

File No. 200596

Committee Item No. 4

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget & Appropriations Committee Date June 10, 2020

Board of Supervisors Meeting Date _____

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- OCII Interim FY2020-2021 Budget _____
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Completed by: Linda Wong Date June 5, 2020

Completed by: Linda Wong Date _____

1 [Office of Community Investment and Infrastructure, Operating as Successor Agency to the
2 San Francisco Redevelopment Agency, Proposed Interim Budget - FY2020-2021]

3 **Resolution approving the FY2020-2021 Proposed Interim Budget of the Office of**
4 **Community Investment and Infrastructure, operating as the Successor Agency to the**
5 **San Francisco Redevelopment Agency.**

6
7 WHEREAS, The Successor Agency to the Redevelopment Agency of the City and
8 County of San Francisco, commonly known as the Office of Community Investment and
9 Infrastructure (“OCII”), is implementing enforceable obligations of the Redevelopment Agency
10 of the City and County of San Francisco (“Former Agency”) in accordance with the
11 Community Redevelopment Law, Cal. Health & Safety Code, Sections 33000 et seq., as
12 amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code, Sections 34170
13 et seq. (the “Law”), and with San Francisco City and County Board of Supervisors (“Board of
14 Supervisors”) Ordinance No. 215-12 (Oct 4, 2012); and

15 WHEREAS, OCII, is a legal entity separate from the City and County of San Francisco
16 (“City”), but the Law requires the Board of Supervisors to approve OCII’s annual interim
17 budget in accordance with Cal. Health and Safety Code, Section 33606; and

18 WHEREAS, The Law requires OCII to receive approval from the Oversight Board of the
19 City and County of San Francisco (“Oversight Board”) for its expenditures as listed in
20 Recognized Obligation Payment Schedules (“ROPS”), which covers twelve-month fiscal
21 periods; on January 27, 2020, the Oversight Board approved, by Resolution No. 1-2020, the
22 ROPS for July 1, 2020, to June 30, 2021 (“ROPS 20-21”), which the California Department of
23 Finance (“DOF”) approved on April 15, 2020, subject to several adjustments; and

1 WHEREAS, Consistent with the expenditures approved in the ROPS, the Successor
2 Agency Commission (commonly known as the Commission on Community Investment and
3 Infrastructure) will consider, by Resolution No. __-2020 (June 16, 2020), its annual budget for
4 FY 2020-21 (the “Budget”); and

5 WHEREAS, The OCII Executive Director is submitting the FY2020-2021 Interim
6 Budget without Commission approval due to the limitations on public meetings of policy
7 bodies under state and local emergency orders in response to the pandemic coronavirus
8 COVID-19 public health crisis; and

9 WHEREAS, The Budget includes, among other things, the use of property tax
10 revenues (formerly tax increment revenues) from various project areas of the former
11 Redevelopment Agency of the City and County of San Francisco to pay for certain
12 enforceable obligations consistent with the authority granted under Section 34177.7 of the
13 California Health and Safety Code and under Board of Supervisors Resolution No. 538-16
14 (Dec. 22, 2016); and

15 RESOLVED, By the Board of Supervisors that it does hereby approve the Interim
16 Budget, as shown in Exhibit “A” attached hereto and incorporated as if set forth in full herein.

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18 Exhibit A: OCII FY 2020-21 Interim Budget

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Exhibit A

Interim FY20-21 Budget

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1. Background

On February 1, 2012, the State of California dissolved the San Francisco Redevelopment Agency (“SFRA”) along with all 400 redevelopment agencies in California under Cal. Health & Safety Code §§ 34170 et seq (“Dissolution Law”). Pursuant to the Dissolution Law and to Board of Supervisors (“BOS”) Ordinance 215-12, the Office of Community Investment & Infrastructure (“OCII”) is the Successor Agency to the SFRA.

OCII is charged with completing work related to approved enforceable obligations. Those enforceable obligations are related to: (1) the Projects defined in BOS Ordinance No. 215-12 as the Mission Bay North and South Projects, the Transbay Project, and the Hunters Point Shipyard/Candlestick Point Project; (2) management of SFRA assets, existing economic development agreements such as loans, grants, or owner participation agreements, and other real property and assets of SFRA that must be wound down under the Dissolution Law; and (3) OCII’s Retained Affordable Housing Obligations.

Governance

Ordinance 215-12 establishes the Successor Agency Commission as the main governing body of OCII. The Commission provides financial and policy oversight and exercises land use and design approval authority for the Projects. The Commission is comprised of five members appointed by the Mayor and confirmed by the Board of Supervisors, with two of the seats held by residents of the two supervisorial districts that contain the largest amounts of the Projects.

Dissolution Law requires there be a governing body known as an Oversight Board (“OB”). The OB has a fiduciary duty to the holders of enforceable obligations with the former SFRA and to the taxing entities that are entitled to an allocation of property taxes. The OB reviews and approves OCII’s expenditures and use of tax increment through the annual Recognized Obligation Payment Schedules. The OB also approves the issuance of bonds, transfers of property, and other matters related to the dissolution of SFRA. The Mayor appoints four of the seven members of the OB, subject to confirmation by the Board of Supervisors. One of those four members represents the largest group of former OCII employees. The remaining three members are representatives of affected taxing entities: the Bay Area Rapid Transit District, the San Francisco Unified School District, and the San Francisco Community College.

Dissolution Law establishes that OCII is a separate entity from the City and County of San Francisco (“CCSF”), as was the SFRA. However, under the Community Redevelopment Law, as amended by Dissolution Law, the BOS, in its capacity as the legislative body for CCSF, must still approve OCII’s annual budget (Cal Health & Safety Code § 33606). Accordingly, the OCII’s budget must be approved first by the Commission and subsequently approved by the Mayor and Board of Supervisors.

2. Program Summary

OCII's primary activity is funding and facilitating delivery of affordable housing and infrastructure in the project areas of Mission Bay North and South, Transbay, and Hunters Point Shipyard/Candlestick Point. OCII's programmatic spending reflects this mission. Much of OCII staff time is spent on working closely with development partners and City agencies on land use plans and the associated permits and maps necessary to build these new communities. Additional details on OCII's staffing efforts related to that review, as well as information on FY20-21 programmatic goals for the delivery of public infrastructure (such as parks and open spaces), affordable housing units, and support of community benefits and workforce development can be found in the subsequent sections. Below are brief summaries OCII's three Projects, along with FY20-21 program highlights.

Mission Bay

The project areas of Mission Bay North and Mission Bay South, together referred to as Mission Bay, were established in 1998 to create a vibrant transit-oriented and mixed-use community that will result in 6,514 residential units (29 percent of which will be affordable), 4 million square feet of office and biotechnology space, 560,000 square feet of retail uses, a new University of California San Francisco ("UCSF") research campus and medical center including a 550-bed hospital, 18,000-seat event center, 250-room hotel, library, school, police headquarters, and a local police and fire department. Mission Bay also contain 49 acres of open space, approximately 41 of which are owned by the City (master leased by and managed by OCII) and approximately eight of which are owned by UCSF. The master developer of the Mission Bay Project, FOCIL MB, is responsible for constructing public infrastructure and parks pursuant to an Owner Participation Agreement. OCII reimburses the developer for constructed infrastructure. OCII is responsible for approving the land uses and designs of both the public and private development projects and directly funds affordable housing in Mission Bay. Completion of the Mission Bay Project is anticipated in six to 10 years and will result in construction of more than \$900 million of new infrastructure, development of over \$8 billion in private vertical development, and creation of 31,000 permanent jobs.

To date 5,908 residential units, 3.375 million square feet of office and biotechnology space, 540,000 square feet of retail uses, a 550-bed hospital, an 18,000-seat event center, 60 percent of the UCSF research campus and 30 acres of open space have been built. In FY20-21, OCII will continue to reimburse the master developer for completed infrastructure using a combination of tax allocation bond proceeds, property tax increment, and Community Facility District ("CFD") funds. OCII will also monitor the construction of 293 affordable housing units on Blocks 6W and 9, fund a stand-alone affordable housing project on Block 9a, continue to review designs and permits for open spaces and private commercial development, and plan for the use of public art fees contributed by various developers. Four parks will complete construction in FY20-21, and OCII will incorporate these completed parks into OCII's existing contract with a third party parks

manager, which is funded through maintenance CFD #5. In FY20-21, the Uber Headquarters, which is comprised of four office towers totaling over 1 million square feet of office space, will finish construction including tenant improvements. Additionally, UCSF will complete construction of a new medical building and begin construction of another. The 250-room hotel at Block 1, which is currently seeking entitlement to add 49 rooms, will complete construction in FY20-21.

Transbay

The Transbay Project was established in 2005 and is located primarily between Folsom and Howard Streets, east of 2nd Street, and west of Spear and Main Streets. A small portion of the Transbay Project extends south of Folsom Street along Essex Street to Harrison Street. The Transbay Project consists of two zones: Zone 1 is under the land use authority of OCII and consists of twelve blocks of land, of which eleven were formerly owned by the State, while Zone 2 is under the City Planning Department's jurisdiction. OCII is responsible for funding the design and construction of several new parks, streetscape improvements on Folsom Street, selling designated former State-owned parcels to fund construction of the Salesforce Transit Center, and forming partnerships with for-profit and non-profit developers to provide housing on the blocks, including directly funding a significant amount of affordable housing. Thirty-five percent of all new housing units in the entire Transbay Area will be affordable. When Zone 1 is fully built out, there will be approximately 3,200 residential units (of which 43 percent will be affordable), 800,000 square feet of office, 75,000 square feet of retail, and 3.5 acres of open space.

In FY20-21, all of the office space and 1,267 residential units will be complete, 929 units will be in construction, and 930 units will be in the planning phase. OCII will continue to monitor the two projects in construction (Blocks 9 and 1), both of which are mixed-income projects with anticipated completion during FY19-20. The 930 units in the planning phase consist of two projects that will occupy each end of the current Temporary Bus Terminal. First, a large mixed-income residential project on Block 4, which may require amendments to the Redevelopment Plan and associated design controls to allow for maximum efficiency of the site. Second, a stand-alone affordable housing on Block 2 subsidized by OCII. OCII is in negotiations with a development team on Block 4 and anticipates seeking a development team for Block 2 in FY20-21.

Regarding infrastructure development, in FY20-21 OCII will disburse funds through an existing contract with San Francisco Public Works ("SFPW") for a major streetscape construction project on Folsom Street between Essex and Spear Streets. OCII will also disburse funds through existing contracts with SFPW and third party design consultants to facilitate the design and predevelopment activities associated with two future parks: the 2.4 acre Under-ramp Park, which will be located underneath the Fremont off-ramp and the bus ramp to the Salesforce Transit Center, and the 1-acre Transbay Park that will be located in the middle section of the current Temporary Bus Terminal (Block 3).

Hunters Point Shipyard and Candlestick Point

The Hunters Point Shipyard/Candlestick Point Project is composed of approximately 780 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and amended it in 2010, along with the Bayview Hunters Point Redevelopment Plan. These amendments added Candlestick Point to the Project, to facilitate integrated development of the Hunters Point Shipyard and Candlestick Point Projects. Hunters Point Shipyard will be developed in two distinct phases by different master developers: Lennar, which is developing Hunters Point Shipyard Phase 1, and FivePoint, which is developing Hunters Point Shipyard Phase 2/Candlestick Point. Together, the entire Hunters Point Shipyard/Candlestick Point Project will generate more than 12,100 units of housing (of which approximately one-third will be affordable), 326 acres of parks, over 4.4 million square feet of commercial space, and approximately \$89 million of community benefits such as homeowner assistance, workforce development, job training, educational assistance, and contributions to South East Health Center.

To date, a total of 842 units have been built at Hunters Point Shipyard Phase 1 and Candlestick Point, including the first four phases of a revitalized Alice Griffith public housing development. At Hunters Point Shipyard Phase 1, OCII will begin construction on two OCII funded affordable housing projects totaling over 112 units on Blocks 52/54, and complete schematic designs on an additional 73 affordable units on Block 56, while also working with Lennar and a third party Community Builder on predevelopment activities for multiple mixed-income residential projects on Blocks 1 and 48. OCII will continue to work with Lennar to facilitate the completion and acceptance of new open spaces at Hunters Point Shipyard Phase 1 and will seek to enter into a contract with a third party parks manager funded through maintenance CFD #8. OCII owns the artists' studio building known as "Building 101" and will continue to implement an existing contract with SFPW, which is funded by a federal Economic Development Administration grant, to design and implement significant upgrades to this artists' building.

At Candlestick Point, OCII staff will work with FivePoint and various City departments to approve infrastructure permits and Final Maps necessary to transform the former 22-acre Candlestick stadium site into a new mixed-use development with a combination of office, retail, hotel, film and arts center, and affordable senior housing development. Both Lennar and FivePoint have made significant monetary contributions in accordance with their Community Benefits Agreements, and OCII anticipates funding multiple contracts for scholarships, homeownership assistance, and other economic development programs in FY 20-21.

Year-Over-Year Comparison and Budget Summary

As shown in Exhibit 1, the proposed FY20-21 budget of \$531.7 million represents an increase of

\$10.3 million from the FY19-20 budget of \$521.3 million. Of this amount, \$305.9 million in uses is new budget authority and \$225.8 million is Prior Period Authority carried forward from FY19-20. Prior Period Authority is expenditure carried forward from prior fiscal years, including affordable housing loans awarded but not drawn down and multi-year construction budgets.

Year-over-year (“YOY”) changes to current year revenue sources compared to FY19-20 are primarily due to an increase in pledged property tax and fund balance. These increases are offset by a decrease in new bonds due to a deferred issuance of a housing bond and a decrease in Prior Period Authority due to spending down on existing housing loans.

Changes to current year uses compared to FY19-20 are primarily due to an increase in infrastructure reimbursements and payments made to reduce outstanding Mello Roos debt in Mission Bay North. These increases are offset by a decrease in affordable housing loans as OCII continues to pay down three loans made in prior years. FY20-21 uses have also decreased due to the drawing down of construction funds in Transbay and the transfer of South Beach Harbor.

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Exhibit 1: Proposed FY20-21 Budget Compared to FY19-20 Budget, *Millions**

	FY19-20 Budgeted	FY20-21 Proposed	YOY Difference
Sources			
Property Tax Increment - TAB Debt Service	\$ 74.6	\$ 63.2	\$ (11.4)
Property Tax Increment - Debt Portfolio	\$ 2.3	\$ 2.3	\$ 0.1
Property Tax Increment - Mission Bay	\$ 47.9	\$ 49.4	\$ 1.5
Property Tax Increment - HPS2/CP	\$ 0.3	\$ 1.0	\$ 0.6
Property Tax Increment - State Owned TBY	\$ 8.9	\$ 21.7	\$ 12.8
Property Tax Increment - Other	\$ 5.7	\$ 7.9	\$ 2.2
Property Tax Increment - ACA	\$ 4.4	\$ 4.5	\$ 0.0
Subtotal CY Property Tax Increment	\$ 144.1	\$ 149.9	\$ 5.9
New Bonds - Housing	\$ 25.4	\$ -	\$ (25.4)
New Bonds - Infra	\$ 15.3	\$ 15.5	\$ 0.2
Subtotal CY New Bonds	\$ 40.7	\$ 15.5	\$ (25.2)
Developer Payments	\$ 16.7	\$ 16.5	\$ (0.2)
Subtotal CY Developer Payments	\$ 16.7	\$ 16.5	\$ (0.2)
Rent & Lease Revenue	\$ 0.9	\$ 2.3	\$ 1.3
Loan Repayments	\$ 5.9	\$ -	\$ (5.9)
Payments from Other Gov Entities	\$ 4.4	\$ 4.0	\$ (0.4)
Hotel Tax	\$ 4.5	\$ 4.5	\$ (0.0)
Subtotal CY Other	\$ 15.8	\$ 10.8	\$ (5.0)
Fund Balance - Housing	\$ 74.1	\$ 97.3	\$ 23.2
Fund Balance - Non-Housing	\$ 6.6	\$ 11.4	\$ 4.8
Subtotal CY Fund Balance	\$ 80.7	\$ 108.7	\$ 28.0
Prior Period Authority - Housing	\$ 67.4	\$ 24.9	\$ (42.5)
Prior Period Authority - Non-Housing	\$ 156.0	\$ 200.9	\$ 45.0
Subtotal CY Prior Period Authority	\$ 223.4	\$ 225.8	\$ 2.4
Total CY Sources	\$ 521.3	\$ 527.2	\$ 5.9
Uses			
Uses - Operations			
Operational Salaries and Benefits	\$ 9.3	\$ 10.4	\$ 1.0
Affordable Housing Services	\$ 1.8	\$ 1.4	\$ (0.4)
Rent	\$ 0.7	\$ 1.1	\$ 0.4
Retiree Health and Pension Costs	\$ 3.9	\$ 4.2	\$ 0.2
Auditing & Accounting Services	\$ 0.2	\$ 0.3	\$ 0.0
Legal Services	\$ 1.4	\$ 1.4	\$ 0.1
Planning & Infrastructure Rvw	\$ 5.4	\$ 6.7	\$ 1.3
Real Estate Development Services	\$ 0.2	\$ 0.1	\$ (0.1)
Workforce Development Services	\$ 0.4	\$ 0.4	\$ (0.0)
Other Professional Services	\$ 3.6	\$ 4.6	\$ 1.0
Grants to Community-Based Organizations	\$ 1.7	\$ 2.4	\$ 0.8
Payments to Other Public Agencies	\$ 6.3	\$ 0.4	\$ (6.0)
Other Current Expenses	\$ 1.1	\$ 1.2	\$ 0.1
Subtotal CY Uses - Operations	\$ 36.1	\$ 34.6	\$ (1.5)
Uses - Non-Operations			
Affordable Housing Loans	\$ 98.9	\$ 96.8	\$ (2.1)
Development Infrastructure	\$ 149.1	\$ 196.8	\$ 47.7
Pass-through to TJPA	\$ 8.6	\$ 21.1	\$ 12.5
Debt Service - OCII TAB Bonds	\$ 101.9	\$ 97.3	\$ (4.6)
Public Art	\$ 1.1	\$ 1.1	\$ 0.0
Other Debt	\$ 7.6	\$ 19.9	\$ 12.3
Subtotal CY Uses - Non-Operations	\$ 367.2	\$ 433.1	\$ 65.8
Prior Period Authority - Housing	\$ 67.4	\$ 24.9	\$ (42.5)
Prior Period Authority - Non-Housing	\$ 50.6	\$ 34.7	\$ (15.9)
Subtotal CY Prior Period Authority	\$ 118.0	\$ 59.6	\$ (58.4)
Total CY Uses	\$ 521.3	\$ 527.2	\$ 5.9
Sources vs. Uses	\$ -	\$ -	\$ -

**Dollar amounts will be slightly off due to rounding.*

As shown in Exhibit 2, of the \$362.1 million budgeted to direct programmatic needs, OCII will expend \$122.2 million on affordable housing, \$237.5 million on infrastructure and other non-housing activities, and \$2.5 million on community development and workforce activities. These expenditures will draw primarily from Fund Balance and Prior Period Authority (“PPA”). Fund Balance reflects funds received in a prior year that OCII is budgeting for the first time in FY20-21. PPA reflects budget approved in prior years that OCII will expend over time.

Exhibit 2: Proposed FY20-21 Budget Programmatic Summary, Millions*

Uses	Sources	Property Tax	Developer Payments	New Bonds - Housing	New Bonds - Infra	Rent & Lease Revenue	Fund Balance	Prior Period Authority	Other	Total	Percent
Direct Program Spending											
Affordable Housing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97.3	\$ 24.9	\$ -	\$ 122.2	23.2%
Infrastructure & Other Non-Housing		\$ 23.8	\$ 9.4	\$ -	\$ 15.0	\$ -	\$ 3.1	\$ 186.2	\$ -	\$ 237.5	45.0%
Comm Dev & Workforce		\$ -	\$ 0.3	\$ -	\$ -	\$ -	\$ 2.2	\$ -	\$ -	\$ 2.5	0.5%
Direct Programmatic Subtotal		\$ 23.8	\$ 9.7	\$ -	\$ 15.0	\$ -	\$ 102.6	\$ 211.1	\$ -	\$ 362.1	68.7%
Indirect Program Spending											
Asset Management		\$ 0.4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.9	\$ 4.4	0.8%
Project Mgmt & Operations		\$ 13.6	\$ 6.3	\$ -	\$ 0.2	\$ 0.4	\$ -	\$ -	\$ 0.1	\$ 20.6	3.9%
Debt		\$ 91.1	\$ 0.5	\$ -	\$ 0.3	\$ 1.5	\$ 6.1	\$ 14.7	\$ 4.5	\$ 118.6	22.5%
Pass-through to TJPA		\$ 21.1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.1	4.0%
Other		\$ -	\$ -	\$ -	\$ -	\$ 0.4	\$ -	\$ -	\$ -	\$ 0.4	0.1%
Indirect Programmatic SubTotal		\$ 126.2	\$ 6.8	\$ -	\$ 0.5	\$ 2.3	\$ 6.1	\$ 14.7	\$ 8.5	\$ 165.1	31.3%
Total		\$ 149.9	\$ 16.5	\$ -	\$ 15.5	\$ 2.3	\$ 108.7	\$ 225.8	\$ 8.5	\$ 527.2	100.0%

*Dollar amounts will be slightly off due to rounding.

In order to support the delivery of these direct programmatic activities, the Proposed FY20-21 Budget includes funding for indirect program expenditures, such as asset management, project management and operations, debt service, and pass-through of pledged property tax to the Transbay Joint Powers Authority (“TJPA”). Exhibit 2 shows a total of \$165.1 million budgeted to these indirect programmatic expenditures, which are primarily supported through property tax and developer payments.

Exhibit 3 shows the total Proposed FY20-21 Budget of \$527.2 million by Project and cost center. The column headers describe Operations, Debt, and OCII’s major active projects: Hunters Point Shipyard Phase 1 and Phase 2 / Candlestick Point (“Hunters Point Shipyard / Candlestick Point” or “HPS/CP”), Mission Bay North (“MBN”), Mission Bay South (“MBS”), and Transbay (“TBY”). Expenditures unrelated to the major active project areas, Operations, or Debt are rolled up and shown in the Other column. Exhibit 3 integrates the proposed budget for affordable housing into the appropriate project area, according to each project’s location.

Exhibit 3: Proposed FY20-21 Budget by Project Area/Cost Center, *Millions**

	Operations	Debt	HPS / CP	MBN	MBS	TBY	Other	Total
Sources								
Property Tax Increment - TAB Debt Service	\$ -	\$ 63.2	\$ -	\$ -	\$ -	\$ -	\$ -	63.2
Property Tax Increment - Debt Portfolio	\$ -	\$ 2.3	\$ -	\$ -	\$ -	\$ -	\$ -	2.3
Property Tax Increment - Mission Bay	\$ -	\$ 26.1	\$ -	\$ 0.4	\$ 22.9	\$ -	\$ -	49.4
Property Tax Increment - HPS2/CP	\$ -	\$ -	\$ 1.0	\$ -	\$ -	\$ -	\$ -	1.0
Property Tax Increment - State Owned TBY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.7	\$ -	21.7
Property Tax Increment - Other	\$ 4.5	\$ -	\$ 0.9	\$ -	\$ -	\$ 2.3	\$ 0.1	7.9
Property Tax Increment - ACA	\$ 4.5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.5
Subtotal CY Property Tax Increment	\$ 9.0	\$ 91.6	\$ 1.9	\$ 0.4	\$ 22.9	\$ 24.0	\$ 0.1	149.9
New Bonds - Infra	\$ -	\$ 0.5	\$ 15.0	\$ -	\$ -	\$ -	\$ -	15.5
Subtotal CY New Bonds	\$ -	\$ 0.5	\$ 15.0	\$ -	\$ -	\$ -	\$ -	15.5
Developer Payments	\$ -	\$ 0.5	\$ 13.0	\$ 0.0	\$ 0.6	\$ 2.3	\$ 0.1	16.5
Subtotal CY Developer Payments	\$ -	\$ 0.5	\$ 13.0	\$ 0.0	\$ 0.6	\$ 2.3	\$ 0.1	16.5
Rent & Lease Revenue	\$ 0.4	\$ 1.5	\$ 0.4	\$ -	\$ -	\$ -	\$ -	2.3
Payments from Other Gov Entities	\$ 0.1	\$ -	\$ 3.9	\$ -	\$ -	\$ -	\$ -	4.0
Hotel Tax	\$ -	\$ 4.5	\$ -	\$ -	\$ -	\$ -	\$ -	4.5
Subtotal CY Other	\$ 0.5	\$ 6.0	\$ 4.3	\$ -	\$ -	\$ -	\$ -	10.8
Fund Balance - Housing	\$ -	\$ -	\$ 51.2	\$ -	\$ 39.0	\$ 7.0	\$ -	97.3
Fund Balance - Non-Housing	\$ -	\$ 6.1	\$ 2.4	\$ -	\$ 1.1	\$ 1.9	\$ -	11.4
Subtotal CY Budget Sources	\$ -	\$ 6.1	\$ 53.6	\$ -	\$ 40.2	\$ 8.9	\$ -	108.7
Prior Period Authority - Housing	\$ -	\$ -	\$ 5.7	\$ -	\$ 19.2	\$ -	\$ -	24.9
Prior Period Authority - Non-Housing	\$ -	\$ 1.4	\$ -	\$ 42.7	\$ 115.6	\$ 23.8	\$ 17.4	200.9
Subtotal CY Sources - Prior Period Authority	\$ -	\$ 1.4	\$ 5.7	\$ 42.7	\$ 134.8	\$ 23.8	\$ 17.4	225.8
Total CY Sources	\$ 9.5	\$ 106.0	\$ 93.5	\$ 43.2	\$ 198.5	\$ 59.0	\$ 17.6	527.2
Uses								
Uses - Operations								
Allocated Staff & Operating Expenses	\$ (11.1)	\$ 0.7	\$ 4.3	\$ 0.4	\$ 2.7	\$ 2.7	\$ 0.2	0.0
Operational Salaries and Benefits	\$ 10.4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.4
Affordable Housing Services	\$ 1.4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.4
Rent	\$ 1.1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.1
Retiree Health and Pension Costs	\$ 4.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.2
Auditing & Accounting Services	\$ 0.3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.3
Legal Services	\$ 0.3	\$ -	\$ 1.0	\$ -	\$ -	\$ 0.1	\$ -	1.4
Planning & Infrastructure Rvw	\$ 0.1	\$ -	\$ 6.5	\$ -	\$ -	\$ -	\$ -	6.7
Real Estate Development Services	\$ 0.1	\$ -	\$ 0.0	\$ -	\$ -	\$ -	\$ -	0.1
Workforce Development Services	\$ 0.3	\$ -	\$ 0.1	\$ -	\$ -	\$ -	\$ -	0.4
Other Professional Services	\$ 1.2	\$ -	\$ 1.4	\$ -	\$ 1.4	\$ 0.8	\$ -	4.6
Grants to Community-Based Organizations	\$ -	\$ -	\$ 2.4	\$ -	\$ -	\$ -	\$ -	2.4
Payments to Other Public Agencies	\$ -	\$ -	\$ 0.4	\$ -	\$ -	\$ -	\$ -	0.4
Other Current Expenses	\$ 1.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.2
Subtotal CY Uses - Operations	\$ 9.5	\$ 0.7	\$ 16.1	\$ 0.4	\$ 4.1	\$ 3.6	\$ 0.2	34.6
Uses - Non-Operations								
Affordable Housing Loans	\$ -	\$ -	\$ 51.2	\$ -	\$ 38.5	\$ 7.0	\$ -	96.8
Development Infrastructure	\$ -	\$ -	\$ 16.1	\$ 29.3	\$ 135.6	\$ 8.0	\$ 7.8	196.8
Pass-through to TJPA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.1	\$ -	21.1
Debt Service - OCII TAB Bonds	\$ -	\$ 97.3	\$ -	\$ -	\$ -	\$ -	\$ -	97.3
Public Art	\$ -	\$ -	\$ -	\$ -	\$ 1.1	\$ -	\$ -	1.1
Other Debt	\$ -	\$ 6.6	\$ -	\$ 13.4	\$ -	\$ -	\$ -	19.9
Subtotal CY Uses - Non-Operations	\$ -	\$ 103.9	\$ 67.3	\$ 42.7	\$ 175.3	\$ 36.1	\$ 7.8	433.1
Prior Period Authority - Housing	\$ -	\$ -	\$ 5.7	\$ -	\$ 19.2	\$ -	\$ -	24.9
Prior Period Authority - Non-Housing	\$ -	\$ 1.4	\$ 4.4	\$ -	\$ -	\$ 19.3	\$ 9.6	34.7
Subtotal CY Uses - Prior Period Authority	\$ -	\$ 1.4	\$ 10.1	\$ -	\$ 19.2	\$ 19.3	\$ 9.6	59.6
Total CY Uses	\$ 9.5	\$ 106.0	\$ 93.5	\$ 43.2	\$ 198.5	\$ 59.0	\$ 17.6	527.2
Sources vs. Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

*Dollar amounts will be slightly off due to rounding.

As shown in Exhibit 3, Mission Bay South expenditures are the largest cost center in OCII's budget, reflecting the project area's maturity relative to other project areas. These expenditures are primarily for affordable housing loans and infrastructure reimbursements. Debt reflects the second largest cost center as OCII continues to manage a portfolio of 18 bonds. HPS/CP is the third largest cost center, reflecting affordable housing projects and continued construction of the parks and infrastructure in the project area.

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3. Land Use and Infrastructure

OCII's Projects are developed in accordance with land uses approved through a variety of regulatory documents including Redevelopment Plans, design and zoning control documents, as well as phased development applications ("Major Phases" or "Sub Phases"). The design and construction of infrastructure, including streets, utilities, parks and open spaces must be in compliance with these regulatory documents. OCII staff work closely with other City agencies, developers, and a variety of professional consultants to review and ultimately approve the land uses and designs. Below is a summary of the major land use reviews OCII will undertake in FY20-21.

FY20-21 Land Use Approvals and Planning

Mission Bay

Mission Bay is the most mature of OCII's Projects. The major land use approvals in Mission Bay are complete, along with the majority of the infrastructure; however, three projects are anticipated to seek or finalize approvals for additional entitlements in FY20-21. These projects are: a hotel and residential project proposed by the Golden State Warriors on Blocks 29-30, a commercial office building proposed by Alexandria Real Estate on the vacant land at 1450 Owens St, and additional hotel room entitlement by SOMA Hotel at the Block 1 hotel project that is already in construction. In addition, OCII will finalize discussions with the San Francisco Arts Commission on how to program the public art fees paid by various developers pursuant to the Redevelopment Plan requirements.

Transbay

Transbay is comparable to an infill style of development, rather than a master developed project on vacant land. As such, the existing infrastructure and streetscape network of downtown primarily supports the developments in the Transbay Project. OCII will utilize an existing contract with a third party design consultant to prepare schematic designs for Under-ramp Park. As this park will be owned by the TJPA, OCII will seek final design approvals from the TJPA Board of Directors as well as the OCII Commission, and utilize an existing contract with SFPW to prepare the project for construction bidding. Planning work for Transbay Park will continue in FY20-21. OCII will utilize an existing contract with SFPW to design this park. OCII anticipates formal schematic design approvals in FY20-21.

Hunters Point Shipyard/Candlestick Point

The Hunters Point Shipyard/Candlestick Point Project is composed of two phases, Hunters Point Shipyard Phase 1 and Hunters Point Shipyard Phase 2/Candlestick Point. Hunters Point Shipyard Phase 1 is composed of two areas, Hilltop and Hillside. While the majority of the infrastructure in the Hilltop portion of Phase 1 is complete, the Hillside portion is scheduled to begin site work in FY20-21. Activity in the Hunters Point Shipyard Phase 2/Candlestick Project will focus on the Candlestick Point, specifically the former Candlestick Park stadium site. OCII will work closely with FivePoint and many City agencies through several work orders to review these proposed plans

and recommend necessary actions to the Commission and other approval bodies in FY20-21.

FY20-21 Infrastructure and Non-Housing Completions

There are a number of infrastructure projects in active planning or construction. Due to project timing, a limited number of these projects will achieve completion in FY20-21. Three small parks will complete construction in Mission Bay, and seven park projects will complete construction in Hunters Point Shipyard Phase 1. In Transbay, construction of the Folsom Street Improvement Project was scheduled to be complete in FY20-21, but SFPW has encountered delays and construction will not be complete until FY21-22. Exhibit 4 summarizes anticipated infrastructure project completions.

Exhibit 4: FY20-21 Infrastructure & Non-Housing Project Completions

	Mission Bay	Transbay	HPS/CP	Total
Parks and Open Space Projects	3	0	7	10

FY20-21 Infrastructure Funding

OCII anticipates expending \$237.5 million on infrastructure in FY20-21, using the sources shown in Exhibit 5. Additional infrastructure reimbursement and management of completed open spaces may be funded by CFD funds in infrastructure CFDs (#4 - Mission Bay North Public Improvements, #6 - Mission Bay South Public Improvements), #7 - Hunters Point Shipyard Phase One Improvements and #9 - Hunters Point Shipyard Phase 2/Candlestick Point Public Facilities and Services. Of the amount shown in Exhibit 5, OCII will spend \$196.8 million on development infrastructure reimbursements and \$11.7 million on support services. The remaining expenditures draw from multi-year project funding reflected in PPA.

Exhibit 5: FY20-21 Infrastructure & Non-Housing Sources by Uses, Millions

Uses	Sources	Developer Payments	New Bonds	Property Tax	Fund Balance	Prior Period	Total by Use
	Other Professional Services	\$1.8		\$1.2			\$3.0
	Planning & Infrastructure Rvw	\$6.5					\$6.5
	Legal Services	\$1.1		\$0.0			\$1.1
	Public Art				\$1.1		\$1.1
Support Services Subtotal		\$9.4	\$0.0	\$1.2	\$1.1	\$0.0	\$11.7
Development Infrastructure Reimbursements Subtotal			\$15.0	\$22.6	\$2.0	\$157.2	\$196.8
Prior Period Authority - Non-Housing Subtotal					\$0.0	\$29.0	\$29.0
Total by Source		\$9.4	\$15.0	\$23.8	\$3.1	\$186.2	\$237.5

4. Housing Obligations

One of OCII's most important missions is to ensure the completion of the affordable housing obligations throughout Mission Bay North and South, Transbay, and Hunters Point Shipyard/Candlestick Point. Exhibit 6 shows OCII's total housing production obligation of 21,820 units, which represents the full build out of the Projects from inception to completion. This includes market rate units, developer funded inclusionary affordable units, and OCII funded affordable housing units. By the start of FY20-21, OCII anticipates that a total of 8,946 housing units will be complete across the Projects.

Exhibit 6: OCII's Total Housing Production, as of July 1, 2020

	Mission Bay North	Mission Bay South	Transbay	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 / Candlestick Point	Total
Completed	2,964	2,944	2,196	505	337	8,946
In Construction		152				152
Predevelopment		281	683	593	1,263	2,820
Preliminary Planning		173	247	294	1,225	1,939
Future Development			80	36	7,847	7,963
Total by Project	2,964	3,550	3,206	1,428	10,672	21,820

Of the 21,820 total housing units shown in Exhibit 6, OCII's development agreements require the agency to produce over 7,000 affordable housing units, over 60 percent of which will be funded by OCII. The OCII-funded units are known as OCII's Retained Affordable Housing Production Obligation, shown in Exhibit 7, by Project.

Exhibit 7: OCII-Funded Retained Affordable Housing Production Obligation, by Project

	Mission Bay North	Mission Bay South	Transbay	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 / Candlestick Point	Total
Completed	409	612	466		337	1824
In Construction		152				152
Predevelopment		289		112	332	733
Preliminary Planning		173	247	70	227	717
Future Development			80	36	748	864
Total By Project	409	1226	793	218	1644	4290

FY 20-21 Housing Completions

In FY20-21, 152 housing units will complete in OCII’s Project Areas. These completions are comprised of OCII-funded affordable units in Mission Bay South. There are no completions scheduled of OCII-funded affordable, inclusionary affordable, or market rate units in Mission Bay North, Transbay, Hunters Point Shipyard Phase 1, and Hunters Point Shipyard Phase2/Candlestick Point. Exhibit 8 provides a breakdown of projected completions by Project.

Exhibit 8: OCII’s Housing Production, FY20-21 Projected Completions

	Mission Bay South	Total
<i>Project</i>	<i>Block 6W</i>	
Housing Type		
OCII Funded Affordable Units	152	152
Inclusionary Affordable Units		
Market Rate Units		
FY 20-21 Total Completions	152	152

FY20-21 Housing Budget

Each fiscal year, OCII funds a significant amount of affordable housing in stand-alone projects that include connection to services appropriate to the target population. OCII typically funds a combination of loans for predevelopment of projects just beginning the design process, gap loans for ongoing projects that will be soon begin construction, and additional construction funding for projects where overall funding sources have changed.

To fulfill its production obligation, OCII anticipates expending \$122.5 million in FY20-21, as shown in Exhibit 9. Of this amount, OCII will expend \$96.8 million on new affordable housing loans, \$24.9 million on existing loans, and \$0.8 million on professional services. An additional \$0.3 million is integrated into the proposed budget for Operations shown in Exhibit 2 and also included in Exhibit 9.

Exhibit 9: OCII-Funded Affordable Housing Program, FY20-21 Sources by Uses, *Millions*

Uses	Sources	Fund Balance	Prior Period Authority	Total by Use
New Affordable Housing Loans		\$96.8		\$96.8
Existing Affordable Housing Loans			\$24.9	\$24.9
Professional Services		\$0.8		\$0.8
Total by Source		\$97.6	\$24.9	\$122.5

In FY 20-21, OCII will fund five new new housing loans. Exhibit 10 below lists three predevelopment loans and two construction loans. These loans will result in construction of housing that serves a wide variety of housing needs, including typical family rental units, first time homeownership units, and senior and supportive housing units. Exhibit 10 provides a breakdown of the new OCII-funded affordable housing loans by housing type.

Exhibit 10: OCII-Funded New Affordable Housing Loans by Housing Type, *Millions*

	Family Rental	Senior Rental Housing	Supportive Housing	Total
<i>Mission Bay South Block 9 Predevelopment/Construction</i>			\$35.0	\$35.0
<i>Mission Bay South Block 12W Predevelopment</i>	\$3.5			\$3.5
<i>Transbay 2E and 2W Predevelopment</i>	\$3.5	\$3.5		\$7.0
<i>Hunters Point Shipyard Phase 1, Blocks 52/54 Construction</i>	\$47.7			\$47.7
<i>Hunters Point Shipyard Phase 1, Block 56 Predevelopment</i>	\$3.5			\$3.5
Total	\$58.2	\$3.5	\$35.0	\$96.8

5. Community and Workforce Development

OCII has multiple agreements through which developers make financial contributions for community benefits and economic development grants and programs. The most significant of these agreements exist for the Hunters Point Shipyard Phase 1 and Hunters Point Shipyard Phase 2/Candlestick Point Projects. Both projects have a Community Benefits Agreement that identifies milestones at which the master developer is obligated to make community benefits payments to OCII. OCII programs and expends these funds to benefit the community.

In Hunters Point Shipyard/Candlestick Point, OCII plans to execute contracts with third party partners to implement community benefits programs for educational uses, homeownership assistance, contractor assistance, and other neighborhood building, wellness and economic development efforts.

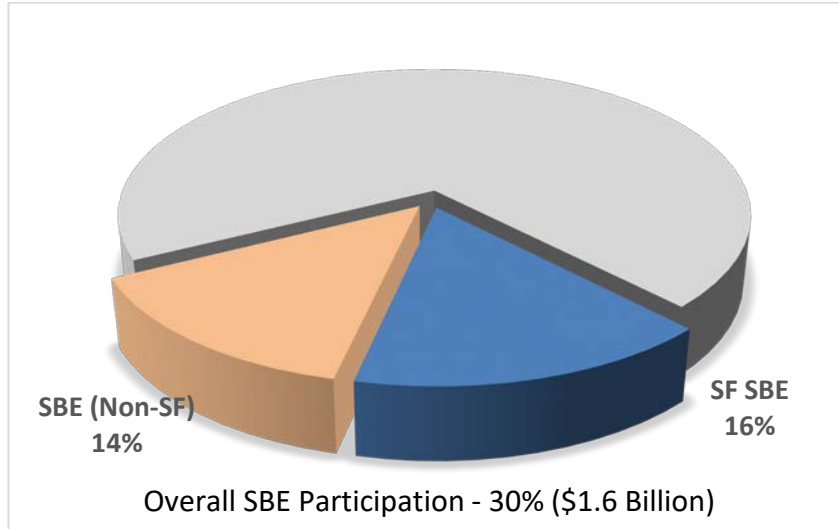
Community Development and Workforce

OCII, as the Successor Agency to the SFRA, has a long history of promoting equal opportunity in contracts for professional design and construction services and in the workforce of contractors performing work on OCII-administered contracts. OCII adopted and continues to actively implement the Equal Opportunity Programs (“EOP”) of the prior SFRA. These programs are comprehensive and mirror ordinances enacted by the City, including nondiscrimination in contracts and benefits, health care accountability, minimum compensation, prevailing wage, local hiring, and small business contracting.

OCII’s EOP program applies to all OCII-administered contracts, including Development and Disposition Agreements, ground leases, and loan agreements, among others. OCII administers the EOP program on all stages of a project, from design through construction.

Since dissolution of the former SFRA in 2012, OCII has overseen the award of over \$5.5 billion in contracts with over \$1.6 billion or 30 percent credited to small business enterprises (“SBE”s). Of this amount, \$877 million, or 16 percent of all awards and 53 percent of SBE awards, is attributed to San Francisco-based small businesses. Minority and women-owned businesses have also participated in a significant manner with over \$875 million in contracts or nearly 16 percent of all awards, reflecting the ethnic and gender diversity of the region. As an economic driver, OCII’s SBE program has benefited over 1,000 local and small businesses since 2012. In FY20-21, OCII will continue to promote small business contracting and facilitate economic development.

Exhibit 11: SBE Participation on OCII-Administered Contracts, 2012-2019



In addition to small business contracting, OCII has a robust workforce development program to hire local residents. Since 2012, over 45,610 workers (of which 6,720 are San Francisco residents) have performed over 16 million construction hours on OCII-administered projects. Local residents performed nearly 3.2 million hours or 20 percent of the total, garnering \$139 million in wages. For FY20-21, OCII will continue to implement its local construction hiring program to ensure local residents have employment opportunities on OCII-administered projects.

Besides construction hiring, commercial projects overseen by OCII provide permanent hiring opportunities. In FY19-20, the Golden State Warriors completed construction of its Chase Center sports arena and, with the assistance of the San Francisco Office of Economic and Workforce Development (“OEWD”), hired 128 local residents for end-use positions pursuant to the owner participation agreement between OCII and the developer. In FY20-21, OCII anticipates completion of several other commercial buildings, which will offer additional end-use employment opportunities. OCII will continue to work with applicable developers and OEWD to transition workforce development efforts from construction hiring to permanent end-using hiring for the upcoming fiscal year.

In support of the mission to build communities through housing and infrastructure, OCII provides direct grants, funded by developers, to fund community benefits programs. In addition, OCII contracts with OEWD to support local hire efforts on OCII-administered projects. In FY20-21, OCII will expend a total of \$2.5 million on these Community Development and Workforce activities. An additional \$0.3 million is integrated into the proposed budget for Operations shown in Exhibit 2 and also included in Exhibit 12.

Exhibit 12: OCII’s Community Development and Workforce Sources by Uses, *Millions*

Use	Source	Developer Payments	Property Tax Increment	Fund Balance	Total
Grants to Community-Based Organizations		\$0.2		\$2.0	\$2.2
Workforce Development Services		\$0.1	\$0.3		\$0.4
Development Infrastructure				\$0.3	\$0.3
Total		\$0.3	\$0.3	\$2.2	\$2.8

6. Debt

In FY20-21, OCII anticipates expending \$118.6 million on its debt program. The largest expenditure will be for debt service on existing and new tax allocation bonds (“TAB”), which are bonds issued against property tax revenues and are OCII’s primary debt instrument. The second largest expenditure will be debt service on OCII’s Other or non-TAB debt, including hotel bonds, the Low Moderate Income Housing Fund loan, and cost of issuance for one planned new money bond issuance. Exhibit 13 details these expenditures by sources and uses.

Exhibit 13: FY20-21 OCII Debt Program, Sources by Uses, Millions

Sources	New Bonds	Property Tax	Hotel Tax	Fund Balance	Prior Period Authority	Total by Use
Uses						
Debt Service - OCII TAB Bonds		\$89.3		\$8.0		\$97.3
Other Debt	\$0.3	\$1.8	\$4.5	\$0.0	\$13.4	\$19.9
Prior Period Authority					\$1.4	\$1.4
Subtotal by Source	\$0.3	\$91.1	\$4.5	\$8.0	\$14.7	\$118.6

As of June 30, 2019, OCII had long-term debt outstanding of \$998.5 million. Of this amount, \$860.0 million was Tax Allocation Bonds secured by property taxes generated in the redevelopment project area and \$23.1 million was Hotel Occupancy Tax Revenue Refunding Bonds secured by occupancy tax revenues from the occupancy of guest rooms in the hotels within the City. Exhibit 14 below shows the credit ratings, which are an assessment of the creditworthiness of a borrower, as assessed by credit rating agencies, for OCII’s outstanding long-term debt as of June 30, 2019.

Exhibit 14: OCII Credit Ratings

Credit	Rating	Rating Agency
Tax Allocation Bonds		
RPTTF Senior/Cross Collateralized	AA	Standard & Poor's
RPTTF Subordinate	AA-	Standard & Poor's
RPTTF Third Lien/"SB 107"	A	Standard & Poor's
Mission Bay North Infrastructure	A	Standard & Poor's
Mission Bay South Infrastructure	A-	Standard & Poor's
Mission Bay North and South Housing	A	Standard & Poor's
Other		
Hotel Occupancy Tax Revenue	A+	Standard & Poor's

In FY19-20, Moody’s Investors Services upgraded the rating on the RPTTF Senior/Cross Collateralized credit to Aa3 from A2 due to Moody’s revised Tax Increment Debt Methodology.

California Redevelopment Dissolution Law imposes limitations on the debt OCII can issue. OCII may only issue debt to finance the construction of affordable housing or infrastructure required by specified agreements and to refund outstanding debt. As shown in Exhibit 15, in FY20-21 OCII anticipates issuing one new money tax-exempt TAB. Proceeds from the issuance will fund reimbursement of Pre-Agreement costs in HPS/CP, as per the Financing Plan. This issuance is OCII’s first TAB backed by property tax increment generated in Candlestick Point.

Exhibit 15: FY20-21 Planned New Money Issuances

New Bond	Use	Amount (\$M)
2020A Hunters Point Shipyard / Candlestick Point Infrastructure Bond	Infrastructure	\$15.0
Cost of Issuance and Staffing Costs	Reimbursements	\$0.5
Total		\$15.5

OCII will monitor its tax allocation bond portfolio to determine if market conditions favor refunding bonds. OCII will issue all refunding bonds in accordance with OCII’s debt policy and ensure that all refunding bonds result in net present value debt service savings, thereby decreasing tax increment required for debt service and increasing tax increment available to finance future debt or pay housing and development expenses on a pay-go basis. The amounts of the proposed refundings will be determined and presented to the Commission at the time of the refunding. OCII’s budget resolution will reflect this market uncertainty and will authorize staff to refund bonds in accordance with OCII’s debt policy and upon approval of the Commission, the Oversight Board, and Department of Finance.

7. Operations Budget

In FY20-21, OCII will expend \$20.6 million to fund its operational costs. Specifically, OCII will expend \$10.4 million on salaries and benefits, which reflects labor costs for 55 Full-Time Equivalent staff, the same number of staff as FY 19-20. OCII will expend the remaining \$6.0 million on non-labor expenses such as services from City departments, consulting services for legal and other professional services, insurance, materials and supplies, employee training, and software licensing fees. In addition to staffing and non-labor expenses, OCII will expend \$4.2 million on its retirement obligations.

Exhibit 16 details the sources and uses for OCII's operations. OCII will fund the majority of its operating costs with property tax and developer fees. Bond proceeds will fund staff time required to issue bonds.

Exhibit 16: FY20-21 Operations, Sources by Uses

	Amount
Sources	
Bond Proceeds	\$0.2
Other Funds	\$6.9
Property Tax	\$13.5
Total	\$20.6
Uses	
Salaries and Benefits	\$10.4
Non-labor	\$6.0
Retiree Health and Pension	\$4.2
Total	\$20.6

Exhibit 17 provides details on the non-labor uses in the FY20-21 budget.

Exhibit 17: FY20-21 Non-Labor Uses

Use	Amount
Work Orders with City Departments	\$3.6
Professional Services	\$0.8
Software and Information Technology	\$0.3
Other Current Expenses	\$0.5
Insurance	\$0.5
Legal	\$0.3
Total	\$6.0

Items of note in the Non-Labor budget include:

- **Affordable Housing Services:** The proposed FY20-21 budget includes \$1.4 million for affordable housing construction monitoring, marketing, and lease up sources provided by

the Mayor’s Office of Housing and Community Development.

- **Legal Services Related to OCII’s General Operations:** The proposed FY20-21 Operations budget includes \$0.3 million for legal services as described below. There is an additional \$585 thousand in legal costs embedded into the project budgets.
 - \$275,000 for specialized legal support provided by outside counsel; and
 - \$50,000 for general legal support, including housing program support, provided by the City Attorney’s Office.

- **Other Professional Services:** The proposed FY20-21 budget includes \$0.8 million for professional services including:
 - \$0.2 million for affordable housing professional services;
 - \$0.2 million for financial and information technology services;
 - \$0.2 million for professional services related to asset management;
 - \$0.1 million for general professional services; and
 - \$0.1 million for public communications support, including website design.

- **Other Current Expenses:** The proposed FY20-21 budget includes \$0.5 million for other current expenses:
 - \$0.2 million for facilities improvements, materials and supplies, off-site records storage, and mail and reproduction;
 - \$0.2 million for recruitment, employee training, temporary salaries, and field expenses; and
 - \$0.1 million for Commission and Oversight Board meeting expenses, including audiovisual recording of Commission meetings by SFGOV TV.

The non-labor budget also includes operational work performed via work orders with City departments. Exhibit 18 details these costs.

Exhibit 18: FY20-21 Operational Work Orders with City Departments

Department	Service	Amount
MOH	Affordable Housing Services	\$1.5
ADM	Rent, Mail, OLSE	\$1.2
OEWD	Contract Compliance Support	\$0.3
CON	Accounting and Audit Services	\$0.2
Planning	Project Areas Support	\$0.2
DT	IT Services	\$0.2
CAT	Legal	\$0.1
TTX	Investment Management	\$0.1
Total		\$3.7

8. Budgeted Positions

The proposed FY20-21 budget contains 55 Full Time Equivalent (“FTE”s).

Exhibit 19: FY20-21 Budgeted Positions

Class	Title	FY 19-20 Budget	FY 20-21 Proposed	YOY Difference	Hourly Step Salary Range				
					1	2	3	4	5
500	Executive Director	1	1	0 \$	132.36	\$ 138.98	\$ 145.93	\$ 153.22	\$ 160.89
520	General Counsel	1	1	0 \$	99.58	\$ 104.56	\$ 109.79	\$ 115.28	\$ 121.04
1060	Deputy Director	2	2	0 \$	92.85	\$ 97.50	\$ 102.37	\$ 107.49	\$ 112.86
525	Deputy General Counsel	1	1	0 \$	80.20	\$ 84.21	\$ 88.42	\$ 92.85	\$ 97.49
556	Senior Engineer	1	1	0 \$	75.86	\$ 79.66	\$ 83.64	\$ 87.82	\$ 92.21
930	Staff Associate V - A	1	1	0 \$	73.73	\$ 77.42	\$ 81.29	\$ 85.36	\$ 89.62
1015	Contract and Fiscal Services Manager (Z)	1	1	0 \$	70.47	\$ 73.99	\$ 77.69	\$ 81.57	\$ 85.65
535	Development Svcs Manager	1	1	0 \$	70.47	\$ 73.99	\$ 77.69	\$ 81.57	\$ 85.65
540	Housing Program Manager	1	1	0 \$	70.47	\$ 73.99	\$ 77.69	\$ 81.57	\$ 85.65
965	Human Resources Manager	1	1	0 \$	70.47	\$ 73.99	\$ 77.69	\$ 81.57	\$ 85.65
550	Sr. Project Manager	1	1	0 \$	70.32	\$ 73.84	\$ 77.53	\$ 81.41	\$ 85.48
585	Contract Compl. Supervisor	1	1	0 \$	65.70	\$ 68.98	\$ 72.43	\$ 76.05	\$ 79.85
1065	Contract Compl. Sp. III	1	1	0 \$	62.23	\$ 65.35	\$ 68.61	\$ 72.04	\$ 75.65
630	Sr. Financial Analyst	1	1	0 \$	61.97	\$ 65.07	\$ 68.32	\$ 71.74	\$ 75.33
595	Snr Development Specialist	4	4	0 \$	60.89	\$ 63.93	\$ 67.13	\$ 70.48	\$ 74.01
1110	Principal Personnel Analyst	1	1	0 \$	60.81	\$ 63.85	\$ 67.04	\$ 70.39	\$ 73.91
1025	Housing Construction Specialist	1	1	0 \$	60.74	\$ 63.78	\$ 66.97	\$ 70.32	\$ 73.83
590	Project Manager	3	3	0 \$	60.74	\$ 63.78	\$ 66.97	\$ 70.32	\$ 73.83
655	Senior Planner	1	1	0 \$	60.34	\$ 63.36	\$ 66.52	\$ 69.85	\$ 73.34
990	Asst. Project Manager	2	2	0 \$	56.60	\$ 59.43	\$ 62.40	\$ 65.52	\$ 68.80
615	Development Specialist	8	8	0 \$	56.60	\$ 59.43	\$ 62.40	\$ 65.52	\$ 68.80
921	Staff Associate IV	1	1	0 \$	56.60	\$ 59.43	\$ 62.40	\$ 65.52	\$ 68.80
1100	Accountant IV	1	1	0 \$	54.42	\$ 57.14	\$ 60.00	\$ 63.00	\$ 66.15
670	Financial Systems Accountant	1	1	0 \$	54.42	\$ 57.14	\$ 60.00	\$ 63.00	\$ 66.15
730	Associate Planner	2	2	0 \$	50.85	\$ 53.39	\$ 56.06	\$ 58.87	\$ 61.81
1000	EA to Executive Director	1	1	0 \$	49.11	\$ 51.57	\$ 54.15	\$ 56.85	\$ 59.70
705	Assistant Development Specialist	2	2	0 \$	49.03	\$ 51.49	\$ 54.06	\$ 56.76	\$ 59.60
720	Senior Programmer Analyst - A	1	1	0 \$	48.77	\$ 51.21	\$ 53.77	\$ 56.46	\$ 59.28
640	Contract Compl. Sp. II	2	2	0 \$	47.52	\$ 49.89	\$ 52.39	\$ 55.01	\$ 57.76
695	Accountant III	1	1	0 \$	47.02	\$ 49.37	\$ 51.84	\$ 54.43	\$ 57.15
995	Commission Secretary	1	1	0 \$	46.62	\$ 48.95	\$ 51.39	\$ 53.96	\$ 56.66
775	Accountant II	0	1	1 \$	38.89	\$ 40.84	\$ 42.88	\$ 45.02	\$ 47.27
1035	Mgmt. Assistant II	2	2	0 \$	38.57	\$ 40.49	\$ 42.52	\$ 44.64	\$ 46.88
O1035	Mgmt. Assistant II	1	0	-1 \$	38.57	\$ 40.49	\$ 42.52	\$ 44.64	\$ 46.88
810	Administrative Secretary - A	1	1	0 \$	35.77	\$ 37.56	\$ 39.44	\$ 41.41	\$ 43.48
915	Staff Associate II	1	1	0 \$	33.89	\$ 35.58	\$ 37.36	\$ 39.23	\$ 41.19
855	Record Specialist II - A	1	1	0 \$	30.23	\$ 31.74	\$ 33.33	\$ 34.99	\$ 36.74
860	Senior Office Assistant - A	1	1	0 \$	30.23	\$ 31.74	\$ 33.33	\$ 34.99	\$ 36.74
		55	55	0					

Appendix 1. Community Facilities Districts

Community Facilities Districts (“CFD”s) are special taxing districts formed under the California Mello-Roos Act. The revenues supporting the activities and/or bond obligations of these districts come solely from special taxes approved by electors within the district at the time of its formation. OCII acts as administrator of the CFDs.

OCII administers seven CFDs created under California’s Mello-Roos Act. Although the CFD activities are not included in OCII’s budget, their spending plans and annual levies as of June 30, 2020, are provided below for informational purposes only.

CFDs #5 - Mission Bay North and South Park Maintenance and #8 - Hunters Point Shipyard Phase One Maintenance are maintenance CFDs, which provide funds to operate, maintain, and repair open space parcels such as public parks and plazas in the District. CFDs #4 - Mission Bay North Public Improvements, #6 - Mission Bay South Public Improvements, and #7 Hunters Point Shipyard Phase One Improvements are infrastructure CFDs, which provide funds to acquire and develop infrastructure such as streetscapes and sewers in the District. CFDs #1 - South Beach Improvements and Maintenance and CFD #9 - Hunters Point Shipyard Phase 2/Candlestick Point Public Facilities and Services fund both maintenance and public improvements.

Exhibit A1: OCII’s Community Facilities District

CFD	Project Area	2020 est. Tax Levy (M)	FY20-21 Debt Service (M)	2/20/2020 Principal Outstanding (M)	Final Bond Maturity	Purpose
CFD #1	Rincon Point	\$0.2	n/a	n/a	n/a	Maintenance & Infrastructure
CFD #4*	Mission Bay North	\$0.0	\$0.5	\$19.5	8/1/2031	Infrastructure
CFD #5	Mission Bay North & South	\$2.7	n/a	n/a	n/a	Maintenance
CFD #6	Mission Bay South	\$11.0	\$8.9	\$123.5	8/1/2043	Infrastructure
CFD #7	Hunters Point Shipyard Phase 1	\$2.6	\$2.0	\$33.2	8/1/2036	Infrastructure
CFD #8	Hunters Point Shipyard Phase 1	\$1.2	n/a	n/a	n/a	Maintenance
CFD #9	Hunters Point Shipyard Phase 2/Candlestick Point	\$0.4	n/a	n/a	n/a	Maintenance & Infrastructure

**Debt Service for CFD #4 is paid from tax increment pledged under the Financing Plan of the Mission Bay North Owner Participation Agreement (11/16/98)*



June 1, 2020

President Norman Yee
Board of Supervisors, City and County of San Francisco

Supervisor Sandra Lee Fewer
Chair, Budget and Finance Committee
Board of Supervisors, City and County of San Francisco

Re: Fiscal Years 2020-21 and 2021-22 Interim Budget

Dear President Yee, Chair Fewer, and Members of the Board of Supervisors,

Today we submitted the interim budget for Fiscal Years (FY) 2020-21 and 2021-22 to the Clerk of the Board. This budget serves as a continuity budget allowing essential city spending and operations to continue on July 1, 2020 until the final budget is adopted by the Mayor and Board of Supervisors by October 1, 2020. Due to the delayed budget timelines this year the Mayor's Proposed Budget will be submitted the Board on August 1st, when the difficult choices to close the projected \$1.5 billion two-year deficit and adopt a balanced budget will be considered.

The interim budget is based on the previously adopted FY 2020-21 budget, adopted by the Mayor and the Board in August, 2019. This interim budget does, however, contain three key changes from the previously adopted budget:

1. Wage delays for city employees, as triggered by the March Joint Report and consistent with language in negotiated memorandums of understanding (MOUs);
2. No inclusion of appropriation for the gross hourly increase for the IHSS Minimum Compensation Ordinance (MCO) on July 1, 2020. An ability to fund a wage increase in FY 2020-21 will be determined with August budget deliberations and subject to October appropriation levels; and
3. No July 1st implementation of the 2.5% cost-of-doing business (CODB) increase for non-profit providers. Any ability to fund a CODB increase in FY 2020-21 will be contemplated with August budget deliberations and subject to October appropriation levels.

While the Mayor and Board deliberate the extremely difficult choices needed to balance the budget, departments are instructed to continue to freeze non-essential hiring and to not move forward with new programs or projects. Additionally, the Controller's Office has issued guidance to contracting departments on how to modify contracts to bridge the interim budget period.

We know that many hard choices lie ahead of us to balance the historic shortfalls we're confronted with, and we will have to work together to bridge these significant budget gaps.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Kirkpatrick".

Kelly Kirkpatrick
Mayor's Budget Director

cc: Severin Campbell, Budget and Legislative Analyst
Ben Rosenfield, Controller

From: [Peacock, Rebecca \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Kittler, Sophia \(MYR\)](#); [Kirkpatrick, Kelly \(MYR\)](#); [Groffenberger, Ashley \(MYR\)](#)
Subject: Mayor -- [Interim Budget Documents & Trailing legislation]
Date: Monday, June 1, 2020 4:16:19 PM
Attachments: [Interim Annual Appropriations Ordinance.zip](#)
[Interim Annual Salary Ordinance.zip](#)
[OCII Interim Budget.zip](#)
[DPH State Recurring Grants.zip](#)

Attached for introduction to the Board of Supervisors are the following:

- Interim proposed AAO
- Interim proposed ASO
- Trailing Legislation
 - DPH State Recurring Grants
 - Interim proposed budget of OCII

Please let me know if you have any questions.

Rebecca Peacock ([they/she](#))
(415) 554-6982 | Rebecca.Peacock@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco

*** I am working remotely. Please call me at 267-663-8648 with any questions ****