

Office of Community Investment and Infrastructure

Recognized Obligation Payment Schedule Amendment

ROPS 16-17

July 1, 2016 – June 30, 2017

August 16, 2016



ROPS Background

ROPS 16-17 Amendment January 1, 2016 – June 2017

- AB26
 - Required Successor Agencies to create ROPS, payments required by “enforceable obligations”
- SB107
 - Revised ROPS time period from 2 six-month ROPS periods per fiscal year to 1 twelve-month period
 - Moved ROPS submission date to February 1 of each year
 - Authorized the Oversight Board to amend the ROPS once per twelve-month period, no later than October 1, effective in B period
 - Required DOF to approve/deny ROPS amendments 15 days prior to January 1 distribution (12/17/16)

ROPS 16-17: Schedule

- **2/1:** ROPS 16-17 submission to DOF
- **4/14:** ROPS 16-17 approval by DOF
- **8/16:** ROPS 16-17 Amendment Commission workshop
- **9/12:** ROPS 16-17 Amendment OSB workshop
- **9/26:** ROPS 16-17 Amendment OSB action
- **9/30:** ROPS 16-17 Amendment submission to DOF

FUNDING SOURCES

- **BOND PROCEEDS:** Includes Prior & Anticipated
- **RESERVE BALANCES:** Prior RPTTF, DDR Balances
- **OTHER:** Developer Payments, Grants, etc.
- **RPTTF–Non-Admin:** Redev. Prop. Tax Trust Fund
- **RPTTF-Admin:** Admin Cost Allow.; max. 3% RPTTF

Organization of ROPS 16-17

- Admin/Agency-wide
- Non-Housing Obligations by Project Area
- Housing Obligations by Project Area
- Rincon Point – South Beach (including Harbor)
- Bonds by Project Area
- New Items

Proposed ROPS Amendment

Net Increase of \$9.0M

is within Commission and BOS approved budget

- \$1.2M Bond Proceeds
- \$5.0M Other
- \$2.8M RPTTF Non-Admin
 - \$2.5M is pledged Mission Bay tax increment
 - \$300K if transfer of Fillmore Garage doesn't occur by Dec 31, 2016

ROPS Amendment Highlights

Agency Operation

- **\$172,565 increase, RPTTF Non-Admin (Line 7)**
 - Reflects revised CalPERS pension actuarial assumptions
 - Fully offset by other RPTTF Non-Admin decreases
- **\$180, 902 increase, Bond Proceeds and \$180,902 decrease, RPTTF Non-Admin (Line 411)**
 - Supports work on affordable housing projects funded by bond proceeds
 - Offsets RPTTF increase in Line 7

ROPS Amendment Highlights

Hunters Point Shipyard / Candlestick Point

- **\$2.5M increase, developer payments (Lines 22, 35, 44, 355, & 398)**
 - Supports acceleration of development & financing plan review
- **\$25K increase, developer payments (Line 41)**
 - Rolls over legal services contract authority
- **\$50K increase, developer payments & \$5K increase, RPTTF (Line 67)**
 - Funds late submitted invoice & RPTTF EDA grant match

ROPS Amendment Highlights

Transbay

- **\$6K increase, Bond Proceeds (Line 107)**
 - Funds invoice for Folsom Street Improvements submitted by SFTC after project close-out

ROPS Amendment Highlights

Asset Management

- **\$10K increase, CDBG funds (Line 11)**
 - Finances emergency repairs in Shoreview Park
- **\$300K increase, RPPTF Non-Admin & \$300K decrease, lease revenue (Line 119)**
 - Finances Fillmore Garage Operating Deficits January - June, as per Garage Operating Agreement
 - Changes source from lease revenue to RPTTF Non-Admin
 - Fillmore Garage scheduled to transfer to City prior to Dec 31, 2016

ROPS Amendment Highlights

Asset Management (cont.)

- **\$1.2M increase, CDBG (Line 140)**
 - Funds repairs of Crescent Pool
- **\$45K increase, CDBG (Line 145)**
 - Pays special taxes in arrears due to property owner delinquency
- **\$1.5M increase, lease revenues (Line 257)**
 - Funds increased cost to operate South Beach Harbor identified by Port after ROPS submission
- **\$1K increase, lease revenues (Lines 250, 251, 252, 369, 370, 371)**
 - Funds increases to Port leases implemented after ROPS submission
- **\$200K increase, CDBG (Line 373)**
 - Funds title work related to Yerba Buena Gardens transfer

ROPS Amendment Highlights

Debt Service for Mission Bay

- **\$2.5M increase, RPTTF (Line 389, 399, 400, 401)**
 - Funds debt service for Mission Bay bonds issued after ROPS submission
 - Does not impact taxing entities, RPTTF is pledged per the Mission Bay Tax Allocation and Pledge Agreements

ROPS Amendment Highlights

Affordable Housing

- **\$985K increase, Bond Proceeds (Line 395)**
 - Increases pre-development loan for HPSY Blocks 52 and 54 to support development as scattered site to accelerate housing delivery and provide more efficient financing

Next Steps

- **9/12:** ROPS 16-17 Amendment OSB Workshop
- **9/26:** ROPS 16-17 Amendment OSB Action
- **9/30:** ROPS 16-17 Amendment Submission
- **12/17:** DOF Notification