Safe Neighborhood Parks Bond has reached substantial completion in three of four components, it remains in this report to provide details on the final active project within the Waterfront Parks component.

³ The City staggers the sale of bonds into multiple “issuances” over several years, ensuring that funds are borrowed only as needed to match the actual pace of project construction.

Figure 1: GO Bond Budget Overview

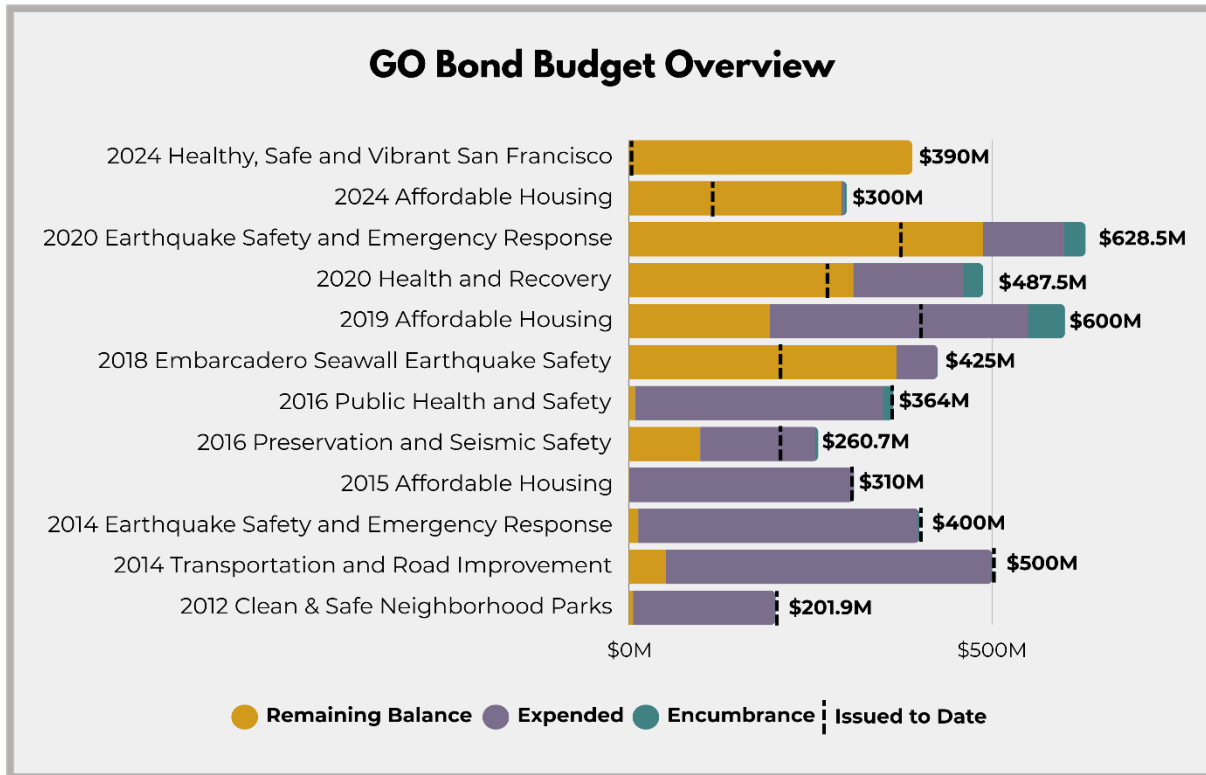


Table A: GO Bond Budget Overview

Year	Bond Program	Authorization (\$ in millions)	Managing Department	Projected Completion Date
2024	Healthy, Safe, and Vibrant San Francisco	\$390.0	DPH, HSH, SFMTA, Public Works, RPD	To be determined
2024	Affordable Housing	\$300.0	MOHCD	June 2028
2020	Earthquake Safety and Emergency Response	\$628.5	Public Works	August 2031
2020	Health and Recovery	\$487.5	RPD, HSH, DPH, Public Works	December 2028
2019	Affordable Housing	\$600.0	MOHCD	December 2029
2018	Embarcadero Seawall Earthquake Safety	\$425.0	PRT	December 2035
2016	Public Health and Safety	\$350.0	Public Works	December 2026
2016	Preservation and Seismic Safety	\$260.7	MOHCD	June 2028
2015	Affordable Housing	\$310.0	MOHCD	October 2025
2014	Earthquake Safety and Emergency Response	\$400.0	Public Works	December 2027
2014	Transportation and Road Improvement	\$500.0	SFMTA	June 2029
2012	Clean and Safe Neighborhood Parks	\$195.0	RPD	April 2027

BACKGROUND

Report Objectives and Methodology

This report assists the Citizen’s General Obligation Bond Oversight Committee (CGOBOC), policy makers, and the public in understanding the status of the programs funded by the City’s \$4.8 billion general obligation (GO) bond portfolio. The report includes a watch list of more notably delayed bond components for ease of reference.

Please note that this report excludes bond programs administered by the San Francisco Unified School District (SFUSD).⁴ SFUSD is a separate entity from the City and maintains oversight over its own bond portfolio.

What is a General Obligation (GO) Bond?

GO bonds are forms of debt issued by the City to fund capital projects that do not directly generate revenue, such as roads, parks, and fire stations. The City generally uses GO bonds to pay for infrastructure that San Franciscans will use for years, instead of routine maintenance that will need to be repeated regularly. By borrowing, the City can spread out the cost of building or repairing infrastructure across all the years that the public will enjoy the asset. GO bonds allow the City to make critical capital improvements to strengthen aging infrastructure; better respond to and recover from an earthquake; increase the City’s stock of affordable housing; and improve transportation systems, parks, public health, and building safety.





How to Read this Report

The report is organized into chapters by bond program. Each chapter begins with an “At a Glance” summary describing the scope of work, overall bond schedule, and budget information.

Chapters are further broken down by bond “component”. Each bond splits the total authorization amount into multiple components, which are buckets of funding for specific scopes of work. Each component section includes an “Overview” box providing high-level updates on scope, budget, and schedule status. See below for an example:

⁴ [Learn more about SFUSD’s bond programs.](#)

Table B: Component Overview Table (Example)

Component Overview Table (EXAMPLE)	
Component Scope	Describes the scope of the component, including the types of projects the component funds.
Component Budget	Describes the total allocated budget amount for the component. ⁵
Expended and Encumbered	Describes how much of the component’s budget has been expended (spent) and encumbered (set aside to be spent for a specific purpose through a signed contract).
Scheduled Completion Date	Shows when the component is scheduled for completion.
Component Schedule Status Since the Prior Report	<p>Describes how the component’s schedule compares to the FY22-FY23 GO Bond Program Report (Prior Report). New components added during this reporting period are marked as “New” and do not have a schedule status comparing it to the Prior Report.</p> <p>Legend:</p> <ul style="list-style-type: none">  A green up arrow indicates the component is ahead of schedule compared to the Prior Report.  A green circle indicates the component is delayed 0-11 months since the Prior Report.  A yellow triangle indicates the component is delayed 12-23 months since the Prior Report.  A red diamond indicates the component is delayed by 24+ months since the Prior Report.⁶

Below each overview box is a section entitled “Key Findings and Changes Since Prior Report”, which provides details on changes to the component scope, schedule, or budget that occurred in this reporting period.

Bond Funding Reallocations

City departments, such as the San Francisco Municipal Transportation Agency (SFMTA), Recreation and Parks (RPD), and the Port of San Francisco (PRT), leverage the flexibility of GO bonds to supplement external funding and adapt to evolving project needs. As long as bond funds are spent on projects that fit the criteria of the original bond authorization, funds can be transferred between components within a bond. This flexibility allows program managers to shift remaining balances from one component to another where the

⁵ Budget amount listed is the authorized amount unless otherwise noted.

⁶ Component schedules are subject to adjustment as projects are defined and integrated into existing bond components. These additions can extend the overall component timeline beyond the original forecast. Departments may have reported original component deadlines based only on issued debt, resulting in some subsequent schedule adjustments.

department may need additional funding to complete a project or scopes change during the design or construction phase. Additionally, departments will often pursue external funding from federal or state grants or philanthropy to support bond-funded projects. These sources often become available after the original GO bond authorization, leading to a need to adjust component level budgets.

This report identifies changes in the component level budget and highlights the reasons why the budget has changed.

CITYWIDE ISSUES

The following section highlights systemic or cross-departmental challenges impacting the delivery of GO bond projects. The table below highlights new and emerging issues identified through interviews with bond program managers. The Prior Report highlighted a wider range of issues that remain unchanged in this report. [Please refer to the Prior Report for a full list of the issues that remain unchanged.](#) The issues are often complex and interrelated, and broader economic conditions can also impact projects. These issues can contribute to schedule delays, and lead to cost escalations or scope changes.

Table C: New and Emerging Citywide Issues

Subject Area	Issue	Status
Tariffs	Newly enacted trade tariffs in 2025 are increasing project costs and creating budget uncertainty.	New
Arbitrage Compliance	Higher interest rates have increased the risk of federal arbitrage rebate liabilities.	New
Long-term impacts from COVID-19	Global supply chain disruptions and resulting cost escalations stemming from the COVID-19 pandemic continue to impact project budgets.	Existing

Tariffs

Newly enacted trade tariffs in 2025 are increasing project costs and creating budget uncertainty.

The federal government enacted Executive Order 14257⁷ on April 2, 2025, which imposed reciprocal tariffs on a range of imported materials. These tariffs have introduced budget volatility and increased material costs for many bond programs in the City. The cost of construction materials has increased, such as piping for underground utilities and cabinetry for affordable housing. Because these price increases occurred abruptly, project teams face challenges with forecasting actual costs. For the public, this translates to potentially fewer projects being completed, scope decreases, or slower delivery as project teams look for alternative funding

⁷ The federal government enacted [Executive Order 14257 on April 7, 2025](#), which established a baseline 10% ad valorem duty on all non-exempt imports and higher reciprocal rates for specific trading partners.

sources. While the Supreme Court overturned the Executive Order on February 20, 2026, the tariffs still impacted project bids over the course of the 10 months.⁸

The following section describes impacts identified by bond program managers. While this provides a high-level overview of known tariff impacts, it is not an exhaustive list, and other bond programs may be experiencing similar cost pressures or delivery delays.

Examples of Bonds Impacted:

- **2019 and 2024 Affordable Housing Bond:** The fluctuating nature of cabinet and lumber tariffs makes long-term financial planning difficult. The Mayor's Office of Housing and Community Development (MOHCD) is looking at cost reduction options for affordable housing developments and also seeking alternative funding sources to cover the increase in material costs.
- **2020 and 2014 Earthquake Safety and Emergency Response Bond:** The Emergency Firefighting Water System (EFWS) component faces increased costs due to material cost escalations and tariff contingencies within contractor bids.⁹ Engineering to the level of reliability to withstand massive earthquakes and provide firefighting water post-earthquake requires highly specialized, earthquake-resistant materials including heavy-duty raw steel or Earthquake Resistant Ductile Iron Pipes (ERDIP)¹⁰ from Japan.
- **2020 Health and Recovery Bond:** RPD reported increased costs due to tariffs for the India Basin project in the Neighborhood Parks component and the Portsmouth Square project in the Recovery Parks component.
- **2016 Public Health and Safety Bond:** Public Works reported that contractors are building tariff contingencies into their bids to account for potential cost increases in imported materials. For the Fire Station 15 project, these contingencies tied to the anticipated increased costs of imported wood and metals pushed the initial bid beyond original estimates. As a result, the project was placed on a temporary hold while the team evaluated alternative delivery strategies and cost-mitigation options.

Arbitrage Compliance

Higher interest rates have increased the likelihood of federal arbitrage rebate liabilities.

Rising federal interest rates have created a new financial dynamic for the City's bond programs. During the COVID-19 pandemic, interest rates were near zero, which meant the City earned very little on its issued and unspent bond funds. However, in 2025 the federal government raised interest rates to above 3%, which means the City is now earning higher interest rates on its unspent bond funds. Under federal law, the City is

⁸ Following the Supreme Court ruling on February 20, 2026, the federal government expanded Section 232 tariffs on metals through [Proclamation 11021 on April 2, 2026](#). This established a 50% tariff on raw metals and a 25% tariff on derivative articles. On September 29, 2025, the federal government enacted [Proclamation 10976](#), which imposed a 25% tariff on imports of upholstered wooden products, including kitchen cabinets and vanities. Although this tariff was scheduled to take effect in January 2026, the federal government announced an [amendment to Proclamation 10976 on December 31, 2025](#), which delayed the effective date of the tariff by one year to January 1, 2027.

⁹ The project team also noted concerns regarding [Section 301 of the Trade Act of 1974](#), which authorizes the Office of the United States Trade Representative (USTR) to investigate and impose tariffs to enforce U.S. trade rights and address unfair foreign trade practices. [In March 2026](#), the USTR launched a new investigation to determine if new tariffs are needed, which has introduced new uncertainty for EFWS projects.

¹⁰ [ERDIP](#) are designed to expand and contract under stresses of large ground movements caused by earthquakes, landslides, or temperature changes.

not allowed to retain earnings above a specified bond yield from these tax-exempt bond proceeds. If a project spends too slowly and the funds sit unspent for too long beyond the planned schedule at issuance, the City must rebate the excess earnings to the Internal Revenue Service. Project teams must now more closely monitor spending schedules to ensure compliance with federal requirements. Triggering arbitrage liability can also be an indicator that the projects are moving slower than anticipated, which can have a downstream impact on facilities and services being delivered on time for San Franciscans.

Examples of Bonds impacted:

- The **2016 Public Health and Safety Bond** triggered an arbitrage liability payment to the federal government due to interest earnings exceeding the bond’s allowable yield and the timing of expenditures and investment earnings. As a result, the City rebated approximately \$1.45 million in excess bond earnings to the IRS. The **2020 Earthquake Safety and Emergency Response** and the **2014 Transportation and Road Improvement** bonds also triggered arbitrage liabilities and rebated \$1.46 million and \$1.3 million, respectively.
- Higher interest earnings from the Treasurer’s Pool may result in additional funds for project delivery, but use of these funds requires coordination with the Controller’s Office and the City’s rebate consultant to account for potential liability payments in accordance with IRS guidelines.

Long-Term Impacts from the COVID-19 Pandemic

Global supply chain disruptions and resulting cost escalations stemming from the COVID-19 pandemic continue to impact project budgets and schedules.

While the peak of the COVID-19 pandemic has passed, project teams still face lingering impacts on material costs and shipment timelines. Specialized equipment such as emergency generators and hospital equipment face long lead times, sometimes up to one year. These shipping delays compounded with material cost escalations mean that project teams must navigate budget deficits by prioritizing core scopes or identify alternative funding sources for certain components.

Examples of Bonds impacted:

- **2020 Health and Recovery Bond:**
 - **Recovery Parks component:** Material cost escalation and labor shortages impacted the India Basin (Phase 2 and 3) and Portsmouth Square projects. These market pressures were the primary drivers for the budget deficit in Phase 2 of India Basin. Furthermore, the 2025 tariffs contributed to additional budget deficits for Phase 3 of the project. At Portsmouth Square, initial construction bids exceeded the engineer’s estimate by a significant margin, necessitating RPD to conduct a re-solicitation process to identify cost-saving measures and attract more competitive vendor pricing.
 - **Psychiatric Emergency Services (PES) component:** The strategic relocation and footprint expansion of the PES resulted in costs nearly doubling the pre-COVID estimates due to labor and material escalations.
- **2020 Earthquake Safety and Emergency Response Bond:**
 - **Emergency Firefighting Water System component (EFWS):** Material and construction cost escalations continue to impact the EFWS component. During the COVID-19 pandemic, the SFPUC also experienced staffing shortages, which further impacted project schedules.
- **2016 Public Health and Safety Bond:**

- **ZSFG Building 5 component:** Project teams report that lead times for specialized electrical equipment can be up to one year long. Material costs have also increased, requiring Public Works to build contingencies into new bid packages. Consequently, some projects at ZSFG have been placed on hold while the City identifies alternative funding sources.
- **Neighborhood Fire Stations component:** Global supply chain disruptions for industrial-grade emergency generators have significantly increased costs and lead times since the COVID-19 pandemic.

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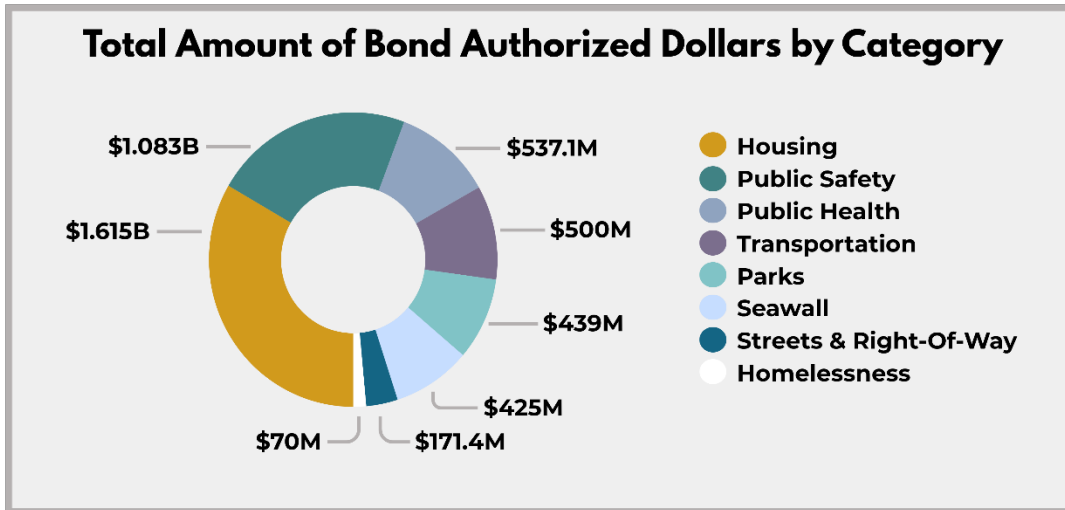
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GO Bonds At-A-Glance

Total Number of Active Bond Programs 12	Total Amount of Bond Authorized Dollars \$4.85B	Amount Expended and Encumbered as of June 30th 2025 \$2.65B
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Number of components highlighted in this report 68	Percent of Components Complete 23%	Approximate Number of Projects within the 68 Components 492
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Types of Projects Funded by GO Bonds

 Senior, Low-Income, and Educator Housing	 Earthquake Prevention	 Street and Accessibility Improvements	 Hospital and Clinic Renovations	 Parks, Trails, and Playgrounds
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Bond Component Watch List

The following table identifies in-progress bond components that have reported delays based on their projected end dates as of June 30, 2025.

These component delays are described in greater detail in each component’s corresponding bond chapter later in this report. Of the 68 components covered in this report, **45% or 31 total are delayed**. Of those delayed, 11 are delayed by less than a year. 20 are delayed by a year or more, and these are covered in the watchlist below.

Bond components are ordered first by earliest year of voter-approved bond and second alphabetically. Additionally, components that experienced significant delays since the Prior Report, but have since been completed have been omitted from this watch list.

Schedule Status Legend



















-  Component delayed by one year or more since Prior Report
-  Component delayed by two years or more since Prior Report

Table D: Bond Component Watch List



Bond	Component	Status	Delay since Prior Report (months)	Total delay (months)	Project(s) Contributing to Delay	Reason for Delay
2020 Health and Recovery	Street Structures and Plazas		15	30	<ul style="list-style-type: none"> ▪ UN Plaza Fountain 	Shipment delays for a critical piece of the fountain at UN Plaza.
	Permanent Supportive Housing		56	0	<ul style="list-style-type: none"> ▪ 835 Turk Street, 685 Ellis Street, 1035 Van Ness Avenue, 1633 Valencia Street 	The Homelessness and Supportive Housing Department (HSH) extended the project schedule to prioritize grant fund spending, which delayed the spend down of bond dollars but resulted in a larger overall budget for the projects.
2020 Earthquake Safety and Emergency Response	District Police Stations & Support Facilities		19	18	<ul style="list-style-type: none"> ▪ Ingleside District Police Station Replacement 	Longer than anticipated cross-departmental negotiations between the San Francisco Police Department (SFPD) and the Recreation and Parks Department (RPD) to finalize a one-to-one land swap

						agreement for a new police station at Balboa Park.
	Disaster Response Facilities		45	71	<ul style="list-style-type: none"> Kezar Pavilion 	RPD extended the design development period to conduct additional site condition investigations.
	Emergency Firefighting Water Systems		22	47	<ul style="list-style-type: none"> Emergency Firefighting Water Systems 	The San Francisco Public Utilities Commission (SFPUC) and Fire Department (SFFD) updated the pipeline layout following the 2025 Los Angeles wildfires to incorporate lessons learned.
2019 Affordable Housing	Public Housing		12	12	<ul style="list-style-type: none"> Potrero Block B Potrero Infrastructure Phase 3 	The Mayor’s Office of Housing and Community Development (MOHCD) needed to collaborate with the San Francisco Housing Authority (SFHA) and property management firm to remove unauthorized occupants before work could commence.
	Senior Housing		12	12	<ul style="list-style-type: none"> 1939 Market Street 	The State Strategic Growth Council did not approve MOHCD’s initial 2024 application for state funding. The project re-applied in 2025 and was approved for funding, however this caused a one-year delay.
2015 Affordable Housing	Public Housing		19	34	<ul style="list-style-type: none"> Potrero Infrastructure Development 	MOHCD needed to collaborate with the San Francisco Housing Authority and property management firm to remove unauthorized occupants before work could commence.
2018 Embarcadero Seawall Earthquake Safety Bond	Planning/Engineering/Preliminary Design (35%)		108	119	<ul style="list-style-type: none"> Preliminary design 	The US Army Corps of Engineers (USACE) extended the USACE Flood Study due to the complexity of the proposed infrastructure improvements.

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2018 Embarcadero Seawall Earthquake Safety Bond	Final Design (65%)		120	140	<ul style="list-style-type: none"> Final design 	The USACE extended the USACE Flood Study due to the complexity of the proposed infrastructure improvements.
	Pilot Projects		18	48	<ul style="list-style-type: none"> Living Seawall 	The Port extended the biological analysis period of the project.
2014 Transportation and Road Improvement	Major Transit Corridor Improvements		26	48	<ul style="list-style-type: none"> Better Market Street 	Multiple delays caused by street closures, multi-agency coordination, and scope reduction.
	Muni Facility Upgrades		37	76	<ul style="list-style-type: none"> Castro Station Accessibility Improvements 	Construction work hours were restricted to non-revenue hours. Furthermore, post-installation issues with the elevator's mechanical components contributed to the delay.
	Traffic Signal Improvements		25	48	<ul style="list-style-type: none"> Better Market Street Western Addition Traffic Signal Upgrades 	<p>Better Market Street: Multiple delays caused by street closures, multi-agency coordination, and scope reduction.</p> <p>Western Addition Traffic Signal Upgrades: Delays in procuring custom decorative streetlight poles.</p>
2014 Earthquake Safety and Emergency Response	Neighborhood Fire Stations		25	80	<ul style="list-style-type: none"> Fire Station 2 and 19 Generator Replacement SFFD Network Modernization 	<p>Generator Replacement: Long lead time on generators, combined with service agreement with PG&E expiring. Required new agreement which caused additional delays to project.</p> <p>SFFD Network Modernization: Permitting delays.</p>
	Emergency Firefighting Water Systems		25	60	<ul style="list-style-type: none"> Clarendon Supply Pipeline 	Unforeseen construction deficiencies and the need to resolve disputes with contractor.

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2012 Clean & Safe Neighborhood Parks	Citywide Programs		13	84	<ul style="list-style-type: none"> Stern Grove¹¹ 	Shipping delay for custom play equipment due to Winter 2025 snowstorms in Toronto.
	Citywide Parks		16	84	<ul style="list-style-type: none"> John McLaren Trails¹² 	Heavy storms during Winter 2025 paused work periodically to allow newly graded trails to dry.

¹¹ RPD completed Stern Grove Playground in September 2025, and it is now open to public.

¹² RPD completed John McLaren Park Trails in March 2026, and it is now open to the public.

Budget Utilization and Closeout Status

The following table identifies bond components reaching financial maturity, defined as having more than 95% or more of their budget expended and encumbered. Of the 68 components covered in this report, **32% or 22 have reached this threshold**. These components are typically in the final stages of construction or transitioning into financial closeout. The table specifies whether the original project scope has been fulfilled or if supplemental funding is needed for completion. Bond components are ordered chronologically by the year of voter approval, then alphabetically by component name.

Table E: Budget Utilization and Closeout Status

Bond	Component	Percent Expended and Encumbered	Completion Date	Project Status
2020 Health and Recovery	Psychiatric Emergency Services (PES) Renovation and Expansion at ZSFG	97%	Scheduled for completion in December 2026	This project is ongoing and will require additional funding to complete.
	Street Resurfacing	98%	March 2024	All originally scoped projects were completed. 393 blocks resurfaced, which is 131% of the originally scoped 300 streets. Remaining funding is reserved for closeout.
	Curb Ramps	98%	September 2023	All originally scoped projects were completed. 127 curb ramps completed, which is 104% more than the 121 originally scoped. Remaining funding is reserved for closeout.
	Navigation Center	99%	August 2021	All original projects within this component are complete.
2019 Affordable Housing	Educator Housing	99%	Scheduled for completion in January 2027	Sole project at 750 Golden Gate is in progress. Bond funds have been nearly fully spent, and the project is utilizing other funding sources to complete it.

2016 Public Health and Safety	ZSFG, Building 5	99%	Scheduled for completion in December 2026	The component has successfully delivered seven projects, with nine currently in progress. Due to funding constraints, seven projects have been strategically deferred or removed from the Bond-funded scope. Public Works continue to coordinate with DPH to focus remaining bond proceeds on high-priority projects while utilizing alternative funding streams to bridge remaining gaps.
	Ambulance Deployment Facility	99%	May 2021	All original projects within this component are complete.
	Southeast Health Center	99%	August 2022	All original projects within this component are complete.
	Other Community Health Centers	99%	July 2022	All original projects within this component are complete.
2015 Affordable Housing	Public Housing	100%	Scheduled for completion in October 2025	One out of two projects completed in this reporting period: Potrero Parcel X Vertical Gap. Potrero Infrastructure Development Project remains, and funding is sufficient to complete it.
	Low-Income Housing (up to 80% AMI)	100%	December 2023	Two projects completed during this reporting period: 1296 Shotwell Street and 483 Geneva Avenue. One project remains: 1515 S. Van Ness. Funding is sufficient.
	Mission Area Plan	100%	December 2023	All original projects within this component are complete.
	Middle-Income Housing (80% AMI and above)	100%	December 2024	All original projects within this component are complete.
2014 Earthquake Safety and Emergency Response	Traffic Company & Forensic Services Division	100%	August 2021	All original projects within this component are complete.
	Office of the Chief Medical Examiner	100%	October 2017	All original projects within this component are complete.

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2014 Transportation and Road Improvement	Accessibility Improvements	100%	March 2025	The SFMTA has met its funding obligation for the project and is working on financial closeout. Project is ongoing with remaining projects funded by other funding sources.
	Caltrain Upgrades	98%	December 2024	The SFMTA has met its funding obligation and is working on financial closeout. All original projects within this component are complete.
	Major Transit Corridor Improvements	98%	Scheduled for completion December 2026	Remaining projects include Better Market Street and L Taraval. Both projects are in financial closeout and remaining funding is sufficient.
2012 Clean and Safe Neighborhood Parks	Citywide Parks	96% ¹³	Scheduled for completion in April 2026	Three parks completed during this reporting period. Remaining project is John McLaren Park Trails.
	Citywide Programs	97% ¹⁴	Scheduled for completion in March 2026	Two projects completed during this reporting period: Richmond Playground and Fillmore & Turk Mini Park. ¹⁵
	Neighborhood Parks	100%	December 2023	All original projects within this component are complete.

¹³ As of April 2026, the Citywide Parks component is 99% expended and encumbered.

¹⁴ As of April 2026, the Citywide Programs component is 99% expended and encumbered.

¹⁵ RPD completed three additional projects after the end of the FY24-FY25 Reporting Period: Stern Grove Playground, Herz Rec Center, and John McLaren Park Trails.

2024 Healthy, Safe, and Vibrant SF Bond

AT A GLANCE:

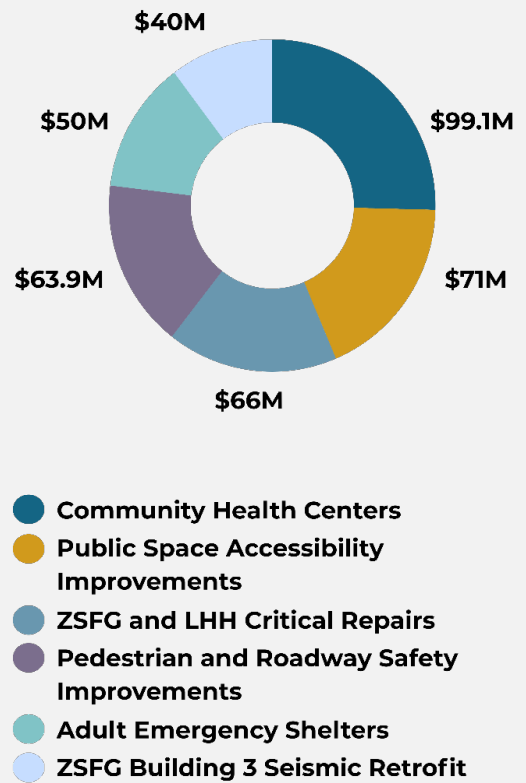
Authorization: \$390 million approved in 2024.

Scope: This bond includes six components designed to expand the City’s capacity for community health services, expand homelessness services, improve the street safety and accessibility of public plazas, and renovate aging park infrastructure.

Schedule: As of June 30, 2025, all six components are in the early conceptual and design stages. While active construction and expenditures have not started, project schedules have been set with the following target completion dates:

- The **Community Health Centers** component is scheduled to be completed by February 2029.
- The **ZSFG Building 3 Seismic Retrofit** component is scheduled to be completed by October 2029.
- The **ZSFG and LHH Critical Repairs** component is scheduled to be completed by October 2029.
- The **Family Emergency Shelters** component is scheduled to be completed by April 2029.
- The **Pedestrian and Roadway Safety Improvements** component is scheduled to be completed by December 2030.
- The **Public Space Accessibility Improvements** component is scheduled to be completed by June 2029.

Bond Authorization Amount by Component



This is the first time this bond is included in this report, and any changes to the schedules above will be captured in future reports.

Budget: As of June 30, 2025, there have been no funds expended or encumbered for this bond. The full \$390 million remains.

Departments: Department of Public Health (DPH), Department of Homelessness and Supportive Housing (HSH), Public Works, the San Francisco Municipal Transportation Agency (SFMTA), and the Recreation and Parks Department (RPD).

COMMUNITY HEALTH CENTERS

Overview	
Component Scope	<p>This component funds the retrofit and renovation of the Chinatown Public Health Center and the relocation of City Clinic.</p> <p>The Chinatown Public Health Center is a neighborhood health clinic that provides comprehensive medical, dental, and behavioral health services to underserved populations. The clinic provides care in multiple languages including Cantonese, Mandarin, Taishanese, Vietnamese, and Tagalog.</p> <p>City Clinic provides sexual health resources to San Franciscans, provides low barrier access to rapid HIV testing, and screening for sexually transmitted infections.</p> <p>DPH is leading this component in collaboration with Public Works.</p>
Component Budget	\$99.1 million
Expended and Encumbered	N/A
Scheduled Completion Date	February 2029
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - DPH prioritized the renovation of the Chinatown Public Health Center and the renovation of City Clinic to receive funds from the 2024 Vibrant SF bond to address critical seismic safety risks and ensure continuing care for vulnerable communities. The updated facilities will be seismically safe, meet ADA requirements, and expand access to healthcare for San Franciscans.
 - DPH had originally planned to also include the Silver Avenue Family Health Center in the 2024 Vibrant SF Bond. However, the project cost estimate of \$80 million was too high and ultimately led to the Capital Planning Committee prioritizing the Chinatown Public Health Center and City Clinic. The Silver Avenue Family Health Center is now planned to be funded through the 2030 Public Health GO Bond, pending voter approval.¹⁶

¹⁶ [FY26-FY35 Capital Plan](#)

- **Schedule:**
 - Construction of the Chinatown Health Center is scheduled to begin in 2026 and be completed in February 2029.
 - The Board of Supervisors approved the purchase of the building at 1660 Mission Street for the relocation of City Clinic in October 2025.¹⁷ Renovations are expected to be completed by January 2029.

- **Budget:**
 - \$71.1 million is allocated to fund the renovation of Chinatown Public Health Center.
 - \$28.0 million is allocated to acquire a new building for the City Clinic.

ZUCKERBERG SAN FRANCISCO GENERAL (ZSFG) BUILDING 3 SEISMIC RETROFIT

Overview	
Component Scope	<p>This component funds the seismic retrofit of Building 3 at ZSFG, ADA improvements, and new office space for administrative staff. The new facility will provide 65,000 square feet of seismically safe space for staff. Many of the buildings are currently being used by Anatomic Pathology.</p> <p>DPH is leading this component in collaboration with Public Works.</p>
Component Budget	\$40 million
Expended and Encumbered	N/A
Scheduled Completion Date	October 2029
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - Originally, this component focused on developing new office space to facilitate the relocation of DPH staff from 101 Grove Street. However, DPH has since moved staff to 1145 Market Street. As a result, ZSFG Building 3 will be reserved for staff relocating from existing ZSFG campus buildings.

- **Schedule:**
 - DPH is collaborating with Public Works to finalize the renovation designs, with a target completion date of Summer 2026. Construction is anticipated to begin in Fall 2027.

¹⁷ [Board of Supervisors Resolution No. 441-25 approving the purchase of 1660 Mission Street, October 2025](#)

- **Budget:**
 - DPH expects to refine cost estimates by Summer 2026 upon completion of the design phase. If the estimates exceed the available bond allocation, DPH will seek supplemental funding sources or adjust the component scope to ensure project delivery within available limits.

ZSFG AND LAGUNA HONDA HOSPITAL (LHH) CRITICAL REPAIRS

Overview	
Component Scope	<p>This component funds critical repairs at ZSFG and LHH. Years of deferred maintenance have left building equipment and parts in a state of disrepair. If these aging systems are not addressed at both facilities, there are significant risks for patient and staff safety as well as quality of care.</p> <p>DPH is leading this component in collaboration with Public Works.</p>
Component Budget	\$66 million
Expended and Encumbered	N/A
Scheduled Completion Date	February 2029
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - While many of the projects included in this component are new and address long-standing deferred maintenance needs, two projects provide supplemental funding for ongoing projects. The ZSFG Psychiatric Emergency Services (PES) project continues work funded by the 2016 Public Health and Safety and 2020 Health and Recovery Bonds to expand and modernize PES. The ZSFG Chiller and Cooling Tower project was added to this bond to cover a deficit of \$10.4 million to replace existing aging chillers that are needed to provide critical cooling capacity to the hospital.
- **Schedule:**
 - DPH is currently early in the design stage for most projects, except for the ZSFG Chiller and Cooling Tower and PES, both of which are in active construction. ZSFG Chilling and Cooling Tower is anticipated to be completed by December 2027, and PES is scheduled for completion in Winter 2026.¹⁸
 - DPH is sequencing projects based on regulatory compliance deadlines. Specifically, the Non-Structural Performance Category (NPC) projects are being prioritized to meet the State’s 2030

¹⁸ [February 2024 Annual ZSFG Capital Presentation](#)

seismic safety deadline.¹⁹ The schedules for the remaining projects will be developed concurrently with the design proposals, which are anticipated by late 2026.

Project Table 1.1: ZSFG and Laguna Honda Hospital Critical Repairs Projects

Project Completion Status	Project	Number of Projects
In-progress	LHH NPC Sewage Containment	1
	LHH Pot Washer	1
	LHH HVAC Replacements	1
	LHH Kitchen Floor Replacement	1
	ZSFG Building 5 Fire Alarm Upgrade	1
	ZSFG NPC 4 Compliance	1
	ZSFG NPC 5 Compliance	1
	ZSFG Chiller and Cooling Tower	1
	ZSFG Psychiatric Emergency Services (PES)	1

▪ **Budget:**

- DPH anticipates having more refined cost estimates upon completion of the design of the projects in late 2026. If the estimates exceed the available bond allocation, DPH will seek supplemental funding sources or adjust the component scope to ensure project delivery within available limits.

FAMILY EMERGENCY SHELTER

Overview	
Component Scope	This component funds the acquisition and renovation of a facility to provide family and adult shelter services to replace existing facilities that are seismically unsafe. HSH is leading this component.
Component Budget	\$50 million
Expended and Encumbered	N/A
Scheduled Completion Date	April 2029
Component Schedule Status Since the Prior Report	This is a new component that has been added since the Prior Report. The component is in progress and future updates to the schedule will be tracked in subsequent reports.

¹⁹ [Learn more about the HCAI 2030 seismic safety deadline.](#)

Key Findings and Changes Since Prior Report:

- **Scope:**

 - HSH has prioritized the closure and relocation of the family shelter at 260 Golden Gate Avenue due to its unsafe seismic condition. Initial scoping envisioned (1) a mixed-use project that combined a family shelter and an affordable housing complex in one structure; or (2) demolition of the existing adult shelter at 1001 Polk and construction of a new family shelter on site. However, the \$50 million bond allocation is not enough to provide the necessary match to leverage MOHCD’s affordable housing funds or fund the 1001 Polk replacement project. As a result, HSH has pivoted its focus toward identifying a more cost-effective relocation of the family shelter at a different site.

- **Schedule:**

 - HSH has partnered with a non-profit affordable housing developer on development of a potential site for family shelter.

- **Budget:**

 - HSH noted the \$50 million allocated to this component is a significant challenge, given the current high costs of construction and property acquisition. To bridge this gap, HSH is working with the Mayor’s Office to seek philanthropic funds.

PEDESTRIAN AND ROADWAY SAFETY IMPROVEMENTS

Overview	
Component Scope	This component funds six projects that will improve street safety, traffic signals, streetscape and street paving conditions at locations throughout the City. The improvements include adding bulb-outs, upgrading curb ramps for ADA compliance, and implementing traffic calming measures to reduce vehicle speeds. These projects are critical for improving street safety for residents and visitors in the City.
Component Budget	Public Works is leading this component in collaboration with the SFMTA. \$63.9 million
Expended and Encumbered	N/A
Scheduled Completion Date	December 2030
Component Schedule Status Since the Prior Report	This is a new component that has been added since the Prior Report. The component is in progress and future updates to the schedule will be tracked in subsequent reports.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - Public Works and the SFMTA identified the six projects included in this bond by targeting corridors with high-injury rates and those that are ready to start immediately. Project designs or funding plans were complete or close to completion for these projects, which were the primary criteria for inclusion in the bond.

- **Schedule:**
 - This is the first time this component has appeared in this report. Schedule changes will be tracked in future reports.

Project Table 1.2: Pedestrian and Roadway Safety Improvements

Project Completion Status	Project Name	Number of Projects
In-Progress	Contact 35 Signal Mod	1
	Central Embarcadero	1
Future	11th Street Safety Improvement Project	1
	Howard Streetscape	1
	5th Street Streetscape	1
	Mission Street Pavement Renovation	1

- **Budget:**
 - Public Works and the SFMTA developed project budget estimates by collaborating and using internal staffing expertise.
 - Project teams utilized non-GO bond funding sources to complete the designs of the projects before the projects got added to the bond. This strategy freed up bond dollars to be used for the construction of the projects once the bond passed. Designs for the projects in the table above were completed prior to the bond authorization. Some of the bond funds will be used to support design completion for additional projects, which will be included in future reports.

PUBLIC SPACE ACCESSIBILITY IMPROVEMENTS

Overview	
Component Scope	This component funds the renovation of public spaces with a particular focus around Union Square and downtown areas. This component will fund the Powell Street Improvement Project and accessibility improvements at Harvey Milk and Hallidie Plazas. The component will also fund the renovation of Embarcadero Plaza and the Jerry Garcia Amphitheater at John McLaren Park. These improvements are intended to increase foot traffic and enhance the pedestrian experience as part of the City’s strategy to improve the downtown economy.

	Public Works is leading this component in collaboration with the SFMTA, RPD, the Office on Disability and Accessibility, and the Real Estate Division.
Component Budget	\$71 million
Expended and Encumbered	N/A
Scheduled Completion Date	June 2029
Component Schedule Status Since the Prior Report	This is a new component that has been added since the Prior Report. The component is in progress and future updates to the schedule will be tracked in subsequent reports.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - This is the first time this component has appeared in this report. Scope changes will be tracked in future reports.

- **Schedule:**
 - Public Works plans for construction of the Harvey Milk Plaza Renovation project to begin in Winter 2026, with completion expected by Fall 2028. The Hallidie Plaza and Powell Street renovation projects will begin after the second issuance for this bond.

Project Table 1.3: Public Space Accessibility Improvements

Project Completion Status	Project Name	Number of Projects
In-progress	Harvey Milk Plaza	1
Future	Hallidie Plaza	1
	Powell Street	1
	Embarcadero Plaza	1
	Jerry Garcia Amphitheater	1

- **Budget:**
 - This is the first time this component has appeared in this report. Budget changes will be tracked in future reports.

2024 Affordable Housing Bond

AT A GLANCE:

Authorization: \$300 million approved in 2024.

Scope: This bond includes three components: Low-Income Housing, Affordable Housing Preservation and Survivors Housing.

- There are approximately 471 units planned in the **Low-Income Housing** component.
- The number of units planned in the **Affordable Housing Preservation** and **Survivors Housing** components is still being determined.

Schedule: As of June 30, 2025, all three components are in progress.

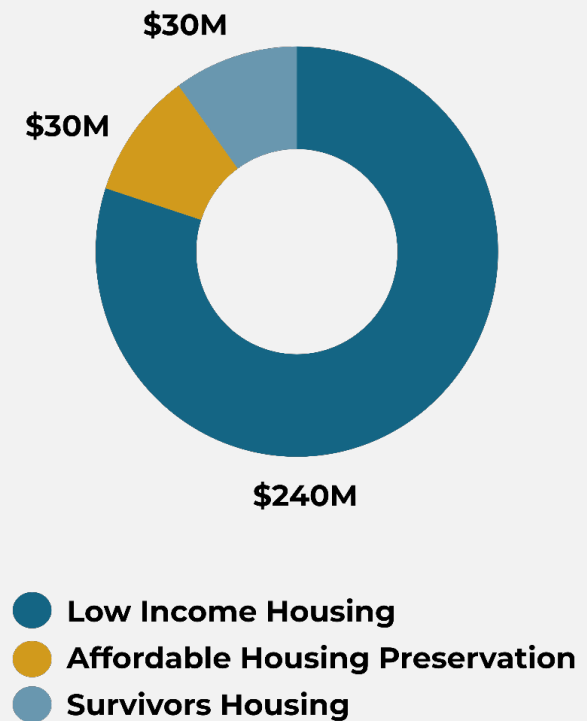
- The **Low-Income Housing** component is scheduled for completion in June 2028.
- The **Affordable Housing** Preservation component is scheduled for completion in December 2026.
- The **Survivor Housing** component is scheduled for completion in May 2028.

This is the first time this bond is included in this report, and any changes to the schedule will be captured in future reports.

Budget: \$7.3 million expended and encumbered, which is 2% of the total bond budget. Approximately \$292.7 million remains.²⁰


Departments: Mayor’s Office of Housing and Community Development (MOHCD).

Bond Authorization Amount by Component



²⁰ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$147.2 million as of June 30, 2025.

LOW-INCOME HOUSING

Overview	
Component Scope	<p>This component funds loans for the construction, acquisition, and rehabilitation of permanently affordable rental housing for households earning 0% to 80% Area Median Income (AMI).</p> <p>MOHCD projects 471 units will be funded across two project sites: Sunnydale and Balboa Reservoir.</p>
Component Budget	\$240 million
Expended and Encumbered	<p>1%  \$2.9 million expended and encumbered, which is 1% of the component’s budget. Approximately \$237 million remains.</p>
Scheduled Completion Date	June 2028
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - This is the first time this component appears in this report. Scope changes will be tracked in future reports.

- **Schedule:**
 - Infrastructure upgrades are in progress at Balboa Reservoir, with completion expected in March 2027. Buildings A and E are expected to be completed in early 2028. MOHCD noted that infrastructure upgrades on project sites where there are no preexisting ones is easier than having to upgrade old sites. For this reason, MOHCD is optimistic about the Balboa Reservoir project staying on schedule.
 - Construction is underway at Sunnydale Blocks 7 and 9, with completion expected in June 2027.

Project Table 2.1: Low-Income Housing Projects

Project Completion Status	Project	Unit Count
In-progress	Sunnydale Block 7	89
	Sunnydale Block 9	95
	Balboa Reservoir Building A	159
	Balboa Reservoir Building E	128

- **Budget:**
 - MOHCD secured a \$20.1 million state grant through the Infill Infrastructure Grant (IIG) Program for the Balboa Reservoir project in May 2025.²¹ The IIG Program provides financial assistance for infrastructure that supports affordable and mixed-income housing. This strategic use of external funding for infrastructure work is beneficial because it frees up limited bond funds that can now be used to build the actual housing units.

AFFORDABLE HOUSING PRESERVATION

Overview	
Component Scope	This component funds the acquisition and/or rehabilitation of rental units at imminent risk of losing affordability due to market pressure and resulting property sales, evictions, and rising rents. Acquired properties are converted to permanently affordable housing with rents at an average of 80% AMI, and available to families earning 30% to 120% AMI.
Component Budget	\$30 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 14%  </div> <div> <p>\$4 million has been expended and encumbered, which is 14% of the component’s budget. Approximately \$26 million remains.</p> </div> </div>
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - This is the first time this component appears in this report. Scope changes will be tracked in future reports.

- **Schedule:**
 - MOHCD finalized the acquisition of 1155 Ellis Street in June 2025, which preserved 108 units of housing.²²
 - MOHCD worked with the San Francisco Community Land Trust to acquire 3235-3237 16th Street in December 2025, which preserved five units of housing.²³

²¹ [Board of Supervisors Resolution #227-25 \(File #250394\), May 12, 2025.](#) Authorized MOHCD to execute an agreement with the California Department of Housing and Community Development to receive a grant under the IIG program.

²² [Board of Supervisors Resolution #82-25 \(File #250142\), March 2025.](#) Approved the loan to finance the acquisition of 1155 Ellis in March 2025.

²³ Learn more about the [San Francisco Community Land Trust](#).


- MOHCD is working with the Mission Economic Development Agency²⁴ to acquire a bundle of properties totaling 216 units.²⁵

Project Table 2.2: Affordable Housing Preservation Projects

Project Completion Status	Project	Unit Count
In-progress	1155 Ellis Street	108
	3235-3237 16 th Street	5
	MEDA Bundle	216
	Small Sites NOFA	To be determined

- **Budget:**
 - This is the first time this component appears in this report. Budget changes will be tracked in future reports.

SURVIVORS HOUSING

Overview	
Component Scope	<p>This is a new component in the Affordable Housing bond series. While typical MOHCD projects focus on permanent housing, this component is unique as it comes from a legislative mandate to create transitional housing options for survivors of domestic violence, sexual assault, and human trafficking. Victims will receive access to specialized housing units before transitioning to more permanent housing solutions.</p> <p>MOHCD is partnering with DPH, HSH, and the City’s Office of Victim’s Rights, who will provide guidance to ensure client population needs are met.</p> <p>The component funds 59 units across two projects: 101 Gough Street and 80 Julian Avenue.</p>
Component Budget	\$30 million
Expended and Encumbered	<p>0%  \$0 has been expended and encumbered, which is 0% of the component’s budget. The entire budget of \$30 million remains.</p>
Scheduled Completion Date	May 2028
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

²⁴ Learn more about the [Mission Economic Development Agency](#).

²⁵ [December 2025 CGOBOC Report by MOHCD](#).

- **Scope:**

 - 101 Gough Street will convert a four-story former residential care facility into a transitional housing center with supportive services, including trauma recovery support, mental health counseling, and safety planning. The building will include 23 private units with a total of 53 beds. The project is led by San Francisco SafeHouse.
 - 80 Julian Avenue will be a new development led by the Friendship Housing Association of American Indians, providing 36 private units with a total of 72 beds. The units will be transitional and will include supportive services such as behavioral health services, substance use recovery support, and workforce development programming.

- **Schedule:**

 - MOHCD submitted a request for information in June 2025 seeking proposals to create transitional and supportive housing to help survivors of domestic violence.²⁶ In September 2025, MOHCD selected the 101 Gough Street and 80 Julian Avenue projects to receive the full \$30 million of funding.²⁷ Both projects are expected to begin construction in Spring 2026 and open in late 2027.

Project Table 2.3: Survivors Housing Preservation Projects

Project Completion Status	Project	Unit Count
In-progress	101 Gough Street	23
	80 Julian Avenue	36

- **Budget:**

 - This is the first time this component appears in this report. Budget changes will be tracked in future reports.

²⁶ [MOHCD's Request for Information on Victims and Survivors Housing, June 2025.](#)

²⁷ [Mayor's Press Release, September 22, 2025.](#)

2019 Affordable Housing Bond

AT A GLANCE:

Authorization: \$600 million approved in 2019.

Scope: The 2019 Affordable Housing Bond includes five components:

- There are 1,501 units planned in the **Low-Income Housing** component.
- There are 812 units planned in the **Public Housing** component.
- There are 555 units planned in the **Senior Housing** component.
- There are 219 units planned in the **Preservation & Middle-Income Housing** component. Additionally, there are 31 households that will receive **Down Payment Assistance Loans** through the component.
- There are 75 units planned in the **Educator Housing** component.

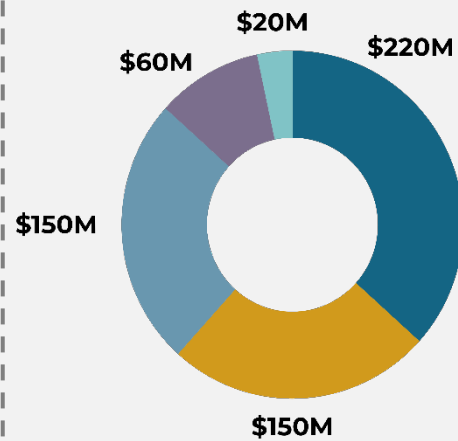
Schedule: As of June 30, 2025, two components are delayed by 12 months, one component is delayed by one month, one component is ahead of schedule by 12 months, and one component maintained the same schedule as the Prior Report.

- The **Public Housing** and **Senior Housing** components are delayed 12 months since the Prior Report.
- The **Educator Housing** component is delayed one month since the Prior Report.
- The **Low-Income Housing** component is ahead of schedule by 12 months since the Prior Report.
- The **Preservation & Middle-Income Housing** component maintained the same schedule as the Prior Report.

Budget: \$401.7 million expended and encumbered, which is 67% of the total budget. Approximately \$198.3 million remains.²⁸

Departments: Mayor’s Office of Housing and Community Development (MOHCD).

Bond Authorization Amount by Component



- **Low Income Housing**
- **Public Housing**
- **Senior Housing**
- **Preservation & Middle-Income Housing**
- **Educator Housing**

²⁸ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$491.3 million as of June 30, 2025.



Note about Affordable Housing Scope Additions, Removals, or Modifications

The affordable housing market is dynamic, which means it is common for projects to get added, removed, or re-scoped within components. MOHCD prioritizes spending on projects that are ready to start and spend funds quickly. MOHCD actively maintains a rolling pipeline of projects and may adjust a component’s scope depending on several factors:

- Projects may be added to a component if MOHCD determines a project is immediately ready to begin and spend funds.
- Projects may be removed if they encounter significant delays caused by issues such as permitting, community opposition, or lack of supplemental funding.
- Projects may adjust the number of units planned based on the availability of supplemental funding or if the cost per unit changes.

The “Key Findings and Changes Since Prior Report” sections below note which projects were added or removed from each component.

LOW-INCOME HOUSING

Overview	
Component Scope	<p>This component funds loans for the construction, acquisition, and rehabilitation of permanently affordable rental housing for households earning 0% to 80% Area Median Income (AMI).</p> <p>MOHCD’s priorities for this component include funding for neighborhoods with limited affordable housing production, projects that are shovel-ready within four years of issuance, predevelopment funding, and projects that can leverage non-City funding sources, among other factors.</p> <p>As of June 30, 2025, there are 1,501 units planned across 11 projects in this component.</p>
Component Budget	\$220 million
Expended and Encumbered	<p>77%  \$168.1 million expended and encumbered, which is 77% of the component budget. Approximately \$51.9 million remains.</p>
Scheduled Completion Date	December 2027
Component Schedule Status Since the Prior Report	<p> The Low-Income Housing component is ahead of schedule by 12 months.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - MOHCD added three new projects to this component:
 - 168 units at 1515 South Van Ness Avenue
 - 160 units at 730 Stanyan Street
 - 400 units at Balboa Reservoir



- **Schedule:**
 - The Low-Income Housing component is ahead of schedule by 12 months from the previously reported end date and is now projected to be completed in December 2027. MOHCD attributes this schedule change to the relative flexibility of low-income housing funds compared to other affordable housing bond components. Low-income housing funds can be reallocated to any project that qualifies for low-income housing funds, and as a result this component’s funds are being spent faster than originally anticipated as funds are allocated to shovel-ready projects. By front-loading these funds into projects that are ready to begin, the City can spend funds more quickly. This shift in capital allocation timing and project selection means the final unit count may be adjusted depending on site availability and costs.

Project Table 3.1: Low-Income Housing Projects

Project Completion Status	Project	Unit Count
In-progress	2550 Irving Street	90
	78 Haight Street	63
	1515 South Van Ness Avenue (new)	168
	730 Stanyan Street (new)	160
	Balboa Reservoir (new)	400
Completed during this reporting period	921 Howard Street	102
	4840 Mission Street	137
	Treasure Island C3.1 Mercy	138
	Permanent Supportive Housing for Single Adults	105
	Permanent Supportive Housing for People with Chronic Mental Illness	8
Completed prior to this reporting period	Balboa Park Upper Yard	130

- **Budget:**
 - There are no budget changes or updates to this component.

PUBLIC HOUSING

Overview	
Component Scope	<p>This component funds the repair and rebuilding of distressed public housing and its underlying infrastructure. MOHCD prioritizes projects with an urgent capital need to address life safety risks, create new homes, accelerate construction timelines, or reduce adverse community impacts associated with long construction timelines.</p> <p>As of June 30, 2025, there are 827 units planned across eight projects in this component.</p>
Component Budget	\$150 million
Expended and Encumbered	<p>90%  \$132.9 million expended and encumbered, which is 90% of the component’s budget. Approximately \$17 million remains.</p>
Scheduled Completion Date	December 2029
Component Schedule Status Since the Prior Report	<p> The Public Housing component is delayed by 12 months.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**

 - MOHCD added one project to this component: Infrastructure Improvements at Potrero Phase 3.
 - MOHCD removed the SFHA Potrero and Sunnydale Accelerated Conversion HQS project from this component because the SFHA utilized its own funds and bond funds were no longer needed.²⁹
 - MOHCD increased the number of units planned for the HOPE SF Sunnydale Phase 3 Infrastructure Predevelopment project by 9%, up from 169 to now 184 units. The unit count was increased to optimize future operations of the building.

- **Schedule:**

 - The Public Housing component is delayed 12 months from the previously reported end date and is now scheduled to be completed by December 2029. Schedule delays at the Potrero project site are the primary cause of this delay. Site access was limited in 2025 while the San Francisco Housing Authority and the property management firm removed unauthorized occupants from units that needed repair.

²⁹ [2019 Affordable Housing General Obligation Bond CGOBOC Report, June 2025.](#)

Project Table 3.2: Public Housing Projects



Project Completion Status	Project	Unit Count
In-progress	HOPE SF Sunnydale Phase 3 Infrastructure Predevelopment and Blocks 7/9 Vertical	184
	Potrero Block B Gap	282
	Hunters View Phase 3	118
	Phase 3 of Infrastructure Improvements at Potrero	N/A
Completed during this reporting period	HOPE SF Sunnydale Block 3A	84
	HOPE SF Sunnydale Block 3B	90
	Public Housing Scattered Sites	69

- **Budget:**
 - There are no budget changes or updates to this component.

PRESERVATION AND MIDDLE-INCOME HOUSING

Overview	
Component Scope	<p>This component has two subcomponents: affordable housing preservation and middle-income housing.</p> <ul style="list-style-type: none"> The affordable housing preservation funds are for the acquisition and/or rehabilitation of rental housing at risk of losing affordability. The units are intended for households earning between 30% to 120% of AMI. Priorities include acquisitions and/or rehabilitation of sites that enhance permanent affordability, buildings at risk of imminent conversion to market-rate rents, or those in neighborhoods with limited affordable housing production or high eviction rates. There is one project in this subcomponent which funds 209 units through the Small Sites NOFA Program.³⁰ The middle-income funds are for the creation of new affordable housing through either down payment assistance loans or the purchase of land for new affordable construction for those earning between 80% to 175% of AMI. MOHCD priorities include SFUSD educators eligible for the Teacher Next Door Down Payment Assistance Loans or households eligible for Down Payment Assistance Loans. There are two projects in this subcomponent which fund 101 units at 921 Howard Street and

³⁰ The Small Sites Program helps qualified nonprofits acquire and stabilize occupied buildings as they become available on the market. [Learn more about the Small Sites Program.](#)

	31 down payment assistance loans. There are two projects in this subcomponent.
Component Budget	\$60 million
Expended and Encumbered	75%  \$44.8 million expended and encumbered, which is 75% of the component’s budget. Approximately \$15.2 million remains.
Scheduled Completion Date	December 2027
Component Schedule Status Since the Prior Report	 The Preservation and Middle-Income Housing component is not delayed.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - As of June 30, 2025 the number of units planned for Small Sites NOFA increased from 118 to 164 units. As of December 2025, MOHCD now projects a higher unit count of 209 units total,³¹ which is 77% higher than the previous forecast of 118 units in the Prior Report. This growth was driven by the 2022 update to the Small Sites Program guidelines, which expanded eligibility criteria to include larger-scale properties.
 - The number of loans planned for the Downpayment Assistance Loan Program increased by 72% from 18 to 31 loans. MOHCD increased the estimate after \$6.25 million was issued in 2024, which allowed the team to refine the estimate after actual proceeds were available.

- **Schedule:**
 - The Preservation and Middle-Income Housing component maintained the same projected end date as the Prior Report. Completion is expected in December 2027.



Project Table 3.3: Preservation and Middle-Income Housing Projects

Project Completion Status	Project	Unit Count
In-progress	Small Sites NOFA	209
	Downpayment Assistance Loan Program	31
Completed during this reporting period	921 Howard Street	101

- **Budget:**
 - There are no budget changes or updates to this component.

³¹ [December 2025 MOHCD presentation to CGOBOC.](#)

SENIOR HOUSING

Overview	
Component Scope	<p>This component funds the creation of new affordable senior housing rental opportunities, through new construction and acquisition, for seniors on fixed incomes earning between 0% and 80% AMI. Like the Low-Income component, MOHCD prioritizes projects in neighborhoods with limited affordable housing production and those that can leverage additional non-City resources, in addition to new construction projects.</p> <p>As of June 30, 2025, there are 668 units planned across six projects in this component.</p>
Component Budget	\$150 million
Expended and Encumbered	<p>24%  \$36.3 million expended and encumbered, which is 24% of the component's budget. Approximately \$113.7 million remains.</p>
Scheduled Completion Date	December 2029
Component Schedule Status Since the Prior Report	<p> The Senior Housing component is delayed by 12 months.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**

 - MOHCD increased the number of units planned for 772 Pacific Avenue by 148% from 74 to 174 units. This expansion was made possible by the developer, Chinatown Community Development Center, acquiring an adjacent parcel at 758 Pacific Avenue.³² By merging these two sites, the project team was able to optimize the building footprint and increase the height from eight to 15 stories, more than doubling the project's original unit count.
 - MOHCD also added two new projects to this component:
 - 96 units at 967 Mission Street.
 - 100 units at Treasure Island E1.2.

- **Schedule:**

 - The Senior Housing component is delayed by approximately one year from the previously reported end date and is now scheduled to be completed by December 2029. MOHCD had initially planned to issue all available funds in a single third bond issuance, but due to uncertainties in being able to spend the funds in a timely manner, the funds were ultimately split into two separate issuances, which contributed to the delay.
 - The one year delay can be attributed to the 1939 Market Street Development, which was delayed after its initial 2024 application for state funding was not approved by the Strategic

³² [Updated Preliminary Gap Financing Request, April 4, 2025.](#)



Growth Council³³ because it scored lower than other projects from across the state requesting funds.³⁴ The project resubmitted the funding request in 2025 and was awarded \$47.6 million, allowing the project to move forward.³⁵ MOHCD noted that receiving state funds will continue to be a challenge due to the rising cost of construction and the shrinking availability of funds.

Project Table 3.4: Senior Housing Projects

Project Completion Status	Project	Unit Count
In-progress	Laguna Honda Hospital	200
	772 Pacific Avenue	174
	1939 Market Street	187
	967 Mission Street	96
	Treasure Island E1.2	100
Completed during this reporting period	4200 Geary Boulevard	98

- **Budget:**
 - There are no budget changes or updates to this component.

EDUCATOR HOUSING

Overview	
Component Scope	This component funds pre-development and construction of permanently affordable rental housing serving SFUSD and City College of San Francisco educators earning between 30% to 140% of AMI.
Component Budget	\$20 million
Expended and Encumbered	99%  \$19.6 million expended and encumbered, which is 99% of the component’s budget. Approximately \$400,000 remains.
Scheduled Completion Date	January 2027
Component Schedule Status Since the Prior Report	 The Educator Housing component is delayed by one month.

³³ The [Strategic Growth Council](#) is a state committee tasked with coordinating various state agencies to improve the quality of life for Californians.

³⁴ [Staff Recommendations: AHSC Round 8](#)

³⁵ [Staff Recommendations: AHSC Round 9](#)

Key Findings and Changes Since Prior Report:

- **Scope:**
 - MOHCD added one project to this component: 75 units at 750 Golden Gate Avenue.

- **Schedule:**
 - The Educator Housing component is delayed by approximately one month from the previously reported end date and is now projected to be completed by January 2027. At the beginning of the project at 750 Golden Gate Avenue, the developer created a limited liability company (LLC) to finance the work. The project team later learned that portions of the project qualified for tax credits while others did not. As a result, the developer split the financing into two separate LLCs. The process of adjusting the financing structure and creating a new LLC contributed to the component’s delay. Construction began in 2025 and is expected to last until January 2027.³⁶

Project Table 3.5: Educator Housing Projects

Project Completion Status	Project	Unit Count
In-progress	Laguna Honda Hospital	200
	772 Pacific Avenue	174
	1939 Market Street	187
	967 Mission Street	96
	Treasure Island E1.2	100
Completed during this reporting period	4200 Geary Boulevard	98

- **Budget:**
 - There are no budget changes or updates to this component.

³⁶ [Mayor’s Press Release, June 18, 2025.](#)

2016 Preservation and Seismic Safety Bond

AT A GLANCE:

Authorization: \$260.7 million approved in November 2016.

Scope: Repurposing the \$260.7 million remaining from the 1992 Seismic Safety Loan Program bond authority to preserve the affordability of existing rental housing, protect residents at risk of displacement, and improve seismic safety. The bond will fund the preservation and/or protection of 1,457 units.

The bond is split up into three components that are organized by loan type:

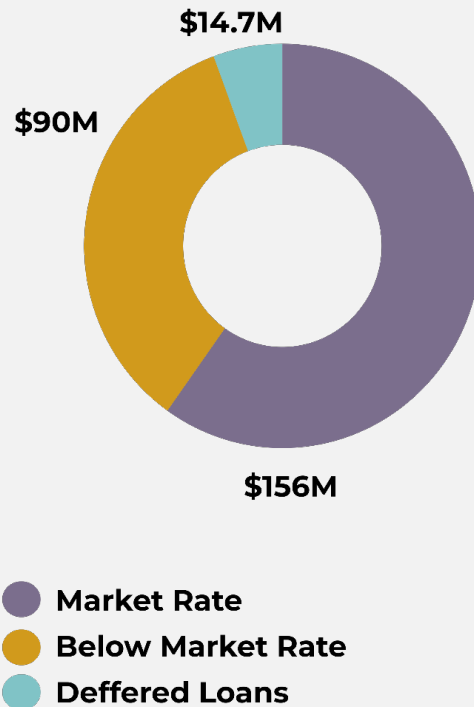
- **Market Rate**
- **Below Market Rate**
- **Deferred Loans**

Schedule: As of June 30, 2025, all three components maintained their previously projected end date of June 2028.

Budget: \$162.4 million expended and encumbered, which is 62% of the total budget. Approximately \$98.3 million remains.³⁷

Departments: Mayor’s Office of Housing and Community Development (MOHCD).

Bond Authorization Amount by Component





Preservation and Seismic Safety Bond Structure

All Preservation and Seismic Safety (PASS) loans issued to date have been for “take-out” financing, which is where loans finance a project after construction is complete. MOHCD reports that this provides sponsors with more expeditious and lower-cost financing over a longer term (up to 40 years) than conventional loans taken out to begin the acquisition and construction process. This practice therefore lowers developers’ long-term costs to maximize the number of projects.



³⁷ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$206.9 million as of June 30, 2025.

All projects funded by the PASS bond utilize a combination of the three loan types to achieve a blended interest rate, which maximizes total bond proceeds and allows the program to function as a low-cost "take-out" financing tool, which is increasingly vital as developers face higher interest rates in the conventional market. For this reason, the following update is for all three component types in this bond.



MARKET RATE LOANS

Overview	
Component Scope	Market Rate loans require rental units remain affordable for the original term of the loan. If Below Market Rate or Deferred Loans are also used, rents must remain affordable for as long as the building operates as a multi-unit residential building. The interest rate for Market Rate loans is determined by the City's borrowing cost (the yield on the bond proceeds) plus an additional 1% and applicable administrative fees.
Component Budget	\$156 million
Expended and Encumbered	61%  \$95 million expended and encumbered, which is 61% of the component's budget. Approximately \$59.6 million remains.
Scheduled Completion Date	June 2028
Component Schedule Status Since the Prior Report	 The Market Rate Loans component is not delayed.

BELOW MARKET RATE LOANS

Overview	
Component Scope	Below Market Rate loans require all rental units remain affordable for as long as any portion of the building financed with the loan operates as a multi-unit residential building. The interest rate for Below Market Rate loans is significantly subsidized, set at one-third of the City's borrowing cost (the interest rate on the underlying bond proceeds).
Component Budget	\$90 million
Expended and Encumbered	63%  \$56.2 million expended and encumbered, which is 63% of the component's budget. Approximately \$32.9 million remains.
Scheduled Completion Date	June 2028
Component Schedule Status Since the Prior Report	 The Below Market Rate Loans component is not delayed.

DEFERRED LOANS

Overview	
Component Scope	Deferred Loans require all rental units remain affordable for as long as any portion of the building financed with the loan operates as a multi-unit residential building. Similar to Below Market Rate loans, the interest rate is highly subsidized, set at one-third of the City's borrowing cost (the yield on the underlying bond proceeds). Notably, these loans require no interim principal or interest payments; instead, the entire accrued balance is deferred until the loan reaches maturity (typically 30 years) or the property is sold.
Component Budget	\$14.7 million
Expended and Encumbered	64%  \$9.3 million expended and encumbered, which is 64% of the component's budget. Approximately \$5.3 million remains.
Scheduled Completion Date	June 2028
Component Schedule Status Since the Prior Report	 The Deferred Loans component is not delayed.

Key Findings and Changes Since Prior Report

- **Scope:**
 - MOHCD added seven new projects to the PASS bond, funding the preservation of 319 units. This includes:
 - 108 units at The Normandy
 - Six units at 3025 23rd Street
 - 68 units at Larkin Pine
 - 63 units at 2901 16th Street
 - Five units at 568 Natoma
 - Four units at 3975 24th Street
 - 65 units at El Dorado
- **Schedule:**
 - As of December 2025, MOHCD has preserved 1,319 units of housing and 51 commercial spaces through acquisition of 52 project sites. An additional 711 residential units and 14 commercial units across 13 project sites have been preserved through rehabilitation funded by the PASS bond.³⁸
- **Budget:**
 - During this reporting period, MOHCD issued:
 - \$45.5 million in Market Rate Loans.
 - \$25.8 million in Below Market Rate Loans.
 - \$4.3 million in Deferred Loans.

³⁸ [December 2025 CGOBOC Report by MOHCD.](#)

2020 Earthquake Safety and Emergency Response Bond

AT A GLANCE:

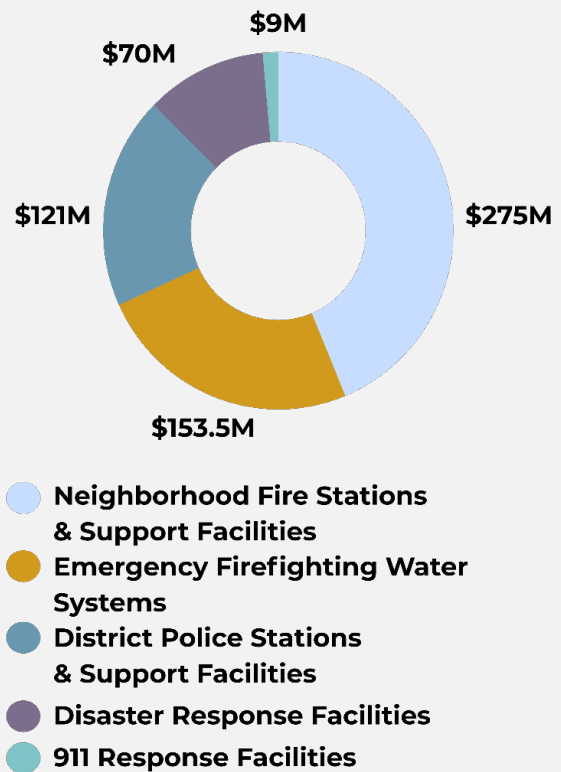
Authorization: \$628.5 million approved in November 2020.

Scope: The 2020 Earthquake Safety and Emergency Response (ESER) Bond includes five components focused on strengthening San Francisco’s disaster resilience by seismically retrofitting neighborhood fire stations, upgrading the Emergency Firefighting Water System, and modernizing the City’s 911 Call Center.

Schedule: As of June 30, 2025, four components are in progress, and one is complete:

- The **911 Response Facilities** component is complete.
- The **Disaster Response Facilities, District Police Stations & Support Facilities,** and **Emergency Firefighting Water Systems** components are delayed one year or more past the previous reported end date.
- The **Neighborhood Fire Stations and Support Facilities** component is ahead of schedule by five months.
- **Budget:** \$141.1 million expended and encumbered, which is 22% of the total bond budget. Approximately \$487.3 million remains.³⁹



Bond Authorization Amount by Component



Departments: Public Works (DPW), San Francisco Public Utilities Commission (SFPUC), Recreation and Parks Department (RPD).

³⁹ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$376.6 million as of June 30, 2025.

NEIGHBORHOOD FIRE STATIONS AND SUPPORT FACILITIES

Overview	
Component Scope	This component is the successor to the Neighborhood Fire Stations component from the 2014 ESER Bond and includes the construction of a new fire training facility to replace existing ones in SOMA and Treasure Island.
Component Budget	\$270.8 million ⁴⁰
Expended and Encumbered	24%  \$64.2 million expended and encumbered, which is 24% of the component budget. Approximately \$206.6 million remains.
Scheduled Completion Date	July 2028
Component Schedule Status Since the Prior Report	 As of June 30, 2025, the Neighborhood Fire Stations and Support Facilities component was ahead of schedule by five months. The component has since experienced delays after the reporting period ended (see “Key Findings and Changes Since Prior Report” below).



Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since the Prior Report.
- **Schedule:**
 - As of June 30, 2025, the Neighborhood Fire Stations & Support Facilities component was on schedule and projected to be completed four months earlier than the previously reported end date in the Prior Report. However, since the end of FY25, permitting challenges have delayed the component and it is now set to be completed by March 2029. New legislation is required to update the site’s zoning in order to increase the height limit from 40ft to 90ft, which is a prerequisite for obtaining approval on the design from the Planning Department.⁴¹
- **Budget:**
 - Public Works noted that while the component was within budget as of June 30, 2025, the project team anticipates the final construction costs will exceed the available funds due to the project’s location and complexity. The Bayview site where the new fire training facility will be located sits on a steep landfill and is adjacent to a historic Navy dump site, which will require significant soil remediation and structural improvements. Public Works will evaluate cost-reduction options once the design is completed and construction cost estimates are clearer.

⁴⁰ Revised budget as of June 30, 2025.

⁴¹ [Board of Supervisors, Ordinance #0005-26 \(File No. 250823\), February 2026](#). Amended the Zoning Map of the Planning Code to update the height designation for multiple City parcels.

EMERGENCY FIREFIGHTING WATER SYSTEMS

Overview	
Component Scope	Four projects in this component will expand the underground network of pipelines by approximately five miles in the Richmond and Sunset Districts to help supply water in the event of earthquakes and fires. Other projects in the component will install a new fireboat manifold and pipeline at Mission Bay Ferry Landing, and design of relocation of a fireboat manifold and associated piping at Fort Mason Pier 2 to increase earthquake resistance and emergency preparedness.
Component Budget	\$151.2 million ⁴²
Expended and Encumbered	 23% \$35.4 million expended and encumbered, which is 23% of the component budget. Approximately \$115.8 million remains.
Scheduled Completion Date	December 2030
Component Schedule Status Since the Prior Report	 The Emergency Firefighting Water Systems component is delayed by 22 months.

Key Findings and Changes Since Prior Report:

- **Scope:**

 - Following the urban wildfires in Los Angeles in 2025, the San Francisco Fire Department (SFFD) requested changes to the scope of work to incorporate lessons learned about urban firefighting. The SFFD and the SFPUC worked together to update the alignment of the pipelines in the west side of the City to allow the use of Sunset Boulevard as a firebreak in the event of a similar disaster in San Francisco.

- **Schedule:**



 - The SFPUC moved the projected completion date for this component back by approximately 22 months from the previously reported end date, and it is now projected to be completed by December 2030. The delay was primarily caused by changes to the scope noted above.

- **Budget:**

 - The SFPUC noted that realigning the pipelines from 42nd avenue to Sunset Boulevard required design changes which increased the cost of the project. In addition, tariffs enacted in 2025 combined with inflation have increased material costs for pipes needed for the project. While the goal of the program is to build the potable emergency firefighting water system as far into the west side of the City as possible, the project team will need to identify additional funding beyond the 2020 ESER bond to complete the entirety of the buildout.

⁴² Revised budget as of June 30, 2025.

DISTRICT POLICE STATIONS

Overview	
Component Scope	This component is the successor to the 2014 Police Facilities component. Projects included in this component include the Ingleside District Police Station Replacement and Surge facility, as well as structural improvements to the Mission District Police Station. The Surge facility will serve as a temporary base of Police operations while the Ingleside Station Replacement project takes place.
Component Budget	\$119.2 million ⁴³
Expended and Encumbered	22%  \$26.6 million expended and encumbered, which is 22% of the component budget. Approximately \$92.5 million remains.
Scheduled Completion Date	February 2029
Component Schedule Status Since the Prior Report	 The District Police Stations component is delayed by 19 months.

Key Findings and Changes Since Prior Report:

- **Scope:**

 - The Ingleside Facility was originally planned to have three separate buildings. Due to budget constraints, the project team reduced the scope by consolidating the three buildings into two. The community facility will now be incorporated into the main structure, rather than a standalone building.

- **Schedule:**

 - Public Works moved the projected completion date for the component back by approximately 19 months from the previously reported end date, and it is now projected to be completed by February 2029. The delay was primarily caused by longer than anticipated cross-departmental negotiations between the Police Department and the Recreation and Parks Departments to finalize a land swap agreement for the Ingleside project site. The schematic design is currently being finalized.



- **Budget:**

 - The project team utilized a majority of the expenditures this reporting period on the design and planning of the Ingleside Police Station Replacement and Surge Facilities. Public Works is value engineering the current design of the Ingleside Project to mitigate a forecasted shortfall to complete the project. Necessary re-bidding and scope changes delayed the Surge Facility and Ingleside projects, leading to increased costs. The Surge Facility is projected to be completed in April 2027, at which time the Ingleside Facility will start construction and finish in mid-2029. Public Works will utilize interest earnings from the 2014 ESER Bond program to

⁴³ Revised budget as of June 30, 2025.

offset some of the budget shortfall, and the City is actively working to identify additional funding needed to complete the project.

DISASTER RESPONSE FACILITIES

Overview	
Component Scope	This component includes the renovation of disaster response facilities. One of the projects included in this component was the renovation of Kezar Pavilion to serve as a disaster response facility. While design for Kezar Pavilion is under way, these funds may be directed to other eligible disaster response facility renovations that align with the bond. The remaining project scope of the Kezar Pavilion renovation is anticipated to be funded by a future bond.
Component Budget	\$69 million ⁴⁴
Expended and Encumbered	7%  \$5 million has been expended and encumbered, which is 7% of the component budget. Approximately \$63.9 million remains.
Scheduled Completion Date	August 2031
Component Schedule Status Since the Prior Report	 The Disaster Response Facilities component is delayed by 45 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The design has been updated since the Prior Report. The original conceptual design was completed in May 2023. However, the Civic Design Review Committee⁴⁵ requested the exterior of the new annex more closely match the historic architecture of the main building. RPD worked with a specialized gym and arena consultant to refine both the interior and exterior layouts. These improvements included redesigning the exterior of the building, lowering the gym floor, relocating the restroom facilities, and increasing the overall footprint of the building. This change in design created a better layout by aligning the floor levels between the pavilion and the annex, and removing stairs to improve ADA accessibility and support the building’s future use as a disaster relief facility.

- **Schedule:**
 - RPD moved the completion date of the component back by approximately 45 months from the previously reported end date, and it is now projected to be completed by August 2031. An extended design development period caused the delay, which included the need to conduct additional site investigations such as wall core sampling, geotechnical borings, and a

⁴⁴ Revised budget as of June 30, 2025.



⁴⁵ [The Civic Design Review Committee](#) is a Charter-mandated subcommittee of the Arts Commission (Charter Sec. 5.103) responsible for reviewing the design of all public structures on City property to ensure architectural quality and urban context compatibility.

utility survey. RPD noted challenges around coordinating the sequencing of specialized contractors for each of these activities, which further contributed to the delay.

■ **Budget:**

- RPD has spent a majority of the funds on design services. The project team noted that as the design has been refined and further developed, the project costs have increased. In addition, RPD has expressed concerns around inflation, increasing labor costs, and the potential impact of tariffs enacted in 2025. \$20 million of the component is currently allocated to the Kezar Pavilion renovation, which will fund part of the design for the facility.
- RPD highlighted the importance of increasing the availability of pre-project funding, especially for large-scale projects like the Kezar Pavilion renovation. These funds allow for more accurate scoping and cost estimation prior to entering contracts for design services. RPD also noted that the lack of full project funding creates challenges for their commitment to community participatory design, as early design concepts presented to the public may be updated if funding is ultimately not secured.

911 RESPONSE FACILITIES

Overview	
Component Scope	This component focuses on the renovation of the existing 911 Call Center located at 1011 Turk Street. The upgrades include an increased number of call-taking workstations, technology enhancements, and better visual oversight of the operations center.
Component Budget	\$8.9 million ⁴⁶
Expended and Encumbered	94%  \$8.3 million expended and encumbered, which is 94% of the component budget. Approximately \$567,350 remains.
Scheduled Completion Date	January 2026
Component Schedule Status Since the Prior Report	 The 911 Response Facilities component is not delayed.

Key Findings and Changes Since Prior Report:

■ **Scope:**

- Public Works completed the main facility renovation project in February 2024, and since then the project team added two new projects to the scope to be funded by the remaining balance. The new projects include optimizing the electrical system and installing five new electric vehicle charging stations.

⁴⁶ Revised budget as of June 30, 2025.

- **Schedule:**
 - The two new projects extended the component's projected end date by 25 months and means the component is now projected to be complete in January 2026.

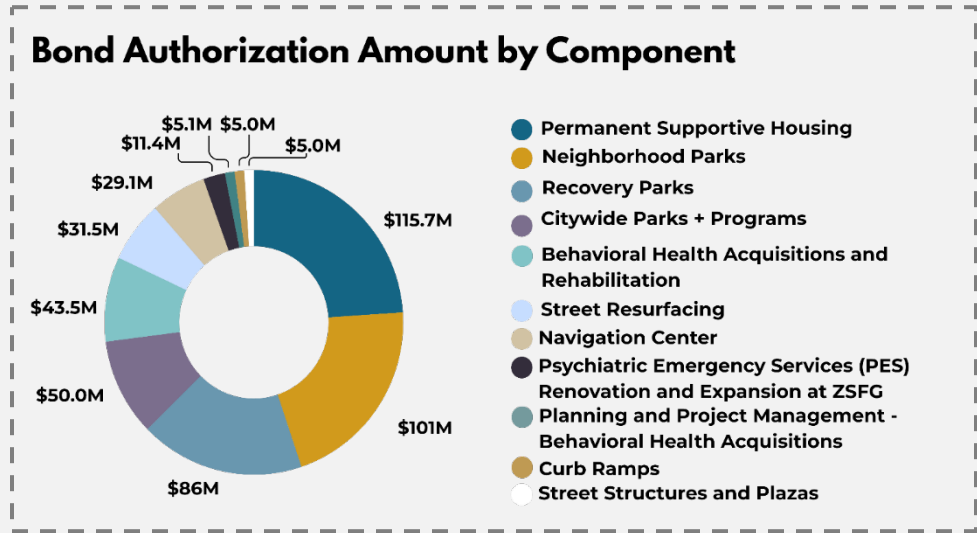
- **Budget:**
 - The project team is utilizing \$1 million in remaining funding to complete the two new projects.

2020 Health and Recovery Bond

AT A GLANCE:

Authorization: \$487.5 million approved in November 2020.

Scope: The 2020 Health and Recovery Bond includes 11 components that support San Francisco’s economic recovery from the COVID-19 pandemic by investing in mental health facilities, permanent supportive housing, the city’s park system, and street repaving.



Schedule: As of June 30, 2025, three components are complete. One component is delayed by two or more years since the Prior Report. One component is delayed by one year or more since the Prior Report. Two components are delayed by less than one year since the Prior Report.



- The **Permanent Supportive Housing** component is delayed by 56 months.
- The **Street Structures and Plazas** component is delayed by 15 months.
- The **Neighborhood Parks** component is delayed by 10 months, and the **Recovery Parks** component is delayed by eight months.
- The **Navigation Center, Street Resurfacing, and Curb Ramps** components are complete.
- The **Behavioral Health Acquisitions and Rehabilitation, Psychiatric Emergency Services Renovation and Expansion, Planning and Project Management for Behavioral Health Acquisitions, and the Citywide Parks and Programs** components maintained the same schedule as the Prior Report.

Budget: \$176.5 million expended and encumbered, which is 36% of the total budget. Approximately \$311 million remains.⁴⁷

Departments: Public Works, the Department of Public Health (DPH), the Recreation and Parks Department (RPD), and the Department of Homelessness and Supportive Housing (HSH).

⁴⁷ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$292.3 million as of June 30, 2025.

BEHAVIORAL HEALTH ACQUISITIONS AND REHABILITATION

Overview	
Component Scope	<p>This component includes two projects—Residential Stepdown Units on Treasure Island and the Health, Recovery and Connection Center</p> <p>The scope of the Treasure Island Residential Step-Down Facility includes 256 residential stepdown beds, which provide stable housing for people exiting inpatient substance use treatment programs who are at risk of homelessness. This project is a partnership between DPH, MOHCD, and the Treasure Island Development Authority (TIDA).</p> <p>The Health, Recovery and Connection Center at 1660 Mission Street will consolidate several behavioral health programs, including behavioral health administrative functions, and serve as the new home of San Francisco City Clinic.</p>
Component Budget	\$43.5 million
Expended and Encumbered	 <p>0% \$0 has been expended and encumbered. The full \$43.5 million remains.</p>
Scheduled Completion Date	December 2028
Component Schedule Status Since the Prior Report	 <p>The Behavioral Health Acquisitions and Rehabilitation component is not delayed.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - **Residential Stepdown Units on Treasure Island:**
 - Mental Health San Francisco (MHSF), an advisory board to DPH, has identified Substance Use Disorder Residential Stepdown beds as a priority need for the system of care. As a result, DPH plans to increase capacity by 49%, and expand the total number of step-down beds from 172 to 256.⁴⁸
 - **Health, Recovery, and Connection Center:**
 - Initially, the component only included funds for residential step-down beds on Treasure Island. DPH has since expanded the scope and will use \$1 million dollars in remaining funds from the residential stepdown beds project to support the capital improvements of 1660 Mission, which will consolidate several behavioral health

⁴⁸ [August 2025 CGOBOC Presentation](#)

services and administrative functions and serve as the new location for San Francisco City Clinic,⁴⁹ a sexual health clinic.

- **Schedule:**

- **Residential Stepdown Units on Treasure Island:**

- As of June 2025, this component maintained the same schedule as the Prior Report. However, after the reporting period ended, insufficient infrastructure and utilities in the project area delayed the project by eight months. Although DPH completed 95% of construction design documents in August 2024 and secured a site development permit in February 2025,⁵⁰ building construction cannot proceed until utility infrastructure is in place. TIDA and the master developer did not inform DPH about these conditions until after DPH initiated the bond issuance process in 2025. As a result, DPH cancelled the issuance to avoid potential federal arbitrage penalties on unspent funds. DPH plans to issue the funds once the infrastructure is in place and ready for building construction.

- **Health, Recovery, and Connection Center:**

- In October 2025, the Board of Supervisors approved the purchase of 1660 Mission Street⁵¹ to consolidate behavioral health services and administrative functions as well as relocate City Clinic. DPH will begin the design phase for this project in early 2027.

Project Table 6.1: Behavioral Health Acquisitions and Rehabilitation Projects

Project Completion Status	Project	Number of Projects
In-progress	Treasure Island Residential Step-Down Facility	1
	Health, Recovery, and Connection Center	1

- **Budget:**

- **Health, Recovery, and Connection Center:**

- The Health, Recovery, and Connection Center will also receive funds from multiple sources. This project is supported by Proposition C,⁵² Behavioral Health Continuum Infrastructure Program (BHCIP)⁵³ state grant funding, Behavioral Health Services Act (BHSA), and DPH capital investments, totaling \$44.9 million in project funds. In addition, the 2024 Healthy, Safe and Vibrant SF Bond will fund an additional \$27.8 million for the relocation of the City Clinic.⁵⁴

⁴⁹ City Clinic is a specialized sexual health clinic in San Francisco providing free services including STI/HIV testing, treatment, prevention, and reproductive health care.

⁵⁰ [August 2025 CGOBOC Presentation](#).

⁵¹ [Board of Supervisors Resolution #441-25 \(File #250898\), October 2025. Approved the purchase of 1660 Mission Street.](#)


⁵² Passed in November 2018, [Proposition C established a gross-receipts tax](#) on businesses with over \$50 million in annual revenue to support services for people experiencing homelessness.

⁵³ Learn more about [Behavioral Health Continuum Infrastructure Program \(BHCIP\)](#).

⁵⁴ Learn more about [San Francisco City Clinic](#).

- **Residential Stepdown Units on Treasure Island:**
 - Multiple non-GO-bond funding sources will fund the Treasure Island project. These sources include \$10 million from the state Community Care Expansion (CCE)⁵⁵ grant and \$15 million in Treasure Island Development Authority developer fees.

PSYCHIATRIC EMERGENCY SERVICES RENOVATION AND EXPANSION AT ZSFG

Overview	
Component Scope	The Psychiatric Emergency Services (PES) Renovation and Expansion at ZSFG component renovates and expands the vacated old emergency department at ZSFG to provide additional psychiatric emergency services for clients in crisis.
Component Budget	\$11.4 million
Expended and Encumbered	97% \$11 million has been expended and encumbered, which is 97% of the component budget. ⁵⁶ Approximately \$367,000 remains.
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	 The Psychiatric Emergency Services Renovation and Expansion at ZSFG component is not delayed.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope updates since the Prior Report.
- **Schedule:**
 - Construction of the new PES facility began in July 2024 and is on track for completion in Winter 2026.⁵⁷

Project Table 6.2: Psychiatric Emergency Services Renovation and Expansion at ZSFG

Project Completion Status	Project	Number of Projects
In-progress	Psychiatric Emergency Services (PES) Renovation and Expansion at ZSFG	1



⁵⁵ [Learn more about the Community Care Expansion Program.](#)

⁵⁶ Actuals are above 100% as of June 30, 2025 because expenditures at the time did not account for pending abatements. DPH shifted eligible costs to non-bond sources rather than charging them to the 2024 Vibrant SF Bond, and actual spend is less than 100% of available funds.

⁵⁷ [August 2025 CGOBOC Presentation](#)

- **Budget:**
 - Three bonds fund the PES Renovation and Expansion at ZSFG: \$8.3 million from the 2016 Public Health and Safety Bond, \$11.4 million from the 2020 Health and Recovery Bond, and \$12.6 million from the 2024 Healthy, Safe, and Vibrant San Francisco Bond.
 - This component has seen increased costs and schedule adjustments driven by a strategic change in scope and unforeseen facility conditions. Between 2016 and 2019, DPH initially planned for a limited renovation of the existing PES space. However, in 2019 DPH opted to relocate the PES program to the former Emergency Department site. This decision was made to accommodate a growing census and to avoid the high costs and complexity of construction in an active PES unit. While the new design for PES increased the square footage of the PES program by approximately 200%, the COVID-19 pandemic caused project costs to nearly double the original estimates due to labor and material escalations. Additionally, ZSFG is an older facility and, as a result, lacks accurate historical documentation of the buildings. The lack of reliable drawings caused some design omissions and late-stage changes, which contributed to an increase in the overall project cost.

PLANNING AND PROJECT MANAGEMENT – BEHAVIORAL HEALTH ACQUISITIONS

Overview	
Component Scope	The Planning and Project Management – Behavioral Health Acquisitions component is managed by DPH and related to the Behavioral Health Acquisitions and Development component. This component funds the evaluation and planning for potential acquisitions and the management of the acquisition process to purchase additional buildings for behavioral health treatment programs. Planning funds have been allocated to the Treasure Island Residential Step-Down Facility.
Component Budget	\$5.1 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> 14%  </div> <div> <p>\$727,000 has been expended and encumbered, which is 14% of the components budget. Approximately \$4.4 million remains.</p> </div> </div>
Scheduled Completion Date	June 2028
Component Schedule Status Since the Prior Report	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;">  </div> <div> <p>The Planning and Project Management - Behavioral Health Acquisitions component is not delayed.</p> </div> </div>

Key Findings and Changes Since Prior Report:



- **Scope:**
 - No scope updates since the Prior Report.
- **Schedule:**
 - No schedule updates since the Prior Report.

Project Table 6.3: Planning and Project Management – Behavioral Health Acquisitions Projects

Project Completion Status	Project	Number of Projects
In-progress	Treasure Island Residential Step-Down Facility	1

- **Budget:**
 - No budget updates since the Prior Report.

PERMANENT SUPPORTIVE HOUSING

Overview	
Component Scope	The Permanent Supportive Housing component funds the stabilization, acquisition, construction, expansion, and improvement of approximately 453 permanent supportive housing units for people exiting chronic homelessness.
Component Budget	\$115.7 million
Expended and Encumbered	 \$9,009 has been expended and encumbered, which is less than 1% of the components budget. Approximately \$115.7 million remains. ⁵⁸
Scheduled Completion Date	September 2028
Component Schedule Status Since the Prior Report	 The Permanent Supportive Housing component is delayed by 57 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - HSH expanded the scope of this component from 250 units to 453 units by leveraging multiple state and federal funding sources. These additional funds enabled the purchase of a 124-unit building at 1035 Van Ness Avenue. HSH also exceeded the targeted number of units through the acquisition, rehabilitation and financing of multiple sites, including 114 units at 835 Turk Street, 78 units at 685 Ellis Street, and 145 units at 1633 Valencia Street.
- **Schedule:**
 - The Permanent Supportive Housing component is delayed by 57-months, which shifts the projected completion date from December 2023 to September 2028. HSH’s pursuit of state and federal funding caused the delay because those sources required project readiness and coordination before applications could move forward. HSH prioritized these external funding

⁵⁸ The City issued \$87.5 million in bond funds for this component in November 2025.

sources over bond dollars, and this funding shift extended the schedule. HSH chose this approach because the Homekey program offered immediate COVID-era funding that enabled the rapid acquisition of eight sites and imposed timelines that redirected the effort away from bond funding.

Project Table 6.4: Permanent Supportive Housing

Project Completion Status	Project	Units Planned
In-progress	835 Turk Street	106
	685 Ellis Street	78
	1035 Van Ness Avenue	124
	1633 Valencia Street	145

■ **Budget:**

- HSH utilized additional non-GO bond funding sources to expand the original scope of this component. HSH received \$10.4 million from the Our City Our Home (OCOH) Fund,⁵⁹ \$16 million from the San Francisco Housing Accelerator Permanent Loan Fund,⁶⁰ \$27.6 million in Tax Credit Equity,⁶¹ and \$56.3 million in Homekey+ Grant Funds.⁶²



Figure 2: 1633 Valencia project


⁵⁹ The Our City Our Home (OCOH) Fund is a local tax-supported fund dedicated to providing permanent housing, homelessness prevention, and mental health services. Learn more about [Our City Our Home \(OCOH\) Fund](#).

⁶⁰ The Housing Accelerator Permanent Loan Fund is a municipal financing tool designed to provide long-term, low-interest loans to expedite the delivery of affordable housing units. Learn more about [San Francisco Housing Accelerator Permanent Loan Fund](#).



⁶¹ Tax Credit Equity is a financing tool that leverages federal and state tax credits to attract private investment for the development and rehabilitation of affordable rental housing. Learn more about [Tax Credit Equity](#).

⁶² The Homekey Grant is a state grant used to fund a broad range of housing types to provide permanent or interim housing for a target population. Learn more about [Homekey+ Grant Funds](#).

NAVIGATION CENTER

Overview	
Component Scope	This component funded the acquisition of 888 Post Street for a 75-bed, low-barrier ⁶³ navigation center serving homeless youths aged 18-27.
Component Budget	\$29.1 million
Expended and Encumbered	 \$29 million has been expended and encumbered, which is 99% of the components budget. Approximately \$53,000 remains.
Actual Completion Date	The Navigation Center component was completed in 2021.
Component Schedule Status Since the Prior Report	The Navigation Center component is complete .

CITYWIDE PARKS AND PROGRAMS

Overview	
Component Scope	<p>The Citywide Parks and Programs component focuses on restoring natural features, constructing recreational assets, and improving connectivity and access at parks that serve the entire City, including Golden Gate Park (GGP), John McLaren Park, and Lake Merced.</p> <p>This component also includes five subprograms: Community Gardens, Playgrounds, Sustainability, Trails, and the Community Opportunity Fund. The subprograms encourage residents, neighborhood groups, and park advocates to propose capital projects.</p>
Component Budget	\$50 million
Expended and Encumbered	 \$13.5 million has been expended and encumbered, which is 27% of the component budget. Approximately \$36.4 million remains.
Scheduled Completion Date	December 2028
Component Schedule Status Since the Prior Report	 The Citywide Parks and Programs component is not delayed.

⁶³ A Low-Barrier Navigation Center (LBNC) is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. Learn more [here](#).

Key Findings and Changes Since Prior Report:

■ **Scope:**

- RPD added the Sunset Dunes Park to the scope of this component, a two mile long, 50 acre park stretching from Lincoln Way to Sloat Boulevard along Ocean Beach. The roadway has been transformed into a coastal park featuring new play spaces, seating, and public art.
- RPD removed the Ocean Beach Climate Change Adaptation Project (OBCCAP) from the scope of this component. The \$8 million originally allocated to this project was re-allocated to help complete the India Basin Waterfront Park Project in the Neighborhood Parks component.



Figure 2: Rehabilitated middle lake in Golden Gate Park, completed in August 2024.

■ **Schedule:**



- Sunset Dunes opened in April 2025.
- Staffing vacancies within Public Works slowed the completion of land-use surveys and mapping requirements for RPD projects. These constraints required RPD to adjust initial schedules for some projects. Public Works has since hired additional staff and is actively clearing the backlog of projects.

■ **Budget:**

- The Playgrounds Program is leveraging partnership funding from a nationwide play non-profit to deliver new nature exploration areas (NEAs) to established playgrounds. RPD has decided to increase scope to include renovating the existing playground with the NEA. This program is likely to deliver three playgrounds and plan one additional location.
- RPD originally allocated \$8 million for OBCCAP, but those funds were later reallocated to the India Basin project in the Neighborhood Parks component to support its completion.
- Sunset Dunes received \$1 million dollars from the State Coastal Conservancy (SCC) Grant and \$90,000 from Friends of Sunset Sunes⁶⁴ to complete the park.

⁶⁴ Learn more about [Friends of Sunset Dunes](#).

NEIGHBORHOOD PARKS

Overview	
Component Scope	<p>The Neighborhood Parks component includes capital improvements to five parks, with a specific focus on seismic safety, general physical conditions, and other modifications for current and future recreational use.</p> <p>Current projects include Buchanan Mall, Gene Friend Recreation Center, Herz Playground Recreation Center, India Basin, and Japantown Peace Plaza.</p>
Component Budget	\$101 million
Expended and Encumbered	<p>77%  \$77.8 million has been expended and encumbered, which is 77% of the components budget. Approximately \$23.2 million remains.</p>
Scheduled Completion Date	February 2028
Component Schedule Status Since the Prior Report	<p> The Citywide Parks and Programs component is ahead of schedule by 10 months.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope updates since the Prior Report.

- **Schedule:**
 - Unanticipated site conditions and operational requirements delayed Japantown Peace Plaza by nine months.. Demolition revealed that a waterproofing membrane installed during a prior project in 2000 needed replacement, requiring additional time for removal and reinstallation. Furthermore, RPD adjusted the schedule to ensure continuous access to all mall entrances along the plaza. The project remains in the demolition phase after one year. While this project experienced delays, the overall component schedule was not impacted.



Project Table 6.5: Neighborhood Parks Projects

Project Completion Status	Project	Number of Projects
In-progress	Buchanan Mall	1
	Gene Friend Rec Center	1
	Herz Playground Rec Center	1
	India Basin	1
	Japantown Peace Plaza	1

- **Budget:**

- India Basin’s construction estimates exceeded the original budget, which required a reallocation of funds. The Phase Two cost estimate was 100% higher than originally anticipated and Phase Three estimated at 47% percent higher than anticipated. Material cost escalations stemming from the COVID-19 pandemic and federal tariffs enacted in 2025 caused these higher than anticipated costs. To cover these overruns, RPD shifted funds from the Citywide Parks and Programs component as well as increased philanthropic and grant funding to address the construction bid. As a result, the Citywide Parks and Programs component has been shifted to fund relevant scope items in the India Basin Waterfront Park Initiative. Projects from the other programs will be adjusted in timing and scope to accommodate the change.
- Gene Friend Recreation Center required additional funding due to a change in the subsurface construction methods. Site-specific geotechnical challenges prompted the design to shift from using pilings to deep soil mixing. Although this change increased the project duration, RPD’s internal accelerated timeline for the project allowed it to absorb the schedule extension to fit within the contract terms. The project is still able to meet the overall goal of opening in July 2026, ahead of the start of the school year. RPD had created a more aggressive schedule than the contract, which acted as a schedule contingency. Furthermore, a shortfall in development impact fees from the Central SoMa Area Plan created a temporary budget deficit for. RPD has since identified alternative sources to complete the project.

RECOVERY PARKS

Overview	
Component Scope	The Recovery Parks component includes capital improvements to six spaces to provide the public active recreation and resilient contemplative spaces. The current projects include Buena Vista Park, Crocker Amazon, Jackson Playground, Portsmouth Square, Golden Gate Park Senior Center, and South Sunset Playground.
Component Budget	\$86 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  <p>4%</p> </div> <p>\$3.6 million has been expended and encumbered, which is 4% of the components budget. Approximately \$82.4 million remains.</p> </div>
Scheduled Completion Date	December 2028
Component Schedule Status Since the Prior Report	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <p>The Recovery Parks component is delayed by eight months.</p> </div>

Key Findings and Changes Since Prior Report:

- **Scope:**

- No scope updates since the Prior Report.

- **Schedule:**

- The Recovery Parks component is delayed by eight months because Portsmouth Square received higher than anticipated bids. All bids submitted during RPD’s initial solicitation exceeded the available project budget, which required RPD to make minor design adjustments to remain within budget.⁶⁵ RPD opened the project to new bidders in October 2025.⁶⁶ The initial high bids reflected construction cost escalations driven by federal tariffs enacted in 2025 and lingering supply chain issues from the COVID-19 pandemic. In addition, the project includes lengthy negotiations with the adjacent property owner regarding the Portsmouth Square Pedestrian Bridge that connects the park to the hotel.

Project Table 6.6: Recovery Parks Projects

Project Completion Status	Project	Number of Projects
In-progress	Buena Vista Park	1
	Crocker Amazon	1
	Jackson Playground	1
	Portsmouth Square	1
	Richmond Senior Park	1
	South Sunset Playground	1

- **Budget:**

- Jackson Playground is delayed because the project does not have sufficient funding to complete it. RPD had anticipated using Development Impact Fees to supplement available bond funds and philanthropic contributions.⁶⁷ However, due to slowed development in the City and legislative changes that lowered the amount of impact fees the City collects, current fee revenue is not as high as originally anticipated.⁶⁸ The Board of Supervisors modified the Development Impact Fee structure to incentivize more housing development in the City. This led RPD to delay the project while it searches for alternative funding sources. RPD develops project schedules by synchronizing construction timelines with the anticipated availability of funds. Because project lifecycles are tied to the sequencing of debt issuances and external funds, any disruption in the timing of available capital requires an adjustment to the component schedule.
- Crocker Amazon has had a slower than anticipated start because it took more time for RPD staff and partners to have enough resources to develop the project for public engagement.



⁶⁵ [RPD Project Update for Portsmouth Square, July 31, 2025](#)

⁶⁶ [RPD Project Update for Portsmouth Square, October 20, 2025](#)

⁶⁷ [Development Impact Fees](#) are charges imposed on new development projects by the City to offset the increased demand for public infrastructure and services.

⁶⁸ Board of Supervisors [Ordinance #01-25 \(File #240872\), enacted January 31, 2025](#) and [Ordinance #20-25 \(File #240927\)](#), enacted March 7, 2025. These ordinances modified the City’s development impact fee structure.

STREET STRUCTURES AND PLAZAS

Overview	
Component Scope	The Street Structures and Plazas component will fund the maintenance and repairs of 11 structures and one plaza.
Component Budget	\$5 million
Expended and Encumbered	 89% \$4.4 million has been expended and encumbered, which is 89% of the component’s budget. Approximately \$572,000 remains.
Scheduled Completion Date	December 2025
Component Schedule Status Since the Prior Report	 The Street Structures and Plazas component is delayed by 15 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The scope of this component expanded with the addition of two projects: Day Street and 300 Quintara. Public Works added the Day Street project after an inspection revealed a failing rail at Castro and 29th Streets, that required replacement. The 300 Quintara project involves repairing a retaining wall to prevent soil from eroding onto the sidewalk, a need identified through a neighborhood complaint.

- **Schedule:**
 - Shipping delays for a critical mechanical component of the fountain delayed the UN Plaza Fountain Project by 15 months. This is the only delayed project in the component.


Project Table 6.7: Street Structures and Plazas Projects

Project Completion Status	Project	Number of Projects
In-progress	Day Street	1
	300 Quintara	1
	UN Plaza Fountain	1
Completed during this reporting period	Street Structures	11

- **Budget:**
 - The Street Structures and Plazas component had unused contingency funds available after the completion of the originally scoped projects. Public Works allocated these unused funds to the two newly identified projects, Day Street and 300 Quintara. These funds were available because projects in this component had well-defined scopes, eliminating the need for

change orders. Of the \$2 million in unused contingency funds, \$500,000 has been allocated to Day Street and 300 Quintara.

STREET RESURFACING

Overview	
Component Scope	The Street Resurfacing component funded the repair and resurfacing of approximately 393 blocks.
Component Budget	\$31.5 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 98%  </div> <div> \$30.7 million has been expended and encumbered, which is 98% of the component’s budget. Approximately \$736,000 remains. </div> </div>
Actual Completion Date	March 2024
Component Schedule Status Since the Prior Report	The Streets Resurfacing component is complete .


Key Findings and Changes Since Prior Report:

- **Scope:**
 - The Streets Resurfacing component originally aimed to repair and resurface 300 blocks. Public Works significantly exceeded this target by completing 393 blocks, which represents 131% of the original scope.

- **Schedule:**
 - Public Works maintains a pipeline of planned projects that are designed and ready for construction. Because these projects are shovel-ready, the department typically avoids schedule delays and reduces the need to use the contingency funds reserved in contracts. The unused contingency funds allowed Public Works to pave additional street blocks than originally scoped. As a result, when the department receives one-time funding sources, such as bond funds, it can begin work on its pipeline of projects immediately.

- **Budget:**
 - Lower than anticipated bids and savings from unused contingency funds increased the scope of this component. Construction contracts typically include 10% contingencies. The component generated approximately \$2 million in savings, and Public Works used those funds to repair and resurface additional blocks.

CURB RAMPS

Overview	
Component Scope	The Curb Ramps component funded the design and construction of 127 Curb ramps. Curb ramps are installed to assist people with disabilities, people who use strollers and walkers, and pedestrians who have trouble stepping up and down high curbs.
Component Budget	\$5 million
Expended and Encumbered	98%  \$4.9 million has been expended and encumbered, which is 98% of the components budget. Approximately \$68,000 remains.
Actual Completion Date	September 2023
Component Schedule Status Since the Prior Report	The Curb Ramps component is complete .

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The Curb Ramps program originally aimed to construct 121 curb ramps. Public Works exceeded this target by completing 127 ramps, which represents 104% of the original scope.

- **Schedule:**
 - No schedule updates since the Prior Report.

- **Budget:**
 - Similar to the Street Resurfacing component, lower than anticipated bids and savings from unused contingency funds allowed Public Works to increase the scope of this component. When the bond funds arrived, Public Works was ready to advertise the contracts, and construction began quickly.

2018 Embarcadero Seawall Earthquake Safety Bond

AT A GLANCE:

Authorization: \$425 million approved in November 2018.

Scope: The 2018 Embarcadero Seawall Earthquake Safety bond includes eight components that fund a major study to look at potential infrastructure improvement options for addressing risk from earthquakes and climate change. The components may be updated as the Port completes design and scoping efforts.

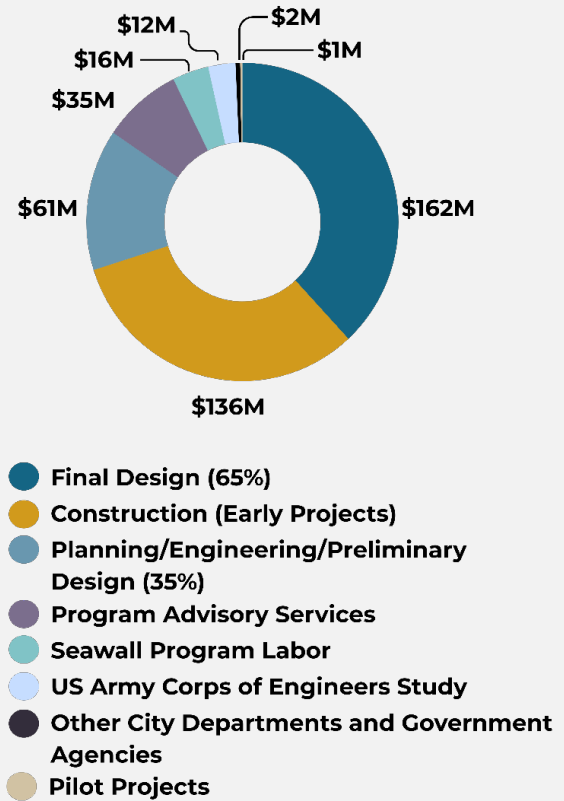
Schedule: As of June 30, 2025, three components are delayed by 12 months or more, one component is delayed by less than 12 months, two components are new as of this reporting period, and two components are ongoing throughout the lifecycle of the bond.

- The **USACE San Francisco Waterfront Coastal Flood Study (Flood Study)** was delayed two months since the Prior Report.
- The **Planning/Engineering/Preliminary Design (35%)** and **Final Design (65%) milestones** are delayed by 9 and 10 years respectively. The Port will establish specific design milestone schedules for each Early Project at the concept design phase.
- The **Seawall Program Labor** and **Other City Departments and Government Agencies** components are ongoing throughout the lifecycle of the bond.
- The **Pilot Projects** component is delayed by 18 months.
- The **Construction (Early Projects)** and **Program Advisory Services** components are newly added during this reporting period.

Budget: \$57.7 million has been expended and encumbered, which is 14% of the total bond budget. Approximately \$367 million remains.⁶⁹



Departments: Port of San Francisco (Port).

Bond Authorization Amount by Component



⁶⁹ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$214.3 million as of June 30, 2025.

US ARMY CORPS OF ENGINEERS STUDY (USACE FLOOD STUDY)

Overview	
Component Scope	This component supports an extensive study of flood risk along the San Francisco waterfront from Aquatic Park to Heron’s Head Park. Fewer than five low-lying metropolitan areas in the nation were selected by the US Army Corps of Engineers for such an in-depth assessment. The US Army Corps of Engineers study (USACE Study) will identify areas at risk of flooding, strategies to reduce these risks, and ultimately allow the City to become eligible for significant federal funding to adopt these strategies at a funding ratio of two-thirds federal to one-third local.
Component Budget	\$12 million
Expended and Encumbered	67%  \$8 million has been expended and encumbered, which is 67% of the component’s budget. Approximately \$4 million remains.
Scheduled Completion Date	June 2026
Component Schedule Status Since the Prior Report	 The USACE Study component is delayed by two months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - In February 2025, USACE expanded the scope of the Flood Study to provide additional time to complete the analysis of the City’s waterfront and potential mitigation strategies.⁷⁰ This expansion includes conducting seismic and wave sensitivity analysis, developing drainage and subsurface profiles, and adding a cost-schedule risk analysis.

- **Schedule:**
 - The USACE Flood Study component is delayed by two months from the previously reported end date. Initially scheduled to start in 2018 and be completed in three years, the Flood Study has been extended by USACE with an expected completion date of June 2026. The USACE sought this change in schedule to accommodate the increase in scope noted above.
 - In January 2024, the Port and the USACE published the Draft Integrated Feasibility Report and Environmental Impact Statement (Draft Report).⁷¹ This Draft Report includes the findings of where to build coastal flood defenses and implementation strategies, which are projected to cost approximately \$13.5 billion.
 - After publication of the Draft Report, the Port engaged in a formal 60-day comment period to gather feedback from the public and other City departments.⁷² The Port and the USACE

⁷⁰ [USACE Feasibility Cost Sharing Agreement Amendment 3](#)


⁷¹ [Read the Port and USACE Draft Report.](#)

⁷² [Draft Plan Release Community Engagement Summary, June 11, 2024](#)

are currently working on incorporating these comments and refining the Draft Report. The project team plans to submit a Recommended Plan to Congress by November 2026. This final Recommended Plan will include an implementation strategy that describes how the work can be conducted in phases as funding becomes available over time. If the Recommended Plan is approved by Congress, the Federal government may pay up to 65% of the construction cost.

- **Budget:**
 - The Port increased the bond-allocation for this component from \$8.9 million to \$12 million. Funds were reallocated from other components within the bond to fund the extended study period and accommodate the increase in scope.
 - The \$12 million budgeted for this component represents the Port’s funding obligation for the study, and the total not-to-exceed cost of the study is \$19.2 million. The Port and USACE are required to share the cost of the study by 50% each. The component budget exceeds the 50% cost sharing threshold to cover administrative tasks, such as project management and meeting attendance, that are ineligible for federal cost-matching.

CONSTRUCTION (EARLY PROJECTS)

Overview	
Component Scope	This component funds the “Early Projects” identified to address immediate seismic and flood vulnerabilities. These projects were identified through the Multi-Hazard Risk Assessment (MHRA) published in 2020. ⁷³ There are seven Early Projects included in this component. ⁷⁴
Component Budget	\$136 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> 1%  </div> <div> <p>\$1.6 million has been expended and encumbered, which is 1% of the component’s budget. Approximately \$134.4 million remains.</p> </div> </div>
Scheduled Completion Date	To be determined. The final completion date for the early projects will be determined when the designs are completed.
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

⁷³ [Read the Multi-Hazard Risk Assessment Report.](#)

⁷⁴ [Learn more about each of the Early Projects.](#)

Key Findings and Changes Since Prior Report:

■ **Scope:**

- The Port restructured the components funded by the Seawall Bond to establish a dedicated category for the Early Projects. This allows for better financial tracking of the high-priority seismic and flood resiliency work.
- While these projects were initiated prior to the development of the Draft Report with the USACE, the Port is now designing these projects up to more rigorous USACE standards. By doing this now, the City is ensuring these early improvements will be eligible for future federal matching funds.



Figure 3: Taylor Street Seawall earthquake stabilization project.


■ **Schedule:**

- All Early Projects are currently in the scoping and design phase. The Port will publish the projected completion date for this component after the specific design and construction timelines are published for each individual project.

■ **Budget:**

- \$136 million was allocated to this component when the Port restructured the components since the Prior Report.

PROGRAM ADVISORY SERVICES

Overview	
Component Scope	This component funds consultant services for the Waterfront Resilience Program (WRP). ⁷⁵ Services include program management, workforce development, design review, and identifying additional sources of funding for the WRP. This includes the USACE Study and consultant services for the Early Projects.
Component Budget	\$35 million
Expended and Encumbered	 0% \$0 million expended and encumbered. There is \$35 million remaining.
Scheduled Completion Date	January 2031
Component Schedule Status Since the Prior Report	<p>This is a new component that has been added since the Prior Report.</p> <p>The component is in progress and future updates to the schedule will be tracked in subsequent reports.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The Port restructured the components in the bond to establish a dedicated category for specialized consultant services. This change comes as the existing contract with CH2M is set to exhaust funds in 2026. Prior to the expiration, the Port issued a formal request for proposals (RFP) for a WRP Program Advisory Consultant. Jacobs Advisory Firm⁷⁶ was the sole respondent to the RFP, to which the Port then recommended to the Port Commission the approval of the contract award.⁷⁷ The Port’s continued partnership with Jacobs (formerly CH2M) ensures the project team remains the same and institutional knowledge carries on.

- **Schedule:**
 - In January 2026, the Port awarded a new \$40 million contract for program advisory services to Jacobs Engineering Group.⁷⁸ While the total contract value exceeds the \$35 million bond allocation for this component, the Port will use alternative funding sources for the remaining \$5 million. This additional funding covers non-bond-eligible services, including communications, workforce development, Local Business Enterprise support, and legislative services.

⁷⁵ The Port leads the [Waterfront Resilience Program](#), which aims to address immediate and long-term risks of earthquakes and climate change along the City’s bayside waterfront.





⁷⁶ Jacobs Engineering Group acquired CH2M in late 2017.

⁷⁷ [Request for Authorization to Award Professional Services Contract, December 5, 2026](#).

⁷⁸ [Board of Supervisors Resolution #49-26 \(File #260008\), February 2026](#). Authorized a Professional Services Agreement with Jacobs Engineering Group Inc. for program advisory services supporting the Waterfront Resilience Program.

- **Budget:**
 - This is the first time this component appears in this report. Budget changes will be tracked in future reports.

PLANNING/ENGINEERING/PRELIMINARY DESIGN (35%) & FINAL DESIGN (65%)


Overview	
Component Scope	These components fund the engineering and design of the seismic and flood improvements that will be included in the Recommended Plan by the USACE.
Component Budget	<p>Planning/Engineering/Preliminary Design:</p> <ul style="list-style-type: none"> ▪ \$61 million <p>Final Design:</p> <ul style="list-style-type: none"> ▪ \$162 million
Expended and Encumbered	<p>Planning/Engineering/Preliminary Design:</p> <p>57%  \$34.7 million has been expended and encumbered, which is 57% of the component’s budget. Approximately \$26.3 million remains.</p> <p>Final Design:</p> <p>1%  \$1.4 million has been expended and encumbered, which is 1% of the component’s budget. Approximately \$160.6 million remains.</p>
Scheduled Completion Date	<p>Planning/Engineering/Preliminary Design:</p> <ul style="list-style-type: none"> ▪ December 2032 <p>Final Design:</p> <ul style="list-style-type: none"> ▪ December 2035
Component Schedule Status Since the Prior Report	<p> Planning/Engineering/Preliminary Design is delayed by nine years.</p> <p> Final Design is delayed by ten years.</p>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope updates since the Prior Report.
- **Schedule:**
 - The Port adjusted the projected end dates for both the Planning/Engineering/Preliminary Design and Final Design components by nine and ten years, respectively. The schedule shifts are primarily due to the extension of the USACE Study period (see details in the USACE Component update above).

- **Budget:**
 - The Port increased the bond-allocation for both the Planning/Engineering/Preliminary Design and Final Design components. The Planning/Engineering/Preliminary design component increased by 63% from \$37.5 million to \$61 million. The Final Design component increased by 247% from \$46 million to \$162 million. This updated budget reflects the scope increase of the USACE Study to accommodate the complexity of the seawall upgrades.
 - The additional funding for the design components will also get the designs of the projects included in the Recommended Plan to 35% complete. This is a requirement to qualify for the federal government covering 65% of overall project costs.


SEAWALL PROGRAM LABOR

Overview	
Component Scope	This component funds internal Port staff dedicated to the WRP to work on both the Early Projects and the federal USACE study.
Component Budget	\$16 million
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 62%  </div> <div> <p>\$9.9 million has been expended and encumbered, which is 62% of the component’s budget. Approximately \$6.1 million remains.</p> </div> </div>
Scheduled Completion Date	Ongoing
Component Schedule Status Since the Prior Report	Ongoing

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since Prior Report.
- **Schedule:**
 - This component will be ongoing for the lifecycle of this bond. During this reporting period, the Port maintained stable staffing levels. However, it plans to increase staffing levels in 2026 to support the finalization and submission of the Recommended Plan to Congress in November 2026.
- **Budget:**
 - No budget updates since Prior Report.

OTHER CITY DEPARTMENTS AND GOVERNMENT AGENCIES

Overview	
Component Scope	This component funds the interagency coordination effort, led by the Port. Given the complex nature of the City’s waterfront and the future mitigation efforts, the Port collaborates with both City agencies such as the SFMTA, Public Works, and the Planning Department, as well as external agencies such as PG&E, BART, and the Coastal Commission.
Component Budget	\$2 million
Expended and Encumbered	26%  \$523,000 has been expended and encumbered, which is 26% of the component’s budget. Approximately \$1.5 million remains.
Scheduled Completion Date	Ongoing
Component Schedule Status Since the Prior Report	Ongoing

Key Findings and Changes Since Prior Report:



- **Scope:**
 - No scope changes since Prior Report.

- **Schedule:**
 - This component will be ongoing for the lifecycle of this bond. Throughout this reporting period, the Port continued to meet with and engage with the Regulatory Agency Working Group (RAWG), which is made up of over 50 city, state, and federal agencies to coordinate planning and design efforts.⁷⁹ Some of the agencies represented include the USACE, US Environmental Protection Agency, and the Regional Water Quality Control Board.

- **Budget:**
 - No budget changes since Prior Report.

⁷⁹ Learn more about the activities of the RAWG in the [Waterfront Coastal Flood Study, Draft Appendix H Public Involvement](#)

PILOT PROJECTS

Overview	
Component Scope	The Port piloted a Living Seawall Project in collaboration with the Smithsonian Environmental Research Center (SERC) to increase ecological diversity in the San Francisco Bay. ⁸⁰ The Port installed textured concrete tiles that encourage underwater habitats at three locations along the Embarcadero in 2022. The three sites are located at (1) Pier 45 Breakwater, (2) Port Agriculture Building, and (3) South Beach Harbor East Breakwater. These textured tiles provide potential habitat for numerous native species, including oysters, rockweed, and Pacific Herring. The data gathered during the pilot project is currently being integrated into the broader Waterfront Resilience Program's coastal flood defense plans.
Component Budget	\$1 million
Expended and Encumbered	78%  \$778,000 has been expended and encumbered, which is 78% of the component's budget. Approximately \$222,350 remains.
Scheduled Completion Date	December 2025
Component Schedule Status Since the Prior Report	 The Pilot Projects component is delayed by 18 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The Port reduced the scope of the Pilot Projects component to focus on the Early Projects and the USACE study. The Port had initially planned to pilot approximately 20 smaller projects to inform potential improvements to the seawall, but as of June 30, 2025, the Living Seawall is now the only project included in the Pilot Projects component.

- **Schedule:**
 - The Pilot Projects component was scheduled for completion in December 2025, a delay of 18 months from the previously reported end date. The Port and SERC extended the biological analysis period of the Pilot Project, and are working to determine which of the textured concrete tiles was favored by native species.⁸¹ Upon completion of the analysis, SERC will publish a final report with the scientific findings, which will eventually be considered for implementation along with the findings from the US Army Corps Study.

⁸⁰ [Learn more about the Living Seawall Project.](#)

⁸¹ [Request approval to award a sole source grant to Smithsonian Environmental Research Center, June 7, 2024](#)

- **Budget:**

- As a result of the scope reduction, the Port also reduced the budget for the component from \$40 million to \$1 million. The Port reallocated the \$39 million in funds from this component to the other components within this bond, including the USACE Study and the Construction (Early Projects) components, which had more clearly defined scopes of work and are critical to advancing the main seawall improvements.

2016 Public Health and Safety Bond

AT A GLANCE:

Authorization: \$350 million approved in June 2016.

Scope: The 2016 Public Health and Safety Bond includes six components that strengthen San Francisco’s emergency and healthcare infrastructure. The bond aims to ensure that the City’s critical health and safety facilities remain operational after a major earthquake and to expand access to mental health services and homeless services.

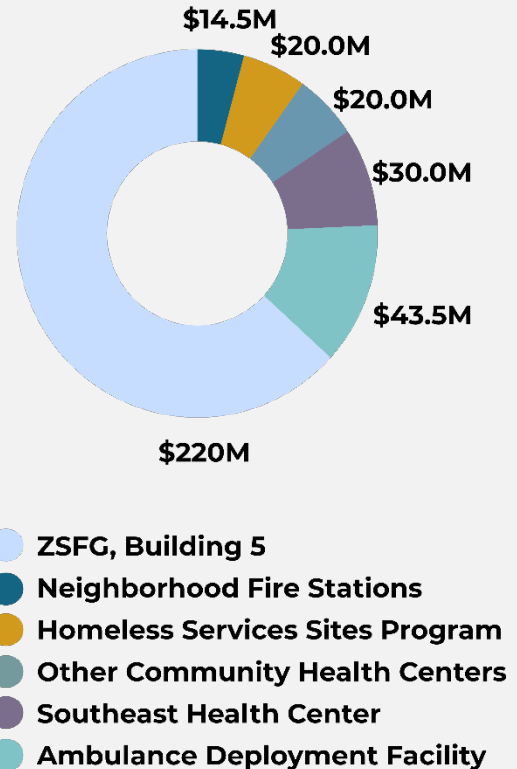
Schedule: As of June 30, 2025, three components are complete and three are in progress.

- The **Ambulance Deployment Facility, Southeast Health Center, and Other Community Health Centers** components are complete.
- The **Zuckerberg San Francisco General Building 5, Neighborhood Fire Stations, and Homeless Services Sites Program** components are delayed between three and seven years past the original projected end date.

Budget: \$355.6 million expended and encumbered, which is 102% of the total budget.⁸² There is \$0 remaining.⁸³

Departments: Public Works, Department of Public Health (DPH), San Francisco Fire Department (SFFD), and the Department of Homelessness and Supportive Housing (HSH).



Bond Authorization Amount by Component



⁸² Actuals are above 100% because bond interest earnings were allocated to the program budget.

⁸³ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$364.0 million as of June 30, 2025.

ZSFG HOSPITAL BUILDING 5

Overview	
Component Scope	The ZSFG Building 5 component funds 19 projects that upgrade the aging infrastructure in the 1970s era Building 5. Improvements include upgrading Building 5 to meet seismic standards, improving safety, fire, and life systems, upgrading the IT, plumbing, mechanical, and electrical infrastructure, consolidating outpatient and clinical services into one building, and improving accessibility.
Component Budget	\$213.2 million ⁸⁴
Expended and Encumbered	 \$212.3 million has been expended and encumbered, which is 99% of this components budget. There is approximately \$931,000 remaining.
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	 The ZSFG Building 5 component is delayed by eight months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The original scope of this component included 19 projects. Of these projects, six are on hold due to funding constraints requiring DPH to prioritize which projects move forward. Five projects are complete.
 - As part of Public Works’ project delivery strategy for the projects in Building 5, Public Works awarded a single CM/GC contract to a contractor that included eight separately permitted projects. Using one contractor allows for better coordination across the projects, reduces disruptions to the hospital, and allows for more competitive bid pricing through economies of scale. However, while working with the CMGC during the preconstruction services, Public Works determined that higher construction bids received for the earlier projects required the deferral of two of the eight projects until additional funding sources are identified.

- **Schedule:**
 - Public Works reports that the ZSFG Building 5 component experienced an eight-month delay from the previously reported end date, and the PES Expansion Project of this component is now projected to reach completion in December 2026. Two main factors caused the delay: First, the project team encountered unforeseen site conditions; Second, the team faced challenges with regulatory compliance.
 - Unforeseen conditions: As it is not common for medical facilities to be designed and constructed with post-tensioned (PT) tendons, the project team found significant

⁸⁴ Revised budget as of June 30, 2025.

conflicts between the location of existing PT tendons and the new wall layout, which required extensive redesign to account for existing conditions. In addition, the project team also encountered other unforeseen infrastructure conditions common in old buildings. These unforeseen conditions required design modifications before work could continue.

- Regulatory compliance: All projects in Building 5 fall under the jurisdiction of the State Department of Health Care Access and Information (HCAI).⁸⁵ This oversight requires additional HCAI construction administration review, more frequent and thorough construction site inspections and stricter contractor qualifications than projects under the local building jurisdiction, which can extend the schedule.

Project Table 8.1: ZSFG Hospital Building 5 Projects



Project Completion Status	Project	Number of Projects
In-progress	ZSFG Building 5: Dialysis Relocation	1
	ZSFG Building 5: Public Health Lab Relocation	1
	ZSFG Building 5: IT Infrastructure	1
	ZSFG Building 5: Fire Alarm and Sprinkler Upgrade	2
	ZSFG Building 5: Family Health Center (FHC) Relocation	3
	ZSFG Building 5: Electrical Core Phase 1	1
	ZSFG Building 5: Psychiatric Emergency Services (PES) Expansion	2
	ZSFG Building 5: Seismic Upgrade	2
Completed during this reporting period	ZSFG Building 5: Hematology - Oncology / Infusion	1
	ZSFG Building 5: Rehabilitation Department Relocation	2
Completed prior to this reporting period	ZSFG Building 5: 6H Surge Space	1
	ZSFG Building 5: Urgent Care Clinic Relocation	1
	ZSFG Building 5: Roof Replacement	1

- **Budget:**
 - During the COVID-19 pandemic, the lack of qualified contractors interested in bidding on hospital construction work and working in an active hospital environment led to increased bid costs and overall construction budgets.

⁸⁵ HCAI is a California State Department which regulates the design and construction of healthcare facilities to ensure they are safe and capable of providing services to the public and provides finance tools for capital projects. [Learn more about HCAI.](#)

- San Francisco General Hospital Foundation (SFGHF)⁸⁶ has committed approximately \$39 million in private philanthropic funding as part of the SFGH Foundation Capital Campaign to support capital projects on the ZSFG campus.
- To date, approximately \$9.2 million in bond interest earnings have been allocated to the ZSFG Building 5 project. Across the entire 2016 Public Health and Safety program, total interest earnings reached approximately \$14 million. Due to the high yields, the program triggered arbitrage liability thresholds and the City was required to rebate approximately \$1.4 million to the IRS. Under federal tax regulations, the City must typically expend at least 85% of net bond proceeds within three years of issuance. Interest earned on proceeds more than the bond's borrowing rate (known as arbitrage) is subject to rebate. Therefore, if the City does not meet these spend-down thresholds, those earnings must be paid back rather than being utilized for project costs.

HOMELESS SERVICES SITES PROGRAM

Overview	
Component Scope	The Homeless Services Sites Program component includes three projects. These projects consist of the renovation of three City owned shelters, the acquisition and renovation of an administrative office for HSH, and the construction of a new centralized deployment facility for the SF Homeless Outreach Team.
Component Budget	\$20.1 million ⁸⁷
Expended and Encumbered	 \$18.8 million has been expended and encumbered, which is 94% of the components budget. Approximately \$1.2 million remains.
Scheduled Completion Date	September 2026
Component Schedule Status Since the Prior Report	 The Homeless Services Sites component is delayed by 10 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - To meet Americans with Disabilities Act (ADA) requirements, Public Works is updating the path of travel on the public right of way at 525 5th Street. The original scope did not include this work because Public Works did not anticipate the need for these changes. While designing the updated path of travel, Public Works attempted to avoid infrastructure managed by other departments. However, because the street grid is misaligned, the path cannot be completed without connecting to a San Francisco Municipal Transportation Agency (SFMTA) signal pole and San Francisco Public Utilities Commission (SFPUC) light

⁸⁶ [Learn more about SFGHF](#)

⁸⁷ Revised budget as of June 30, 2025.

poles. Because the SFPUC did not review the permit, they were unaware of the issue, and although the SFMTA did review it, they reviewed the wrong section. Public Works addressed the conflict by redesigning the sidewalk to avoid interference with the SFPUC and SFMTA structures. All parties reviewed the new design, and a new permit was issued for the redesigned scope. This has also resulted in a change order request from the contractor.

- **Schedule:**

- Public Works reports that the Homeless Services Sites Program component is delayed by approximately 10 months from the previously reported end date and is now projected to reach completion in June 2026. The delay is primarily due to the 1001 Polk Street site, which experienced two compounding delays. The first delay lasted 10 months and resulted from unforeseen facility conditions, including multiple water leaks throughout the building and a mechanical issue with a chimney flue that required repairs. The second delay was a 2.5-month delay caused by a bed bug outbreak that resulted in a delay in construction.

Project Table 8.2: Homeless Services Sites Program Projects



Project Completion Status	Project	Number of Projects
In-progress	Homeless Service Sites - 1001 Polk Street	1
	Homeless Service Sites - 525 5th Street	1
Completed prior to this reporting period	Hamilton Family Shelter - 260 Golden Gate Avenue	1
	Homeless Service Sites - 440 Turk Street	1
	Homeless Service Sites - 1064-1068 Mission Street	1

- **Budget:**

- Because of the schedule delays noted above and the resulting change orders, the component faced a budget deficit for the 1001 Polk Street project. HSH has since secured funding to cover the shortfall. These change orders were associated with design assumptions that did not fully reflect existing infrastructure conditions. Once construction began, these issues became visible and required correction. Public Works issued change orders to address these unforeseen conditions identified during construction, which contributed to schedule delays and increased project costs. These cost increases ultimately led to a budget shortfall.

NEIGHBORHOOD FIRE STATIONS

Overview	
Component Scope	The Neighborhood Fire Stations component funds the upgrade and rehabilitation of select fire stations to improve safety and create a healthy work environment for firefighters.

Component Budget	\$11.9 million ⁸⁸
Expended and Encumbered	78%  \$9.4 million has been expended and encumbered, which is 78% of the component’s budget. Approximately \$2.6 million remains.
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	 The Neighborhood Fire Stations component is delayed by six months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope updates since the previous report.

- **Schedule:**
 - Public Works extended the schedule for the Neighborhood Fire Stations component by approximately six months beyond the previously reported end date, and the team now expects to complete the component in December 2026. Two projects caused this delay: the Hose Tower Removal Project at Fire Station 15 and the Emergency Generator Replacement Project at Fire Station 18.
 - A higher than anticipated cost estimate delayed the Hose Tower Removal Project at Fire Station 15. Bids for the seismic renovation of the station’s hose tower came in higher than expected. Public Works and SFFD placed the advertisement on hold and are working to identify cost reduction measures before moving forward with the project.
 - The Emergency Generator Replacement Project at Fire Station 18 had previously been on hold due to insufficient funding. Public Works has now received funding to continue this project from the Ambulance Deployment Facility component, which has a remaining balance of \$5.1 million. These funds will be used for Fire Stations 15 and 18. Public Works has issued a notice to proceed to the contractor.
 - As of June 30th, 2025 the Neighborhood Fire Stations component was facing shipment delays on an emergency generator. The generator was delivered to the site in March 2026.

Project Table 8.3: Neighborhood Fire Stations Projects

Project Completion Status	Project Name	Number of Projects
In-progress	Fire Station 15	1
	Fire Station 18	1
	Fire Station 37	1

⁸⁸ Revised budget as of June 30, 2025.

Completed during this reporting period	Fire Station 44	1
Completed prior to this reporting period	Fire Station 6	1
	Fire Station 11	1
	Fire Station 12	1
	Fire Station 21	1
	Fire Station 38	1

- **Budget:**


- Public Works could not move forward with Fire Station 15 because of budget challenges.⁸⁹
 - The project cost increased to \$1.3 million after the contractor applied a fee to account for potential tariff impacts on material costs. This adjustment pushed the project above the Job Order Contract (JOC)⁹⁰ limit of approximately \$1.07 million. This increase also triggered the Project Labor Agreement (PLA)⁹¹ requirements, which must be completed before a project begins. Because the original cost of the project was below \$1 million dollars, the team did not create a Project Labor Agreement, and Fire Station 15 cannot expand its scope to meet the \$1.3 million dollar cost.
 - The Hose Tower Removal Project at Fire Station 15 is more expensive than the SFFD expected, which led the department to pause the project while it reassessed funding priorities. Although the bond program included the hose tower for historical and compliance reasons, the structure is not a functional facility that the SFFD relies on or identifies as a priority for upgrades. As a result, the department must use a portion of its bond allocation for a project that does not support operational needs.
 - The SFFD had anticipated lower costs as they routinely complete similar repair work using non-GO bond funds. However, bond-funded projects must comply with additional requirements, approvals, and regulations that increase expenses. SFFD delayed project approval while reviewing the higher-than-anticipated costs.
 - The City is considering including certain projects from this component in the June 2026 ESER bond. If voters approve the bond measure, these projects may move forward with additional funding support.

⁸⁹ As of April 2026, Public Works is coordinating with the Planning Department to secure a categorical exemption for Fire Station 15. This exemption would waive the requirement to rebuild a non-functional hose tower, significantly reducing the project's total cost.


⁹⁰ Job Order Contracts (JOC) are contracts that the City uses for the construction of maintenance, repair and minor construction projects. Learn more about [JOC's](#) here.

⁹¹ Project Labor Agreements (PLA) are formal agreements with local labor unions that ensure that local workers and residents impacted by these capital projects have access to construction training and job opportunities. Learn more about [PLA's](#) here.

AMBULANCE DEPLOYMENT FACILITY

Overview	
Component Scope	The Ambulance Deployment Facility funded the construction of a modern emergency medical services facility to ensure that ambulance dispatch functions remain operational after a major earthquake.
Component Budget	\$45.1 million ⁹²
Expended and Encumbered	 99% \$44.8 million has been expended and encumbered, which is 99% of the components budget. Approximately \$232,000 remains.
Actual Completion Date	May 2021
Component Schedule Status Since the Prior Report	The Ambulance Deployment Facility component is complete .


SOUTHEAST HEALTH CENTER

Overview	
Component Scope	The Southeast Health Center component expanded the existing dental suite and lobby area to increase patient capacity and improve patient experience. The project also constructed a new two-story, 20,000 square foot structure that integrates a family oriented primary care model with comprehensive behavioral health services designed to meet the needs of the Bayview high risk population.
Component Budget	\$37.1 million ⁹³
Expended and Encumbered	 99% \$36.8 million has been expended and encumbered, which is 99% of the components budget. Approximately \$218,000 remains.
Actual Completion Date	August 2022
Component Schedule Status Since the Prior Report	The Southeast Health Center component is complete .

⁹² Revised budget as of June 30, 2025.

⁹³ Revised budget as of June 30, 2025.

OTHER COMMUNITY HEALTH CENTERS

Overview	
Component Scope	The Other Community Health Centers component included seismic assessments, seismic retrofits, and renovations at SF Health Network community health centers, including the Castro-Mission Health Center and Maxine Hall Health Center.
Component Budget	\$28.9 million ⁹⁴
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  <p>99%</p> </div> <div> <p>\$28.9 million has been expended and encumbered, which is 99% of the components budget. Approximately \$19,000 remains.</p> </div> </div>
Actual Completion Date	July 2022
Component Schedule Status Since the Prior Report	The Other Community Health Centers component is complete .

⁹⁴ Revised budget as of June 30, 2025.

2014 Transportation and Road Improvement

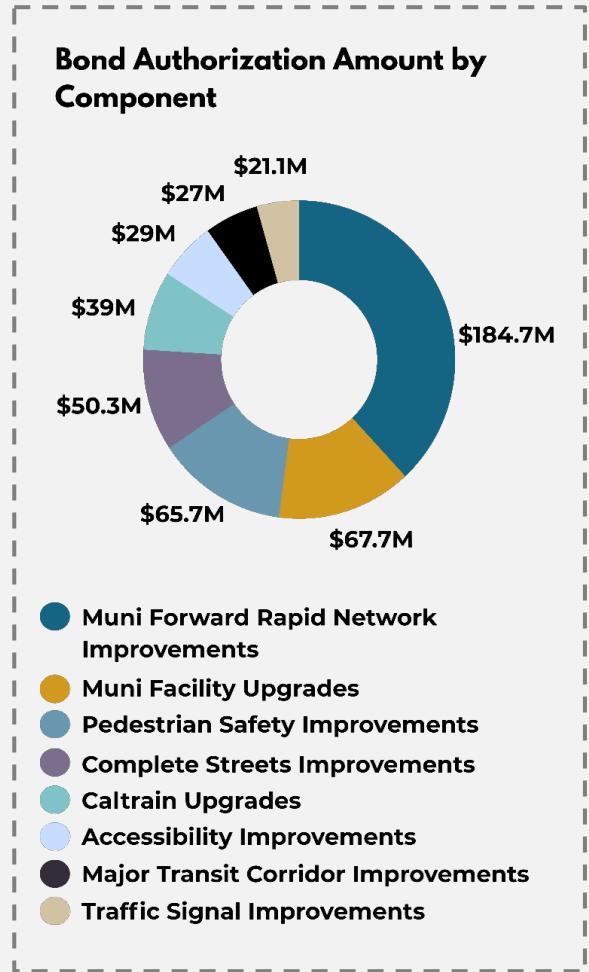
AT A GLANCE:

Authorization: \$500 million approved in November 2014.

Scope: The 2014 Transportation and Road Improvement bond includes eight components designed to make Muni more reliable and city streets safer by funding transit-only lanes, pedestrian safety infrastructure, and the modernization of aging light rail and bus maintenance facilities.

Schedule: As of June 30, 2025, the following schedule changes have occurred since the Prior Report.

- The **Major Transit Corridor Improvements**, **Muni Facility Upgrades**, and **Traffic Signal Improvements** components are delayed by two or more years.
- The **Complete Streets** component is delayed by less than one year.
- The **Muni Forward Rapid Network Improvements** and **Pedestrian Safety Improvements** components maintained the same schedule as the Prior Report.
- The **Caltrain Upgrades** and **Accessibility Improvements** components reached completion during this reporting period.





Budget: \$449.3 million has been expended and encumbered, which is 90% of the total budget. Approximately \$50.7 million remains.⁹⁵

Departments: San Francisco Municipal Transportation Agency (SFMTA).

⁹⁵ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$500 million as of June 30, 2025.

MUNI FORWARD RAPID NETWORK IMPROVEMENTS

Overview	
Component Scope	This component focuses on improving efficiency and connectivity on Muni’s high ridership lines. The SFMTA developed these projects with learnings from the Transit Effectiveness Project (TEP). ⁹⁶ There are 32 projects in this component, including the L Taraval Transit Improvements, Phase 2 of the Geary Boulevard Improvements, and upgrades to over 14 different bus and light rail lines in the City. Through this component, over 90 miles of corridor improvements were built in the last decade.
Component Budget	\$176.7 million ⁹⁷
Expended and Encumbered	 86% \$152 million has been expended and encumbered, which is 86% of the component’s budget. Approximately \$24.8 million remains.
Scheduled Completion Date	June 2029
Component Schedule Status Since the Prior Report	 The Muni Forward Rapid Network Improvements component is not delayed.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The SFMTA added two new projects to the scope of this component: UCSF OCS Improvement Project and the Transbay Transit Center Traction Power Upgrades Project.
 - The UCSF OCS Improvement Project was added after the SFMTA identified sagging overhead lines at UCSF that required replacement and tightening to maintain smooth transit operations for the T-Third Street and 22-Fillmore Street lines. This project is currently in the design phase and is being primarily funded by funds transferred from the 22 Fillmore Extension to Mission Bay project. This reallocation of funds was possible because the 22 Fillmore Project is eligible for development impact fees, which allowed the SFMTA to reallocate funds to the UCSF OCS project.
 - The Transbay Transit Center Traction Power Upgrades Project increased electrical capacity to ensure that trolley buses will have sufficient power to operate at the Transbay Transit Center in the future. The SFMTA currently does not operate at the Transit Center at full capacity, but this project ensures that the facility is prepared for potential future service increases. The project was completed in March 2025.



⁹⁶ [Learn more about the Transit Effectiveness Project.](#)

⁹⁷ Revised budget as of June 30, 2025.

- **Schedule:**
 - The Muni Forward Rapid Network Improvements component maintained the same projected end date as the Prior Report.
 - Project completions:⁹⁸
 - Six projects were completed during this reporting period.
 - 12 projects are in progress.
 - 14 projects were completed prior to this reporting period.

- **Budget:**
 - The SFMTA increased the component budget by \$1.1 million, up from \$175.6 million to \$176.7 million. This increase supported two new projects added to this component: (1) UCSF Overhead Compact System (OCS) Improvement, and (2) Transbay Transit Center Traction Power Upgrades.
 - The SFMTA identified cost savings from three completed projects: (1) L Taraval Improvements, (2) Better Market Street, and (3) 22 Fillmore Extension to Mission Bay. As a result, approximately \$2.8 million will be transferred to the Muni Facilities Component.⁹⁹

MUNI FACILITY UPGRADES

Overview	
Component Scope	This component funds the design and construction of projects to improve operations and accommodate expanded fleet needs at Muni’s operations and maintenance facilities. There are eight projects in this component.
Component Budget	\$84.6 million ¹⁰⁰
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 93%  </div> <div> <p>\$78.4 million has been expended and encumbered, which is 93% of the component’s budget. Approximately \$6.2 million remains.</p> </div> </div>
Scheduled Completion Date	May 2029
Component Schedule Status Since the Prior Report	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <div> <p>The Muni Facility Upgrades component is delayed by 37 months.</p> </div> </div>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - The SFMTA added the Bus Simulator Project to the Muni Facility Upgrades component and completed the project in May 2024. The project included the installation of three bus simulators to enhance training for Muni operators at two Muni facilities: Presidio and Islais

⁹⁸ For a full list of projects completed within this component, see Appendix B.

⁹⁹ See the SFMTA’s [June 2025 CGOBOC presentation](#) to learn about specific funding reallocations between components.

¹⁰⁰ Revised budget as of June 30, 2025.

Creek. The project was already in progress prior to this reporting period and GO bond funds were used to supplement the project.

■ **Schedule:**

- The Muni Facility Upgrades component is delayed by 36 months from the previously reported end date and is now scheduled to be completed by May 2029. The SFMTA adjusted the schedule due to delays with the Castro Station Accessibility Improvement Project. This project faced several challenges:
 - The SFMTA restricted work hours for installing parts that could overhang the railway, such as light poles, to non-revenue hours.¹⁰¹ This reduced the number of hours contractors could work on the project.
 - The project team identified a manufacturing defect with the exterior glazing panels. While this did set the project schedule back, the manufacturer is replacing the panels at no additional cost to the City.
- Project completions:¹⁰²
 - Two projects were completed during this reporting period.
 - Four projects are in progress.
 - Seven projects were completed prior to this reporting period.

■ **Budget:**

- The SFMTA will transfer \$8.3 million dollars to the Muni Facilities component from other components that saw cost savings from completed projects.¹⁰³ The SFMTA noted that Muni facilities projects often do not qualify for public grants, which are typically reserved for system expansion and direct service enhancements. Moving funds from other components allows the SFMTA to make critical infrastructure upgrades at the facilities that keep Muni running.

PEDESTRIAN SAFETY IMPROVEMENTS

Overview	
Component Scope	This component targets capital improvements in neighborhoods to create a safer walking environment using analysis from WalkFirst, ¹⁰⁴ the City’s data driven effort to improve pedestrian safety. These improvements are part of the City’s commitment to Vision Zero, with the goal of reducing serious traffic injuries and ending fatalities. There are 23 projects in this component.
Component Budget	\$69.2 million ¹⁰⁵

¹⁰¹ Non-revenue hours are when the station is closed to passengers and the SFMTA is not generating revenue.

¹⁰² For a full list of projects completed within this component, see Appendix B.

¹⁰³ See the SFMTA’s [June 2025 CGOBOC presentation](#) to see specific funding reallocations between components.

¹⁰⁴ [Learn more about WalkFirst.](#)

¹⁰⁵ Revised budget as of June 30, 2025.

Expended and Encumbered	 88% \$61.2 million has been expended and encumbered, which is 88% of the component’s budget. Approximately \$8.1 million remains.
Scheduled Completion Date	September 2026
Component Schedule Status Since the Prior Report	 The Pedestrian Safety Improvements component is not delayed.

Key Findings and Changes Since Prior Report:

- **Scope:**

 - The SFMTA added the Traffic Signal Modifications project to this component. This project will upgrade 14 traffic signals across the City, including adding new pedestrian signals, higher-visibility 12-inch traffic signals, new left turn signals, curb ramps, and replacement of old or damaged signal infrastructure.

- **Schedule:**

 - The Pedestrian Safety Improvements component maintained the same projected end date as the Prior Report.
 - Project completions:¹⁰⁶
 - Two projects were completed during this reporting period.
 - Eight projects are in progress.
 - 13 projects were completed prior to this reporting period.

- **Budget:**

 - The SFMTA will reallocate approximately \$606,000 in project cost-savings from this component to the Muni Facilities component.¹⁰⁷

COMPLETE STREETS IMPROVEMENTS

Overview	
Component Scope	This component provides funding for pedestrian and bicycle enhancements and public space improvements. Its goal is to enable safe, convenient, and comfortable travel for all users through safer, well-defined bikeways and other improvements. There are 12 projects in this component.
Component Budget	\$56.8 million ¹⁰⁸

¹⁰⁶ For a full list of projects completed within this component, see Appendix B.

¹⁰⁷ Please refer to the SFMTA’s [June 2025 CGOBOC presentation](#) to see specific funding reallocations between components.

¹⁰⁸ Revised budget as of June 30, 2025.

Expended and Encumbered	 <p>90% \$50.9 million has been expended and encumbered, which is 90% of the component’s budget. Approximately \$5.9 million remains.</p>
Scheduled Completion Date	January 2027
Component Schedule Status Since the Prior Report	 <p>The Complete Streets Improvements component is delayed by one month.</p>

Key Findings and Changes Since Prior Report:


- **Scope:**
 - No scope changes since Prior Report.
- **Schedule:**
 - The SFMTA moved the component schedule back by one month from December 2026 to January 2027. The schedule adjustment accommodates the tail end of two active projects: Better Market Street and Mission Street Excelsior.
 - The Mission Street Excelsior project was extended by one year to accommodate multi-agency sequencing. The SFMTA noted challenges around schedule coordination for the SFPUC to install underground utilities and for Public Works to pave the roads.
 - The Better Market Street project faced several challenges. Market Street was closed to accommodate several special events, such as the Asia Pacific Expo Conference in 2023 and the Chinese New Year Parade. The project also faced utility coordination challenges and unforeseen site conditions that contributed to the delays. Lastly, the COVID-19 pandemic dramatically decreased downtown traffic, which in turn lowered the project’s available budget. This led to the SFMTA re-scoping the project to include only the most critical elements of the project.¹⁰⁹ The project reached substantial completion in February 2025.
- **Budget:**
 - The SFMTA will reallocate approximately \$1.9 million in project cost-savings from this component to the Muni Facilities component.¹¹⁰

CALTRAIN UPGRADES

Overview	
Component Scope	This component funds part of San Francisco’s share of reliability, safety, and electrification improvements to Caltrain. This project is fully managed by Caltrain, and SFMTA is responsible for providing funding through the bond.

¹⁰⁹ See the SFMTA’s [January 19, 2021 Board presentation](#) to learn about how the scope of Better Market Street changed.



¹¹⁰ See the SFMTA’s [June 2025 CGOBOC presentation](#) to learn about specific funding reallocations between components.

Component Budget	\$39 million ¹¹¹
Expended and Encumbered	98%  \$38.1 million has been expended and encumbered, which is 98% of the component’s budget. Approximately \$877,184 remains.
Actual Completion Date	December 2024
Component Schedule Status Since the Prior Report	The Caltrain Upgrades component is complete.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since Prior Report.
- **Schedule:**
 - Caltrain completed the Caltrain Electrification project in 2024, with fully electrified service officially launching on September 21, 2024.¹¹²
- **Budget:**
 - The component is 98% expended, and the remaining funds will be used for project closeout and administrative costs.

ACCESSIBILITY IMPROVEMENTS

Overview	
Component Scope	This component funds the installation of BART canopies over shared BART/Muni entrances to protect them from the elements. This project is fully managed by BART, and the SFMTA is responsible for providing funding through the bond.
Component Budget	\$30 million ¹¹³
Expended and Encumbered	99%  \$29.9 million has been expended and encumbered, which is 99% of the component’s budget. Approximately \$134,363 remains.
Actual Completion Date	March 2025 (The project is ongoing, but because funds are exhausted the component is considered complete.)
Component Schedule Status Since the Prior Report	 The Accessibility Improvements component is not delayed.

¹¹¹ Revised budget as of June 30, 2025.

¹¹² [Learn more about the Caltrain Electrification Project on Caltrain’s website.](#)

¹¹³ Revised budget as of June 30, 2025.



Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since Prior Report.

- **Schedule:**
 - The SFMTA's committed portion of the bond funds are fully exhausted as of March 2025, 20 months ahead of the previously projected end date of December 2026. This accelerated depletion occurred because BART prioritized the use of GO Bonds over other funding sources.
 - As of May 2025, 16 canopies were completed, four are in progress, and one is planned.¹¹⁴

- **Budget:**
 - The component is 99% expended and encumbered, and the remaining bond funds will be used for project closeout and administrative costs. BART will fund the remaining canopies using other funding sources including Measure RR funds¹¹⁵ and state Prop 1A funds.¹¹⁶

MAJOR TRANSIT CORRIDOR IMPROVEMENTS

Overview	
Component Scope	This component upgrades streets that anchor the transit system to increase transit speed, reliability, and safety. There are three projects in this component.
Component Budget	\$27.2 million ¹¹⁷
Expended and Encumbered	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p>98%</p>  </div> <p>\$26.7 million has been expended and encumbered, which is 98% of the component's budget. Approximately \$469,000 remains.</p> </div>
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <p>The Major Transit Corridor Improvements component is delayed by 26 months.</p> </div>

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since Prior Report.

¹¹⁴ Learn more about the [Market Street Stations Canopy Project](#) on BART's website.

¹¹⁵ Measure RR is a regional bond measure approved in 2016 that provides \$3.5 billion to modernize BART's aging infrastructure and enhance system safety.

¹¹⁶ State Prop 1A is a statewide bond measure passed in 2016 that provides funding for high-speed rail development and local transit connectivity to the future high-speed rail system.

¹¹⁷ Revised budget as of June 30, 2025.



- **Schedule:**
 - The SFMTA moved the component completion date back by 26 months from October 2024 to December 2026. This delay was largely caused by the Better Market Street Project, which is in closeout. Please see the Complete Streets component update above for more details on this project.

Project Table 9.1: Major Transit Corridor Improvements Projects

Project Completion Status	Project
In-progress	Better Market Street
	L Taraval Transit Improvements
Completed prior to this reporting period	King Street Substation Upgrades

- **Budget:**
 - No budget updates since Prior Report.

TRAFFIC SIGNAL IMPROVEMENTS

Overview	
Component Scope	This component funds upgrades to traffic signals and operations, including traffic signal improvements on and adjacent to Market Street. There are 13 projects in this component.
Component Budget	\$11.4 million ¹¹⁸
Expended and Encumbered	73%  \$8.3 million has been expended and encumbered, which is 73% of the component’s budget. Approximately \$3.1 million remains.
Scheduled Completion Date	December 2026
Component Schedule Status Since the Prior Report	 The Traffic Signal Improvements component is delayed by 25 months.

Key Findings and Changes Since Prior Report:

- **Scope:**
 - No scope changes since Prior Report.
- **Schedule:**
 - The SFMTA moved the component completion date back by 25 months from November 2024 to December 2026. The component schedule was primarily impacted by two projects:

¹¹⁸ Revised budget as of June 30, 2025.

- The Western Addition Traffic Signal Upgrades project faced a one-year delay caused by difficulties in procuring custom concrete decorative streetlight poles. The SFPUC requested the custom poles to match the existing infrastructure, but the contractor could not easily find a supplier to provide the specific design of poles. Eventually, the contractor identified a supplier and the poles were shipped, but this caused a delay of one year.
 - Please see the Complete Streets component update above for more details on the Better Market Street project.
- **Budget:**
 - Approximately \$3 million in project cost-savings will be reallocated from the Traffic Signal Improvements component to the Muni Facilities component.

2012 Clean and Safe Neighborhood Parks Bond

AT A GLANCE:

Authorization: \$195 million approved in November 2012.

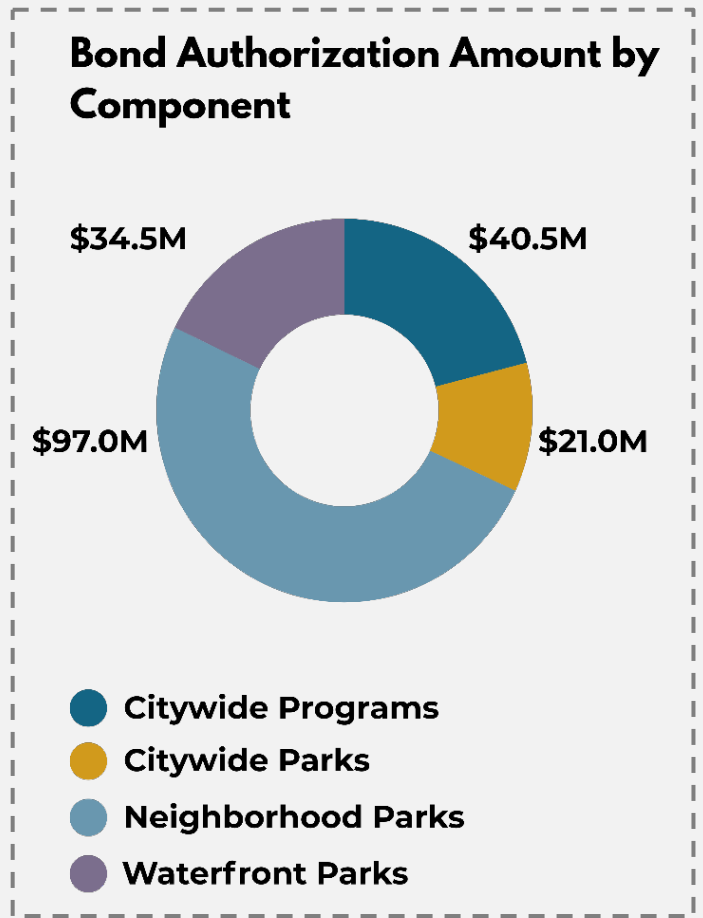
Scope: The 2012 Clean and Safe Neighborhood Parks Bond includes four components that fund the renovation of aging playgrounds, repair of aging park infrastructure, and the enhancement of waterfront open spaces

Schedule: As of June 30, 2025, one out of four components is complete. Two out of four components are delayed by over one year, and one component maintained the same schedule as the Prior Report.

- The **Neighborhood Parks** component is complete as of December 2023.
- The **Citywide Parks** component is delayed by 16 months since the Prior Report.
- The **Citywide Programs** component is delayed by 13 months since the Prior Report.
- The **Waterfront Parks** component maintained the same schedule as the Prior Report.

Budget: \$196.2 million expended and encumbered, which is 97% of the total budget. Approximately \$5.7 million remains.¹¹⁹¹²⁰

Departments: Recreation and Parks Department (RPD) and the Port of San Francisco (PRT).



¹¹⁹ As of April 2026, all RPD components are 99% expended and encumbered.

¹²⁰ All amounts include costs related to Oversight, Accountability, and Cost of Issuance. The City issued approximately \$195.1 million as of June 30, 2025.

Note about 2012 Clean Safe and Neighborhood Bond

As of June 30, 2025, the 2012 Clean and Safe Neighborhood Parks Bond program has expended and encumbered over 95% of its funds. This report focuses on the Waterfront Parks component, which the Port of San Francisco manages. Of the six projects in this component, two projects, Agua Vista Park and Pier 27 Public Art, remain in progress. Since the previous report, the program has completed two additional projects (Islais Creek Improvements and Heron’s Head Park Improvements), and the report provides brief updates on both below

WATERFRONT PARKS

Overview	
Component Scope	<p>The Waterfront Parks component funds six projects: Northeast Wharf Plaza and Pier 27–29 Tip, Agua Vista Park, Crane Cove Park, Heron’s Head Park Improvements, Islais Creek Improvements, and Pier 27 Public Art.</p> <p>The component delivers new and renovated waterfront parks and public spaces, including shoreline restoration, environmental cleanup, and expanded access for walking, biking, and scenic viewing. Improvements include constructing new plazas, enhancing park amenities, and creating continuous public pathways along the shoreline.</p> <p>The project team is developing the design of Agua Vista Park in coordination with the adjacent Mission Bay Ferry Landing project, which will create a new electrified ferry terminal.</p> <p>The Port, in partnership with the San Francisco Arts Commission, will select a public art piece for Pier 27.</p>
Component Budget	\$36.1 million ¹²¹
Expended and Encumbered	<p>91% \$32.7 million has been expended and encumbered, which is 91% of the components budget. Approximately \$3.3 million remains.</p> 
Scheduled Completion Date	March 2027
Component Schedule Status Since the Prior Report	 The Waterfront Parks component is not delayed.

¹²¹ Revised budget as of June 30, 2025.

Key Findings and Changes Since Prior Report:

- **Scope:**

 - Of the six projects in this component, the Port completed two before this reporting period. Of the four remaining projects, only one, Islais Creek Improvement, experienced a scope change.
 - During this reporting period, the Port revised the project scope after a study concluded that constructing the proposed bridge was not feasible because of its multimillion-dollar cost. The Port will use the remaining budget to design and construct an interpretive signage installation that highlights the cultural and historical significance of Islais Creek.

- **Schedule:**

 - Since the Prior Report, two projects have been completed in this component.
 - The Port completed the Islais Creek Improvements project in March 2024, seven years later than the original estimated completion date. The project experienced delays because other City agencies were conducting work in the area, including construction of new Public Utilities infrastructure. The project team used a portion of the remaining funds to study the feasibility of a pedestrian bridge, but the study concluded that the bridge was not feasible because it would cost several million dollars to construct.
 - The Port completed the Heron's Head Park Improvements project in January 2024, five years later than the original estimated completion date.



Project Table 10.1: Waterfront Parks Projects

Project Completion Status	Project	Number of Projects
In-progress	Agua Vista Park	1
	Pier 27 Public Art	1
Completed during this reporting period	Islais Creek Improvements	1
	Heron's Head Park Improvements	1
Completed prior to this reporting period	Northeast Wharf Plaza and Pier 27-29 Tip	1
	Crane Cove Park	1


- **Budget:**

 - For the Mission Bay and Agua Vista Park project, the Port anticipates cost increases because additional environmental mitigation is required to address contamination in the area. This contamination stems from the underwater mattress. The Port plans to appropriate approximately \$1.5 million in interest funds to cover the cost of this remediation.

CITYWIDE PARKS

Overview	
Component Scope	The Citywide Parks component includes funds for capital improvements at parks that restore natural features such as lakes, meadows, and landscapes, upgrade recreational assets including playgrounds, playfields, courts, and picnic areas, and improve connectivity and access through enhancements to roads, pedestrian safety, paths, and trails.
Component Budget	\$21.7 million ¹²²
Expended and Encumbered	96%  \$20.9 million has been expended and encumbered, which is 96% of the components budget. Approximately \$769,000 remains. ¹²³
Scheduled Completion Date	December 2025
Component Schedule Status Since the Prior Report	 The Citywide Programs component is delayed by 16 months.

CITYWIDE PROGRAMS


Overview	
Component Scope	<p>The Citywide Program component includes five subprograms that support systemwide improvements across the park system.</p> <p>Let’s Play SF! subprogram funds renovations of priority playgrounds. The Forestry subprogram strengthens the urban forest by maintaining and replacing trees throughout the parks. The Trails subprogram improves access and recreation by upgrading trails and pathways for walking and hiking. The Water Conservation subprogram invests in measures that reduce waste, improve irrigation, and support more efficient use of water across multiple park sites. The Community Opportunity Fund subprogram provides matching grants for community driven capital projects that enhance parks and recreational spaces.</p>
Component Budget	\$42.5 million ¹²⁴
Expended and Encumbered	97%  \$41.2 million has been expended and encumbered, which is 97% of the components budget. Approximately \$1.3 million remains. ¹²⁵

¹²² Revised budget as of June 30, 2025.

¹²³ As of April 2026, the Citywide Parks component is 99% expended and encumbered.

¹²⁴ Revised budget as of June 30, 2025.

¹²⁵ As of April 2026, the Citywide Programs component is 99% expended and encumbered.

Scheduled Completion Date	December 2025
Component Schedule Status Since the Prior Report	 The Citywide Programs component is delayed by 13 months.

NEIGHBORHOOD PARKS

Overview	
Component Scope	The Neighborhood Parks component includes capital improvements to 16 parks, with a specific focus on seismic safety, overall physical condition, and suitability for current and future recreational use.
Component Budget	\$100.2 million
Expended and Encumbered	99%  \$100.1 million has been expended and encumbered, which is 99.9% of the components budget. Approximately \$28,544 remains.
Actual Completion Date	December 2023
Component Schedule Status Since the Prior Report	Neighborhood Parks is complete .

Appendix A: Glossary

Authorized Amount: The total amount voters approved for the bond program.

Bond Program: A set of capital improvements, including its components, authorized by the voters.

CGOBOC: The Citizens' General Obligation Bond Oversight Committee.

Change Order: Work that is added, removed, or otherwise modified from a contract's original scope of work, which then alters the contract dollar amount and/or completion date. Change orders typically are categorized as being due to client requests, errors and omissions, unforeseen conditions, or code issues.

Component: A defined element of a bond program, which may either be a distinct capital project or a program of improvements and projects, and which is assigned to a lead department.

Completion Date: Date the last project within a component reached substantial completion.

Cost of Issuance: Includes fees for services of rating agencies, Co-Municipal Advisors, Co-Bond Counsel, Disclosure Counsel, costs to the City, printing costs, other miscellaneous costs associated with the issuance of bonds, and rounding amounts.

Encumbered: Money set aside for designated future expenses (often through a contract with an entity working on the capital project). The money, therefore, cannot be used for any other purposes. This stage or designation generally precedes funding being expended.

Expended: Money paid out to the firm, development team, or entity contracted with the City to complete the capital construction work.

Issuance: The process of selling a series of bonds to investors to generate the cash proceeds required to fund a bond program's capital projects. Because the City only borrows money as it is needed for construction, a single voter-authorized bond program will typically consist of several separate issuances over multiple years.

Issuance Date: The date of issuance of debt to provide proceeds to bond programs for capital improvements. The date used is the "delivery date" from the Office of Public Finance's Primary Market Disclosure/Final Official Statements page.¹²⁶

Issued-to-Date: The total amount of bond funds issued as of June 30, 2025.

Original Completion Date: Estimated completion date of the last project within a component as stated in the bond report issued prior to bond passage; if a component end date is not published in the bond report issued prior to bond passage, the first component completion date reported to CGOBOC after bond passage is used as the original completion date for that component.

¹²⁶ [Learn more about Primary Market Disclosures on the Controller's Website.](#)

Oversight and Accountability: A provision in the City's Administrative Code that requires 0.1% of the gross proceeds of all proposed bonds be used to fund the costs of the City's independent CGOBOC and 0.2% will be used to pay the Controller's Office audit fee.

Projected Completion Date: The estimated completion date of the last project within a component or bond program, as of June 30, 2025 (unless otherwise stated).

Revised Budget: Total bond funding anticipated to be spent by the bond program or a specific component, as of June 30, 2025 (unless otherwise stated).

Scope (Scope of Work): The extent or range of all the repairs, new construction, or renovations contemplated by and included in a project.

Appendix B: Data

- Budget and schedule data by bond are available online. [Visit the City's Open Data Portal to view the data.](#)
- GO Bond Program Report Project Tables by Bond are available online. [Visit the City's Open Data Portal to view the data.](#)