

File No. 170862

Committee Item No. 3
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date September 7, 2017

Board of Supervisors Meeting

Date _____

Cmte Board

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Completed by: Linda Wong Date _____
Completed by: Linda Wong Date _____

1 [Setting Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants -
2 FY2017-2018]

3 **Ordinance levying property taxes at a combined rate of \$1.1789 on each \$100 valuation**
4 **of taxable property for the City and County of San Francisco, San Francisco Unified**
5 **School District, San Francisco Community College District, Bay Area Rapid Transit**
6 **District, and Bay Area Air Quality Management District, and establishing a pass-**
7 **through rate of \$0.0890 per \$100 of assessed value for residential tenants pursuant to**
8 **Administrative Code, Chapter 37, for the fiscal year ending June 30, 2018.**

9
10 Be it ordained by the People of the City and County of San Francisco:

11
12 **Section 1.** Pursuant to the laws of the State of California, a tax is hereby levied for the
13 fiscal year ending June 30, 2018, on all property, real and personal, in the City and County of
14 San Francisco, except such property as is by law exempt from taxation, in the sum of
15 \$1.00756558 on each \$100 valuation of said taxable property as the same appears upon the
16 secured assessment roll of the City and County for the fiscal year. The tax shall be
17 apportioned to the General Fund, the General Obligation Bond Fund, and the County
18 Superintendent of Schools, and according to the provisions of Sections 16.106, 16.107,
19 16.108, and 16.109 of the Charter as follows:

20	For the General Fund, the rate of	\$ 0.81168319 ⁽¹⁾
21	For the Library Preservation Fund, the rate of	0.02500000
22	For the San Francisco Children's Fund, the rate of	0.03750000
23	For the Open Space Acquisition Fund, the rate of	0.02500000
24	For the County Superintendent of Schools, the rate of	0.00097335

1 For the General Obligation Bond Fund, the rate of 0.10740904
2 **TOTAL City and County of San Francisco** **\$1.00756558**

3
4 ⁽¹⁾ Includes an estimated \$0.25330113 for the State-mandated tax shift to the Educational
5 Revenue Augmentation Fund.
6

7 **Section 2.** Pursuant to the laws of the State of California, a tax is hereby levied for San
8 Francisco Unified School District purposes for the fiscal year ending June 30, 2018 on all
9 property, real and personal in the City and County of San Francisco, except such property as
10 is by law exempt from taxation, in the sum of \$0.12216412 on each \$100 valuation of said
11 taxable property as the same appears upon the secured assessment roll of the City and
12 County for the fiscal year. The tax shall be apportioned as follows:

13 For General Operations, the rate of \$0.07698857
14 For General Obligation Bond Debt Service, the rate of \$0.04517555
15 **TOTAL San Francisco Unified School District** **\$0.12216412**
16

17 **Section 3.** Pursuant to the laws of the State of California, a tax is hereby levied for San
18 Francisco Community College District purposes for the fiscal year ending June 30, 2018 on all
19 property, real and personal in the City and County of San Francisco, except such property as
20 is by law exempt from taxation, in the sum of \$0.02579907 on each \$100 valuation of said
21 taxable property as the same appears upon the secured assessment roll of the City and
22 County for the fiscal year. The tax shall be apportioned as follows:

23 For General Operations, the rate of \$0.01444422
24 For General Obligation Bond Debt Service, the rate of \$0.01135485
25 **TOTAL San Francisco Community College District** **\$0.02579907**

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Section 4. Pursuant to the laws of the State of California, a tax is hereby levied for Bay Area Rapid Transit District purposes for the fiscal year ending June 30, 2018 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of \$0.02132528 on each \$100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of	\$0.00632528
For General Obligation Bond Debt Service, the rate of	<u>\$0.01500000</u>
TOTAL Bay Area Rapid Transit District	\$0.02132528

Section 5. Pursuant to the laws of the State of California, a tax is hereby levied for Bay Area Air Quality Management District purposes for fiscal year ending June 30, 2018 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of \$0.00208539 on each \$100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of	<u>\$0.00208539</u>
TOTAL Bay Area Air Quality Management District	\$0.00208539

Section 6. The combined property tax rate for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District, as set forth above, shall therefore be \$1.1789 on each \$100 valuation of said taxable property.

1 **Section 7.** Pursuant to Chapter 37.3(a)(6)(A), (B) and (C) of the San Francisco
2 Administrative Code, the Board of Supervisors hereby determines that, based on the
3 combined property tax rate provided in Section 6, the property tax pass-through rate for
4 residential tenants for the fiscal year ending June 30, 2018, shall be \$0.0890 per \$100 of
5 assessed value. The pass-through rate is based on three factors: (1) 100% of the change in
6 the landlord's property tax resulting from repayment of the City's general obligation bonds
7 approved by voters between November 1, 1996 and November 30, 1998; (2) 50% of the
8 change in the landlord's property tax resulting from repayment of the City's general obligation
9 bonds approved by voters after November 14, 2002; and (3) 50% of the change in the
10 landlord's property tax resulting from repayment of the San Francisco Unified School District
11 or San Francisco Community College District's general obligation bonds approved by voters
12 after November 1, 2006, payable during the fiscal year ending June 30, 2018.

13
14 **Section 8.** The rate for the City and County of San Francisco General Obligation Bond
15 Fund includes a collection fee of 0.25% of the fund collected for the purpose of General
16 Obligation Bond debt service. An amount sufficient to pay this fee is hereby appropriated
17 within the General Obligation Bond Fund and the Controller is hereby authorized to pay this
18 fee into the General Fund from the General Obligation Bond Fund.

19
20 Prepared By:

Approved As to Form:

21
22 
23 _____
24 Controller

Dennis J. Herrera, City Attorney

25 BY: 
_____ Deputy City Attorney

LEGISLATIVE DIGEST

[Setting San Francisco's Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants – FY2017-2018]

Ordinance providing revenue and levying property taxes at a combined rate of \$1.1789 on each \$100.00 valuation of taxable property for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District, and establishing pass-through rate of \$0.0890 per \$100.00 of assessed value for residential tenants pursuant to Chapter 37 of the Administrative Code for the fiscal year ending June 30, 2018.

Existing Law

San Francisco's combined property tax rate and pass-through rate for residential tenants is adopted annually. Article XIII A of the California Constitution and Sections 93 and 100 of the California Revenue and Taxation Code fix the base property tax rate at \$1.0000 on each \$100 valuation of taxable property. The portion of the property tax rate above the fixed amount varies each year based on the anticipated debt service requirements related to voter-approved general obligation bonds.

The Board of Supervisors adopted and the Mayor approved Ordinance Number 184-16 for Fiscal Year 2016-2017. That Ordinance established the 2016-2017 fiscal year's combined property tax rate of \$1.1792 on each \$100 valuation of taxable property within the City and County of San Francisco. Ordinance Number 184-16 also established the property tax pass-through rate of residential tenants of \$0.0840 per \$100 of assessed value based upon the criteria defined in Chapter 37.3(a)(6)(A) and (B) and (C) of the San Francisco Administrative Code.

Amendments to Current Law

This legislation would update the combined property tax rate to \$1.1789 on each \$100 valuation of taxable property within the City and County of San Francisco to reflect the change in anticipated debt service requirements, including a 0.25% administrative allowance to reimburse costs of collection, for Fiscal Year 2017-2018. The legislation also updates the property tax pass-through rate of residential tenants to \$0.0890 per \$100 of assessed value.

Background Information

California Government Code Section 29100 requires the Board of Supervisors to adopt the composite property tax rate for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District for the fiscal year on or before October 3 of each year. Section 3.3 of the City and County of San Francisco's Administrative Code requires the property tax rate be adopted by the last working day of September. This legislation fulfills both of those requirements.

Item 3 File 17-0862	Department: Controller's Office (Controller)
EXECUTIVE SUMMARY	
Legislative Objective	
<ul style="list-style-type: none"> • The proposed ordinance sets the property tax rate for FY 2017-18 for taxing entities within the City and County of San Francisco including (a) the City and County of San Francisco (City); (b) the San Francisco Unified School District (SFUSD); (c) the San Francisco Community College District (SFCCD); (d) the Bay Area Rapid Transit District (BART); and (e) the Bay Area Air Quality Management District (BAAQMD) 	
Key Points	
<ul style="list-style-type: none"> • The Board of Supervisors annually sets the combined property tax rate that provides revenues for: (1) general operations, (2) specific Charter-required activities such as acquiring open space or constructing, maintaining, and operating the public library; and (3) paying debt service on voter-approved General Obligation bonds that were issued by the City, SFUSD, SFCCD, and BART. • The proposed ordinance also would set the property tax pass-through rate that landlords can pass-through to tenants in FY 2017-18, as allowed under the City Administrative Code. 	
Fiscal Impact	
<ul style="list-style-type: none"> • The proposed ordinance would set the combined property tax rate (comprised of the property tax rates levied for all of the taxing jurisdictions within the city) for FY 2017-18 at \$1.1723 per \$100 of assessed value. The FY 2017-18 property tax rate of \$1.1723 is \$0.0069, or 0.59 percent, less than the FY 2016-17 property tax rate of \$1.1792 per \$100 of assessed value. • The proposed FY 2017-18 property tax rate of \$1.1723 would increase property taxes by \$83.21 on a single-family residence that has an assessed value of \$510,000 in FY 2017-18 	
Recommendation	
<ul style="list-style-type: none"> • Approve the proposed ordinance. 	

MANDATE STATEMENT

California Revenue and Taxation Code Section 2151 requires the Board of Supervisors to fix the rates of county taxes and to collect the taxes for the City, County, and State.

San Francisco Administrative Code Section 3.3(h) requires the Board of Supervisors to adopt the property tax rate for the City and County of San Francisco before the last working day in September.

City Charter Section 16.107-109 requires that portions of the City's annual property tax levy be set aside for specific uses including: \$0.0250 for the Library Preservation Fund; \$0.0375 for the Children's Fund; and \$0.0250 for the Open Space Acquisition Fund.

San Francisco Administrative Code Section 37.3(a)(6)(A-D), the Residential Rent Stabilization and Arbitration Ordinance, allows landlords to pass through to tenants one-half of property tax increases that result from certain voter-approved General Obligation bonds.

BACKGROUND

The Board of Supervisors annually sets the combined property tax rate that provides revenues for: (1) general operations, (2) specific Charter-required activities such as acquiring open space or constructing, maintaining, and operating the public library; and (3) paying debt service on voter-approved General Obligation bonds that were issued by the City and County of San Francisco (City), the San Francisco Unified School District (SFUSD), the San Francisco Community College District (SFCCD), and the Bay Area Rapid Transit District (BART).

Under the California Revenue and Taxation Code, the base property tax rate that the City can levy on property owners is one percent and can be used for general purposes. Any amount over the base one percent is used to pay for debt service on voter-approved General Obligation bonds.

DETAILS OF THE PROPOSED LEGISLATION

The proposed ordinance sets the property tax rate for FY 2017-18 for taxing entities¹ within the City and County of San Francisco including (a) the City; (b) the San Francisco Unified School District; (c) San Francisco Community College District; (d) BART; and (e) the Bay Area Air Quality Management District (BAAQMD).

The proposed ordinance also would set the property tax pass-through rate that landlords can pass-through to tenants in FY 2017-18, as allowed under the City Administrative Code. The pass through to tenants may only be imposed on a tenant's anniversary date and shall not become part of a tenant's base rent. The allowable tenant pass-through rate is based on the portion of

¹ Taxing entities are agencies or organizations located within the City and County of San Francisco that have taxing authority but may not be part of the City government. The \$0.8117 General City Operations factor includes \$0.2533 to be shifted to the Educational Revenue Augmentation Fund for the benefit of San Francisco Unified School District, the County Office of Education, and the San Francisco Community College District.

the landlord’s property tax liability that comes from General Obligation bond debt service for certain periods, as shown in Table 1 below.

Table 1: Percent of Property Tax Increases for General Obligation Bond Debt Service Allowed for Pass-Through to Tenants

Taxing Entity	Date of General Obligation Bond Approval by Voters	Pass-Through Rate
City and County of San Francisco	November 1, 1996 – November 30, 1998	100%
City and County of San Francisco	November 14, 2002 – Present	50%
San Francisco Unified School District San Francisco Community College District	November 1, 2006 – Present	50%

FISCAL IMPACT

Combined Property Tax Rate

The proposed ordinance would set the combined property tax rate (comprised of the property tax rates levied for all of the taxing jurisdictions within the city) for FY 2017-18 at \$1.1723 per \$100 of assessed value. The FY 2017-18 property tax rate of \$1.1723 is \$0.0069, or 0.59 percent, less than the FY 2016-17 property tax rate of \$1.1792 per \$100 of assessed value. Table 2 below shows the proposed property tax rates for all taxing jurisdictions within the City, as calculated by the Controller.

Table 2: Current and Proposed Property Tax Rates per \$100 of Assessed Value*

Tax	FY 2015-16	Proposed FY 2016-17	Increase (Decrease)
General Fund	\$0.8142	\$0.8117	(\$0.0025)
Library Preservation Fund	0.0250	0.0250	-
Children’s Fund	0.0350	0.0375	0.0025
Open Space Acquisition Fund	0.0250	0.0250	-
County Superintendent of School	0.0010	0.0010	-
General Obligation Bond Fund	0.1189	0.1074	(0.0115)
City Subtotal	\$1.0191	\$1.0076	(\$0.0115)
General Operations	\$0.0770	\$0.0770	-
General Obligation Bond Debt Service	0.0398	0.0452	0.0054
SFUSD Subtotal	\$0.1168	\$0.1222	\$0.0054
General Operations	\$0.0144	\$0.0144	-
General Obligation Bond Debt Service	0.0125	0.0114	(\$0.0011)
SFCCD Subtotal	\$0.0269	\$0.0258	(\$0.0011)
General Operations	\$0.0063	\$0.0063	-
General Obligation Bond Debt Service	0.0080	0.0084	0.0004
BART Subtotal	\$0.0143	\$0.0147	\$0.0004
Bay Area Air Quality Management District Operations	\$0.0021	\$0.0021	-
Total Property Tax Rate	\$1.1792	\$1.1723	(\$0.0069)

* Totals may not add due to rounding.

The proposed combined property tax rate shown in Table 2 above includes a 0.25 percent administrative allowance charged on the City’s voter-approved General Obligation bonds to reimburse the City for the costs of collecting property taxes. This 0.25 percent administrative allowance is charged to the total property tax collection attributable to the General Obligation bonds, rather than to the assessed value.

Allowable Tenant Pass-Through Property Tax Rate

The proposed ordinance also would set the allowable property tax rate that landlords can pass through to tenants at \$0.0890 per \$100 of assessed value in FY 2017-18. The allowable tenant pass-through rate is \$0.0050 greater than the rate of \$0.0840 in FY 2016-17.

Impacts of the Combined Property Tax Rate and Allowable Pass-Through

Under Proposition 13, the City may annually increase the assessed value of a property by a State-determined inflation factor of up to 2.00 percent. For FY 2016-17, the State Board of Equalization determined that the allowable inflation factor is 2.00 percent. Therefore, a single-

family residence in San Francisco with an assessed value of \$500,000 in FY 2016-17 has an assessed value of \$510,000 in FY 2017-18.²

Table 3 below shows the impact of the proposed property taxes payable by owners and tenants. As shown in Table 3 below, the proposed FY 2017-18 property tax rate of \$1.1723 would increase property taxes by \$83.21 on a single-family residence that has an assessed value of \$510,000 in FY 2017-18.

Table 3: Impact on Property Tax Payments

Fiscal Year 2016-17	Single Family Residence	Allowable Tenant Pass-Through
Assessed Value	\$500,000	\$500,000
Less Homeowners Exemption	-7,000	0
Total Taxable Assessed Value	493,000	500,000
Tax Rate per \$100 of Assessed Value	1.1792	0.084
Property Taxes Payable in 2016-17	\$5,813.46	\$420.00
Proposed Fiscal Year 2017-18		
Prior Year Assessed Value	\$500,000	\$500,000
Plus Cost of Living Increase (2.000 percent)	10,000	10,000
Subtotal	510,000	510,000
Less Homeowners Exemption	-7,000	0
Total Taxable Assessed Value	503,000	510,000
Tax Rate per \$100 of assessed value	1.1723	0.089
Property Taxes Payable in FY 2017-18	\$5,896.67	\$453.97
Total Increase / (Decrease) in Property Taxes Payable in FY 2017-18 as Compared to FY 2016-17 for a Single-Family Residence with a Prior Year Assessed Value of \$500,000	\$83.21	\$33.97

RECOMMENDATION

Approve the proposed ordinance.

² The State calculates the allowable inflation factor based on the California Consumer Price Index (CCPI) using a weighted equation that combines the metropolitan areas of San Francisco, Los Angeles, San Diego, and the national average.



Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

July 24, 2017

The Honorable Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Attention: Budget & Finance Committee

Re: FY 2017-18 Property Tax Rate Ordinance

Dear Ms. Calvillo:

I am submitting an ordinance for consideration to amend the tax levy for FY 2017-18. This ordinance includes the following:

- Property Tax Levy for City and County;
- Property Tax Levy for Unified School District;
- Property Tax Levy for Community College District, and
- Property Tax Levy for Bay Area Rapid Transit District
- Property Tax Levy for Bay Area Air Quality Management District
- Pass-through rate of residential tenants pursuant to Chapter 37 of the Administrative Code

Section 3.3 of the Administrative Code requires the property tax rate be adopted by the last working day of September. I hereby request these items be scheduled for the Budget & Finance Committee meeting no later than September 7, 2017 to satisfy this requirement.

Please contact Jamie Whitaker, Property Tax Manager, at 415-554-7593 if you have questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "Ben Rosenfield", written over a horizontal line.

Ben Rosenfield
Controller

CC: Linda Wong, Budget & Finance Committee Clerk



Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

July 24, 2017

The Honorable Edwin Lee
Mayor, City and County of San Francisco
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

The Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Ladies and Gentlemen:

I am submitting herewith an annual ordinance which formally adopts those portions of the property tax rate for fiscal year 2017-2018 which the City and County of San Francisco administers. The Bay Area Rapid Transit District (BART) also adopts a debt service tax rate factor for their combined three county service area. The rate shown below includes the **estimated** rate for BART, which is slated for adoption at BART's August Board meeting. The composite property tax rate for fiscal year 2017-2018 is projected to be \$1.1789 for each \$100 of assessed value, a decrease of \$0.0003 or 0.03 percent from the \$1.1792 rate established for fiscal year 2016-2017. Based on a \$1.1789 rate, the average tax bill for a home previously assessed at \$500,000 in fiscal year 2016-2017 will go from \$5,813.46 last fiscal year to \$5,929.86 in fiscal year 2017-2018, a \$116.40 or 2.00 percent increase. The respective tax rates by accruing entity are as follows:

	<u>Tax Rate Ordinance</u>	<u>Estimated State Shift</u>	<u>Effect After State Shift</u>
San Francisco Community College District (includes 0.01135485 debt service)	\$0.02579907	0.0400	\$0.06579907
San Francisco Unified School District (includes 0.04517555 debt service)	0.12216412	0.2133	0.33546412
CCSF - General Fund	0.81168319	(0.2533)	0.55838319
CCSF - Library Preservation Fund	0.02500000		0.02500000
CCSF - Children's Fund	0.03750000		0.03750000
CCSF - Open Space Acquisition Fund	0.02500000		0.02500000
CCSF - Bond Interest and Redemption Fund	0.10740904		0.10740904
CCSF - County Superintendent of Schools	0.00097335		0.00097335
Bay Area Air Quality Management District	0.00208539		0.00208539
BART District General Fund	<u>0.00632528</u>		<u>0.00632528</u>
Total excluding BART District Debt Service	\$1.16393944		\$1.16393944
BART Debt Service (Estimate)	<u>0.01500000</u>		<u>0.01500000</u>
Total Combined Tax Rate	<u>\$1.17893944</u>		<u>\$1.17893944</u>

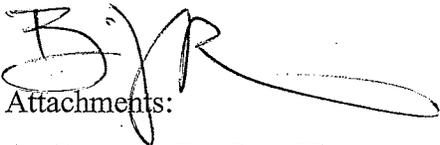
The property tax rate reflects anticipated debt service requirements pertaining to voter-approved general obligation bonds, including a 0.25% administrative allowance to reimburse costs of collection. Attachment A is a Property Tax Rate History table for the City and County beginning in fiscal year 1996-1997. Attachment B provides the anticipated fiscal year 2017-2018 general obligation bond debt service schedule (principal and interest) relevant to the property tax rate calculations.

For fiscal year 2017-2018, the pass-through rate for residential tenants is \$0.0890 per \$100 of assessed value, or 8.9 cents per \$100 of assessed value. The pass-through rate is comprised of 3 factors as outlined in Chapter 37.3 of the San Francisco Administrative Code: 1) 100% of the City's general obligation bonds approved by voters between November 1, 1996 and November 30, 1998; 2) 50% of the City's general obligation bonds approved by voters after November 14, 2002; and 3) 50% of the San Francisco Unified School District or San Francisco Community College District's general obligation bonds approved by voters after November 1, 2006.

Except for a consumer price index adjustment which is capped at the lesser of inflation or 2.00% under Proposition 13, individual assessments increase only when property is sold, transferred, or otherwise improved. For fiscal year 2017-2018, the consumer price index adjustment authorized by the State is 2.00%. The median assessed valuation for a single residential dwelling parcel in fiscal year 2016-2017 in San Francisco was about \$500,000. As shown in Attachment C, the combination of a tax rate of \$1.1789 for each \$100 of assessed value and the 2.000% consumer price index adjustment that increases the assessed value of the example residence from \$500,000 in fiscal year 2016-2017 to \$510,000 in fiscal year 2017-2018 results in a \$116.40 property tax increase.

Sincerely,

Ben Rosenfield
Controller


Attachments:

- A - Property Tax Rate History
- B - Debt Service Requirements
- C - Comparative Property Tax Bill

Attachment A

Property Tax Rate History City and County of San Francisco

<u>Fiscal Year</u>	<u>Prop 13 Tax Rate</u>	<u>San Francisco G.O. Bonds Tax Rate</u>	<u>Schools & Special Districts G.O. Bonds Tax Rate</u>	<u>Combined Secured Property Tax Rate</u>	<u>% Change From Prior Year</u>
1996 - 1997	1.0000	0.1564	0.0266	1.1830	1.64%
1997 - 1998	1.0000	0.1643	0.0257	1.1900	0.59%
1998 - 1999	1.0000	0.1449	0.0201	1.1650	-2.10%
1999 - 2000	1.0000	0.1277	0.0013	1.1290	-3.08%
2000 - 2001	1.0000	0.1348	0.0012	1.1360	0.62%
2001 - 2002	1.0000	0.1236	0.0004	1.1240	-1.05%
2002 - 2003	1.0000	0.1167	0.0003	1.1170	-0.62%
2003 - 2004	1.0000	0.1068	0.0002	1.1070	-0.90%
2004 - 2005	1.0000	0.1284	0.0156	1.1440	3.35%
2005 - 2006	1.0000	0.1201	0.0199	1.1400	-0.35%
2006 - 2007	1.0000	0.0966	0.0384	1.1350	-0.43%
2007 - 2008	1.0000	0.1037	0.0373	1.1410	0.53%
2008 - 2009	1.0000	0.1053	0.0577	1.1630	1.93%
2009 - 2010	1.0000	0.1084	0.0506	1.1590	-0.34%
2010 - 2011	1.0000	0.1121	0.0519	1.1640	0.43%
2011 - 2012	1.0000	0.1147	0.0571	1.1718	0.67%
2012 - 2013	1.0000	0.1083	0.0608	1.1691	-0.23%
2013 - 2014	1.0000	0.1195	0.0685	1.1880	1.38%
2014 - 2015	1.0000	0.1195	0.0548	1.1743	-1.15%
2015 - 2016	1.0000	0.1135	0.0691	1.1826	0.71%
2016 - 2017	1.0000	0.1189	0.0603	1.1792	-0.29%
2017 - 2018	1.0000	0.1074	0.0715	1.1789	-0.03%

Attachment B

CITY AND COUNTY OF SAN FRANCISCO Debt Service Requirements - General Obligation Bonds Comparative Statement - Fiscal Year 2017-2018 and 2016-2017

Bond Description	FY 2017-2018	FY 2017-2018	FY 2017-2018	FY 2016-2017	INCREASE/ (DECREASE)
	Principal	Interest	Total	Total	
GENERAL CITY					
1992 UMB Program - Seismic Safety, Series 2007A (1st to 7th draw)	\$ 1,368,225	\$ 1,042,529	\$ 2,410,754	\$ 2,410,753	\$ 1
1992 UMB Program - Seismic Safety, Series 2015A (Estimate)	-	260,000	260,000	260,000	-
2008 Clean and Safe Neighborhood Parks, Series 2010B	2,510,000	224,375	2,734,375	2,733,875	500
2008 Clean and Safe Neighborhood Parks, BAB Series 2010D	-	1,956,703	1,956,703	1,956,703	-
2008 Clean and Safe Neighborhood Parks, Series 2012B	2,640,000	1,708,626	4,348,626	4,350,226	(1,600)
2008 Clean and Safe Neighborhood Parks, Series 2016A	305,000	268,250	573,250	578,000	(4,750)
2012 Clean and Safe Neighborhood Parks, Series 2013A	1,810,000	1,956,750	3,766,750	3,768,000	(1,250)
2012 Clean and Safe Neighborhood Parks, Series 2016B	985,000	870,400	1,855,400	1,867,900	(2,500)
2012 Clean and Safe Neighborhood Parks, Series 2017C (Estimate) \$80M	25,000,000	2,181,473	27,181,473	-	27,181,473
2008 San Francisco General Hospital Improvement Bonds, Series 2009A	5,265,000	553,313	5,818,313	5,813,813	4,500
2008 San Francisco General Hospital Improvement Bonds, Series 2010A	12,245,000	1,094,713	13,339,713	13,342,963	(3,250)
2008 San Francisco General Hospital Improvement Bonds, BAB Series 2010C	-	9,540,977	9,540,977	9,540,977	-
2008 San Francisco General Hospital Improvement Bonds, Series 2012D	7,670,000	7,385,500	15,055,500	15,055,750	(250)
2008 San Francisco General Hospital Improvement Bonds, Series 2014A	7,325,000	7,380,613	14,705,613	14,709,613	(4,000)
2010 Earthquake Safety & Emergency Response, Series 2010E	2,360,000	2,100,500	4,460,500	4,463,000	(2,500)
2010 Earthquake Safety & Emergency Response, Series 2012A	6,320,000	5,168,500	11,488,500	11,489,500	(1,000)
2010 Earthquake Safety & Emergency Response, Series 2012E	1,475,000	1,418,450	2,893,450	2,893,700	(250)
2010 Earthquake Safety & Emergency Response, Series 2013B	780,000	843,700	1,623,700	1,625,950	(2,250)
2010 Earthquake Safety & Emergency Response, Series 2014C	1,740,000	1,858,563	3,598,563	5,265,813	(1,667,250)
2010 Earthquake Safety & Emergency Response, Series 2016C	890,000	832,825	1,722,825	1,725,325	(2,500)
2010 Earthquake Safety & Emergency Response, Series 2014D	3,190,000	3,403,813	6,593,813	9,651,313	(3,057,500)
2014 Earthquake Safety & Emergency Response, Series 2016D	3,010,000	2,809,763	5,819,763	5,818,013	1,750
2011 Road Repaving and Street Safety, Series 2012C	2,705,000	1,749,150	4,454,150	4,453,150	1,000
2011 Road Repaving and Street Safety, Series 2013C	3,280,000	3,521,450	6,781,450	6,781,700	(250)
2011 Road Repaving and Street Safety, Series 2016E	1,580,000	1,457,850	3,017,850	3,016,900	750
2014 Transportation & Road Improvements, Series 2015B	1,710,000	1,740,631	3,450,631	3,452,131	(1,500)
2014 Transportation & Road Improvements, Series 2016G (Estimate)	-	-	-	21,564,237	(21,564,237)
2014 Transportation & Road Improvements, Series 2018A (Estimate) \$117M	40,000,000	1,464,707	41,464,707	-	41,464,707
2014 Earthquake Safety & Emergency Response, Series 2017B (Estimate) \$190M	40,000,000	5,660,428	45,660,428	-	45,660,428
2015 Affordable Housing, Series 2016F (Estimate)	2,265,000	1,372,780	3,637,780	23,208,655	(19,570,875)
2016 Public Health, Series 2016H (Estimate)	-	-	-	25,799,667	(25,799,667)
2016 Public Health and Safety, Series 2017A	4,310,000	5,211,800	9,521,800	-	9,521,800
2008 General Obligation Bond Refunding, Series 2008 R1	1,565,000	267,000	1,832,000	1,821,800	10,200
2008 General Obligation Bond Refunding, Series 2008 R2	5,680,000	269,800	5,949,800	5,952,488	(2,688)
2011 General Obligation Bond Refunding, Series 2011 R1	25,860,000	9,906,900	35,766,900	35,841,900	(75,000)
2015 General Obligation Bond Refunding, Series 2015 R1	13,060,000	12,414,500	25,474,500	29,288,000	(3,813,500)
SUB-TOTAL GENERAL CITY BEFORE NET PREMIUM & FEDERAL SUB	\$ 228,873,225	\$ 99,897,132	\$ 328,770,357	\$ 280,501,816	\$ 48,268,542
FEDERAL SUBSIDY AVAILABLE FOR DEBT SERVICE PAYMENT					
2010 Earthquake Safety & Emergency Response, Series 2014C	\$ -	\$ -	\$ -	\$ (1,669,589)	\$ 1,669,589
2010 Earthquake Safety & Emergency Response, Series 2016C	-	(816,832)	(816,832)	(875,325)	58,493
2011 Road Repaving & Street Safety, Series 2016E	-	(1,428,159)	(1,428,159)	(1,531,900)	103,741
2014 Earthquake Safety & Emergency Response, Series 2016D	-	(2,738,714)	(2,738,714)	(2,953,013)	214,299
2008 San Francisco General Hospital Improvement Bonds, BAB Series 2010C	-	(3,108,927)	(3,108,927)	(3,112,266)	3,339
2008 Clean and Safe Neighborhood Parks, BAB 2010D	-	(637,591)	(637,591)	(638,276)	685
2008 Clean and Safe Neighborhood Parks, Series 2016A	-	(164,965)	(164,965)	(283,000)	118,035
2012 Clean and Safe Neighborhood Parks, Series 2016B	-	(524,305)	(524,305)	(917,900)	393,595
2014 Transportation & Road Improvement, Series 2015B	-	-	-	(660,688)	660,688
2016 Public Health and Safety Series 2017A	-	(5,211,800)	(5,211,800)	-	(5,211,800)
SB 1128 Reimbursement	-	(3,836,248)	(3,836,248)	(4,048,097)	211,849
Tobacco Settlement Revenue Reimbursement	(10,845,000)	(4,466,902)	(15,311,902)	(15,154,053)	(157,849)
TOTAL FEDERAL SUBSIDY	(10,845,000)	(22,934,443)	(33,779,443)	(34,901,596)	1,122,153
SUB-TOTAL GENERAL CITY NET OF NET PREMIUM & FEDERAL SUB	\$ 218,028,225	\$ 76,962,689	\$ 294,990,914	\$ 245,600,219	\$ 49,390,695
OUTSIDE CITY ANNUAL BUDGET					
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT (SFCCD)					
2005 Community College District, 2010 Series D	\$ -	\$ 1,497,300	\$ 1,497,300	\$ 1,497,300	\$ -
2015 Community College District, Refunding Bonds	14,380,000	10,542,450	24,922,450	24,949,850	(27,500)
SUB-TOTAL SF COMMUNITY COLLEGE DISTRICT BEFORE NET BID P	\$ 14,380,000	\$ 12,039,750	\$ 26,419,750	\$ 26,447,150	\$ (27,500)
SAN FRANCISCO UNIFIED SCHOOL DISTRICT (SFUSD)					
2006 Unified School District, 2007 Series A	\$ -	\$ 834,600	\$ 834,600	\$ 5,843,100	\$ (5,008,500)
2006 Unified School District, 2009 Series B	9,880,000	943,550	10,823,550	13,753,263	(2,919,713)
2006 Unified School District, 2010 Series C (QSCBs)	-	742,969	742,969	742,969	-
2006 Unified School District, 2010 Series D (BABs)	-	4,150,420	4,150,420	4,150,420	-
2006 Unified School District, 2010 Series E	8,025,000	2,690,500	10,715,500	10,711,500	4,000
2011 Unified School District, 2012 Series A	4,605,000	4,178,350	8,783,350	8,782,600	750
2011 Unified School District, 2014 Series B	7,675,000	7,734,263	15,409,263	15,409,763	(500)
2011 Unified School District, 2015 Series C	7,410,000	8,292,063	15,702,063	15,705,063	(3,000)
2006 Unified School District, 2015 Series F	525,000	589,763	1,114,763	1,120,013	(5,250)
2016 Unified School District, 2012 Series A	18,340,000	7,695,858	26,035,858	-	26,035,858
2015 General Obligation Refunding Bonds	7,280,000	2,796,550	10,076,550	5,064,550	5,012,000
2012 General Obligation Refunding Bonds	8,580,000	3,131,450	11,711,450	11,709,950	1,500
2017 General Obligation Refunding Bonds	-	2,647,250	2,647,250	-	2,647,250
SUB-TOTAL SF UNIFIED SCHOOL DISTRICT BEFORE NET BID PREMI	\$ 72,330,000	\$ 46,427,586	\$ 118,757,586	\$ 92,993,191	\$ 25,764,395
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT					
2006 Unified School District, 2010 Series C (QSCBs)	-	\$ (653,712)	\$ (653,712)	\$ (654,414)	\$ 702
2006 Unified School District, 2010 Series D (BABs)	-	(1,352,414)	(1,352,414)	(1,353,866)	1,452
2016 Unified School District, Series A	-	(7,695,858)	(7,695,858)	-	(7,695,858)
TOTAL NET BID PREMIUM	\$ -	\$ (9,701,984)	\$ (9,701,984)	\$ (2,008,280)	\$ (7,693,704)
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE	\$ 72,330,000	\$ 36,725,602	\$ 109,055,602	\$ 90,591,939	\$ 18,070,691
BAY AREA RAPID TRANSIT DISTRICT (BART)					
2004 BART Earthquake Safety Bonds, 2005 Series A	\$ -	\$ -	\$ -	\$ -	\$ -
2004 BART Earthquake Safety Bonds, 2007 Series B	1,296,000	1,437,636	2,733,636	2,546,220	187,416
2004 BART Earthquake Safety Bonds, 2013 Series A	6,340,800	3,214,872	9,555,672	3,335,584	6,220,088
2015 BART General Obligation Bonds	336,000	3,948,640	4,284,640	3,953,680	330,960
2016 BART General Obligation Bonds 2017 Series A (Estimate)	5,779,200	2,604,603	8,383,803	-	8,383,803
SUB-TOTAL BAY AREA RAPID TRANSIT DISTRICT	\$ 13,752,000	\$ 11,205,751	\$ 24,957,751	\$ 9,835,484	\$ 15,122,267
SUB-TOTAL SFCCD, SFUSD AND BART	\$ 101,927,000	\$ 60,073,166	\$ 162,000,166	\$ 128,837,458	\$ 33,162,708
TOTAL GENERAL OBLIGATIONS - GENERAL CITY, SFCCD, SFUSD, AND BART	\$ 319,955,225	\$ 137,035,855	\$ 456,991,080	\$ 374,437,677	\$ 82,553,403

Attachment C

COMPARATIVE TAX BILL

A comparative tax bill calculation of a home in San Francisco with an assessed value of \$500,000 in fiscal year 2016-2017 is as follows:

	<u>Assessed Value (100%)</u>	<u>Property Tax Rate per \$100 Value</u>	<u>Tax Bill</u>	<u>% Change</u>
<u>FY 2016-2017</u>				
Assessed Value FY 2016-17	\$500,000			
Less Homeowners' Exemption	<u>7,000</u>			
	<u>\$493,000</u>	\$1.1792	\$5,813.46	
<u>FY 2017-2018</u>				
Prior Year Assessed Value	\$500,000			
Add 2.000% Consumer Price Index (CPI) Increase	<u>10,000</u>			
Assessed Value FY 2017-18	\$510,000			
Less Homeowners' Exemption	<u>7,000</u>			
	<u>\$503,000</u>	<u>\$1.1789</u>	<u>\$5,929.86</u>	
Increase / (Decrease)		<u>(\$0.0003)</u>	<u>\$ 116.40</u>	2.00%

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *EL* Mayor Edwin M. Lee *[Signature]*
RE: Setting Property Tax Rate and Establishing Pass-Through Rate for
Residential Tenants - FY2017-2018
DATE: July 25, 2017

Attached for introduction to the Board of Supervisors is an ordinance levying property taxes at a combined rate of \$1.1789 on each \$100 valuation of taxable property for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District and establishing a pass-through rate of \$0.0890 per \$100 of assessed value for residential tenants pursuant to Administrative Code, Chapter 37, for the fiscal year ending June 30, 2018.

I respectfully request that this item be heard in Budget & Finance Committee on September 7, 2017.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

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