

Office of Community Investment and Infrastructure

FY 2020-21 Budget



OCII Mission and Strategic Goals

Strategy

- Invest in disadvantaged and at-risk communities by accelerating delivery of and access to new housing
- Create new public infrastructure and open spaces
- Maximize opportunities for local business and workers

Mission Bay, Transbay, & HPS/Candlestick will provide:

- 22,000 new housing units, approximately 30% affordable
- 400 acres parks and open space
- 14 million sq. ft. commercial space

Budget: FY20-21 Sources

OCII FY 20-21 Budget is \$527.3M.

Primary Sources are Prior Period Authority, Property Tax, and Fund Balance.

Sources	19-20 Budget (M)	20-21 Proposed Budget (M)	20-21 Percent Allocation	YOY Variance (M)
Property Tax	\$144.1	\$149.9	28.4%	\$5.8
New Bonds	\$40.7	\$15.5	2.9%	(\$25.2)
Developer Payments	\$16.7	\$16.5	3.1%	(\$0.2)
Other	\$15.8	\$10.8	2.1%	(\$5.0)
Fund Balance	\$80.7	\$108.7	20.6%	\$28.0
Prior Period Authority*	\$223.4	\$225.9	42.8%	\$2.5
Total Sources	\$521.3	\$527.3	100.0%	\$5.9

*Prior Period Authority is expenditure carried forward from FY19-20, including affordable housing loans awarded but not yet drawn down fully and multi-year construction budgets.

** Numbers may be slightly off due to rounding

Budget: FY20-21 Uses

Primary Uses are Infrastructure & Other Non-Housing and Affordable Housing

Uses	19-20 Budget (M)	20-21 Proposed Budget (M)	20-21 Percent Allocation	YOY Variance (M)
Direct Program Spending				
Affordable Housing	\$172.2	\$122.2	23.2%	(\$50.0)
Infrastructure & Other Non-Housing	\$205.2	\$237.5	45.0%	\$32.3
Community Development & Workforce	\$1.9	\$2.5	0.5%	\$0.6
Direct Programmatic Subtotal	\$379.4	\$362.2	68.7%	(\$17.2)
Indirect Program Spending				
Asset Management	\$4.7	\$4.4	0.8%	(\$0.3)
Project Management & Operations	\$18.7	\$20.6	3.9%	\$1.9
Debt	\$109.5	\$118.6	22.5%	\$9.1
Pass-through to TJPA	\$8.6	\$21.1	4.0%	\$12.5
Other	\$0.4	\$0.4	0.1%	\$0.0
Indirect Programmatic Subtotal	\$141.9	\$165.1	31.3%	\$23.2
Total	\$521.3	\$527.3	100.0%	\$5.9

* Numbers may be slightly off due to rounding

OCII FY 20-21 Major Initiatives



Infrastructure

- 3 parks in Mission Bay completion
- 7 parks in HPS Phase 1 completion
- Folsom Streetscape construction
- Transbay open space designs
- Candlestick Point infrastructure designs
- Land Use: entitlements for new office space, hotel and residential units in Mission Bay and Transbay

Housing

- 3,282 active units in FY20-21, appx. 1,420 affordable

OCII Full Time Equivalent Staff (FTE)

No YOY Change to FTE Count

Division	19-20 FTE	20-21 FTE	YOY Variance
Executive	3	3	0
Legal	2	2	0
Project Management	13	13	0
Affordable Housing	8	8	0
Planning	6	6	0
Contract Compliance	4	4	0
Development Services	4	4	0
Finance and Administration	15	15	0
Total	55	55	0

OCII FY 20-21 Budget Reductions

- OCII reduced its use of property tax by \$36.4M or 19% from original request.
- Property tax would have funded developer reimbursements.
- OCII will utilize fund balance to reimburse developers.

OCII Equity

Housing:

- Approx. 730 Affordable units, serving low-income households ranging from 0-60% of AMI
- The Certificate of Preference Program, which serves those displaced from Western Addition and Hunters Point, provides first preference to these units
- Approximately 25% of the affordable units funded through 20-21 budget are being programed for permanent supportive housing

Equal Opportunity Programs & Community Benefits:

- Continue to support implementation of OCII's SBE, Workforce and other equal opportunity programs
- Budget includes funding to community-based organizations in Bayview Hunters Point through Developer contributions for educational uses, homeownership assistance, contractor assistance, and other wellness and economic development efforts

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Questions & Comments