

File No. 160890

Committee Item No. 20
Board Item No. 3

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date September 7, 2016

Board of Supervisors Meeting

Date September 13, 2016

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
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Completed by: Linda Wong Date August 17, 2016
Completed by: Linda Wong Date September 7, 2016

9/7/16

FILE NO. 160890

ORDINANCE NO.
RO #17001

1 [Setting Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants -
2 FY2016-2017]

3 Ordinance levying property taxes at a combined rate of \$1.1792 ~~\$1.4759~~ on each \$100
4 valuation of taxable property for the City and County of San Francisco, San Francisco
5 Unified School District, San Francisco Community College District, Bay Area Rapid
6 Transit District, and Bay Area Air Quality Management District and establishing a pass-
7 through rate of \$0.0840 per \$100 of assessed value for residential tenants pursuant to
8 Administrative Code, Chapter 37, for the fiscal year ending June 30, 2017.

9 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
10 Additions to Codes are in *single-underline italics Times New Roman font*.
11 Deletions to Codes are in *strikethrough italics Times New Roman font*.
12 Board amendment additions are in double-underlined Arial font.
13 Board amendment deletions are in ~~strikethrough Arial font~~.
14 Asterisks (* * * *) indicate the omission of unchanged Code
15 subsections or parts of tables.

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

17 **Section 1.** Pursuant to the laws of the State of California, a tax is hereby levied for the
18 fiscal year ending June 30, 2017, on all property, real and personal, in the City and County of
19 San Francisco, except such property as is by law exempt from taxation, in the sum of
20 \$1.01909658 on each \$100 valuation of said taxable property as the same appears upon the
21 secured assessment roll of the City and County for the fiscal year. The tax shall be
22 apportioned to the General Fund, the General Obligation Bond Fund, and the County
23 Superintendent of Schools, and according to the provisions of Sections 16.106, 16.107,
24 16.108, and 16.109 of the Charter as follows:

25 For the General Fund, the rate of \$ 0.81418319 ⁽¹⁾

1	For the Library Preservation Fund, the rate of	0.02500000
2	For the San Francisco Children's Fund, the rate of	0.03500000
3	For the Open Space Acquisition Fund, the rate of	0.02500000
4	For the County Superintendent of Schools, the rate of	0.00097335
5	For the General Obligation Bond Fund, the rate of	<u>0.11894004</u>
6	TOTAL City and County of San Francisco	\$1.01909658

7

8 (1) Includes an estimated \$0.25330113 for the State-mandated tax shift to the Educational
9 Revenue Augmentation Fund.

10

11 **Section 2.** Pursuant to the laws of the State of California, a tax is hereby levied for San
12 Francisco Unified School District purposes for the fiscal year ending June 30, 2017 on all
13 property, real and personal in the City and County of San Francisco, except such property as
14 is by law exempt from taxation, in the sum of \$0.11681037 on each \$100 valuation of said
15 taxable property as the same appears upon the secured assessment roll of the City and
16 County for the fiscal year. The tax shall be apportioned as follows:

17	For General Operations, the rate of	\$0.07698857
18	For General Obligation Bond Debt Service, the rate of	<u>\$0.03982180</u>
19	TOTAL San Francisco Unified School District	\$0.11681037

20

21 **Section 3.** Pursuant to the laws of the State of California, a tax is hereby levied for San
22 Francisco Community College District purposes for the fiscal year ending June 30, 2017 on all
23 property, real and personal in the City and County of San Francisco, except such property as
24 is by law exempt from taxation, in the sum of \$0.02690340 on each \$100 valuation of said
25

1 taxable property as the same appears upon the secured assessment roll of the City and
2 County for the fiscal year. The tax shall be apportioned as follows:

3	For General Operations, the rate of	\$0.01444422
4	For General Obligation Bond Debt Service, the rate of	<u>\$0.01245918</u>
5	TOTAL San Francisco Community College District	\$0.02690340

6
7 **Section 4.** Pursuant to the laws of the State of California, a tax is hereby levied for Bay
8 Area Rapid Transit District purposes for the fiscal year ending June 30, 2017 on all property,
9 real and personal in the City and County of San Francisco, except such property as is by law
10 exempt from taxation, in the sum of \$0.01432528 ~~\$0.01098318~~ on each \$100 valuation of
11 said 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	\$0.00632528
14	For General Obligation Bond Debt Service, the rate of	\$0.00465790
15		<u>\$0.00800000</u>
16	TOTAL Bay Area Rapid Transit District	<u>\$0.01098318</u>
17		<u>\$0.01432528</u>

18 **Section 5.** Pursuant to the laws of the State of California, a tax is hereby levied for Bay Area
19 Air Quality Management District purposes for fiscal year ending June 30, 2017 on all property,
20 real and personal in the City and County of San Francisco, except such property as is by law
21 exempt from taxation, in the sum of \$0.00208539 on each \$100 valuation of said taxable
22 property as the same appears upon the secured assessment roll of the City and County for
23 the fiscal year. The tax shall be apportioned as follows:

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

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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 \$1.1792 ~~\$1.1759~~ on each \$100 valuation of said taxable property.

Section 7. Pursuant to Chapter 37.3(a)(6)(A), (B) and (C) of the San Francisco Administrative Code, the Board of Supervisors hereby determines that, based on the combined property tax rate provided in Section 6, the property tax pass-through rate for residential tenants for the fiscal year ending June 30, 2017, shall be \$0.0840 per \$100 of assessed value. The pass-through rate is based on three factors: (1) 100% of the change in the landlord's property tax resulting from repayment of the City's general obligation bonds approved by voters between November 1, 1996 and November 30, 1998; (2) 50% of the change in the landlord's property tax resulting from repayment of the City's general obligation bonds approved by voters after November 14, 2002; and (3) 50% of the change in the landlord's property tax resulting from repayment of the San Francisco Unified School District or San Francisco Community College District's general obligation bonds approved by voters after November 1, 2006, payable during the fiscal year ending June 30, 2017.

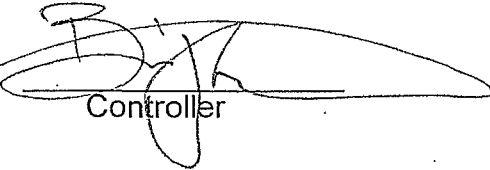
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1 **Section 8.** The rate for the City and County of San Francisco General Obligation Bond
2 Fund includes a collection fee of 0.25% of the fund collected for the purpose of General
3 Obligation Bond debt service. An amount sufficient to pay this fee is hereby appropriated
4 within the General Obligation Bond Fund and the Controller is hereby authorized to pay this
5 fee into the General Fund from the General Obligation Bond Fund.
6

7 Prepared By:

Approved As to Form:

8
9 Dennis J. Herrera, City Attorney

10 
11 Controller

BY: 

Deputy City Attorney

LEGISLATIVE DIGEST

[Setting San Francisco's Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants – FY2016-2017]

Ordinance providing revenue and levying property taxes at a combined rate of \$1.1792 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 \$0.0840 per \$100.00 of assessed value for residential tenants pursuant to Chapter 37 of the Administrative Code for the fiscal year ending June 30, 2017.

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 169-15 for Fiscal Year 2015-2016. That Ordinance established the 2015-2016 fiscal year's combined property tax rate of \$1.1826 on each \$100 valuation of taxable property within the City and County of San Francisco. Ordinance Number 169-15 also established the property tax pass-through rate of residential tenants of \$0.0920 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 \$1.1792 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 2016-2017. The legislation also updates the property tax pass-through rate of residential tenants to \$0.0840 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.

<p>Item 20 File 16-0890</p>	<p>Department: Controller's Office (Controller)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p>	
<p>The proposed ordinance sets the property tax rate for FY 2016-17 for taxing entities within the City and County of San Francisco including (a) the City and County of San Francisco (CCSF); (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 the Bay Area Air Quality Management District (BAAQMD)</p>	
<p style="text-align: center;">Key Points</p>	
<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, the San Francisco Unified School District, the San Francisco Community College District, and the Bay Area Rapid Transit District. • The proposed ordinance also would set the property tax pass-through rate that landlords can pass-through to tenants in FY 2016-17, as allowed under the City Administrative Code. 	
<p style="text-align: center;">Fiscal Impact</p>	
<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 2016-17 at \$1.1792 per \$100 of assessed value. The FY 2016-17 property tax rate of \$1.1792 is \$0.0034, or 0.29 percent, less than the FY 2015-16 property tax rate of \$1.1826 per \$100 of assessed value. • The proposed FY 2016-17 property tax rate of \$1.1792 would increase property taxes by \$102.47 on a single-family residence that has an assessed value of \$710,675 in FY 2016-17 	
<p style="text-align: center;">Recommendation</p>	
<p>Approve the proposed ordinance.</p>	

MANDATE STATEMENT

California Revenue and Taxation Code Section 2151 require 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; \$0.0350 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, the San Francisco Unified School District, the San Francisco Community College District, and the Bay Area Rapid Transit District.

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 2016-17 for taxing entities¹ within the City and County of San Francisco including (a) the City and County of San Francisco (CCSF); (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 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 2016-17, 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

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 \$0.8142 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.

part of a tenant’s base rent. The allowable tenant pass-through rate is based on the portion of 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 Payable by Tenants to Landlords

Taxing Entity	Timeframe	Pass-Through Rate
City and County of San Francisco	November 1, 1996 – November 14, 1998	100%
City and County of San Francisco	November 30, 2002 – Present	50%
San Francisco Unified School District	November 1, 2006 – Present	50%
San Francisco Community College District		

The Controller will submit an amended ordinance to the September 7, 2016 Budget and Finance Committee. This report is based on the amended ordinance.

FISCAL IMPACTS

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 2016-17 at \$1.1792 per \$100 of assessed value. The FY 2016-17 property tax rate of \$1.1792 is \$0.0034, or 0.29 percent, less than the FY 2015-16 property tax rate of \$1.1826 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*

	FY 2015-16	Proposed FY 2016-17	Increase (Decrease)
General Fund	\$0.8167	\$0.8142	(\$0.0025)
Library Preservation Fund	0.0250	0.0250	-
Children's Fund	0.0325	0.0350	0.0025
Open Space Acquisition Fund	0.0250	0.0250	-
County Superintendent of School	0.0010	0.0010	-
General Obligation Bond Fund	0.1135	0.1189	0.0054
CCSF Subtotal	\$1.0136	\$1.0191	\$0.0055
General Operations	\$0.0770	\$0.0770	(\$0.0000)
General Obligation Bond Debt Service	0.0525	0.0398	(0.0127)
SFUSD Subtotal	\$0.1295	\$0.1168	(\$0.0127)
General Operations	\$0.0144	\$0.0144	-
General Obligation Bond Debt Service	0.0141	0.0125	(\$0.0016)
SFCCD Subtotal	\$0.0285	\$0.0269	(\$0.0016)
General Operations	\$0.0063	\$0.0063	-
General Obligation Bond Debt Service	0.0026	0.0080	0.0054
BART Subtotal	\$0.0089	\$0.0143	\$0.0054
Bay Area Air Quality Management District Operations	\$0.0021	\$0.0021	-
Total Property Tax Rate	\$1.1826	\$1.1792	(\$0.0034)

* 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 \$0.0840 per \$100 of assessed value in FY 2016-17. The allowable tenant pass-through rate is \$0.0080 less than the rate of \$0.0920 FY 2015-16.

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 2.000 percent. For FY 2016-17, the State Board of Equalization determined that the allowable inflation factor is 1.525 percent. Therefore, a

single-family residence in San Francisco with an assessed value of \$700,000 in FY 2015-16 has an assessed value of \$710,675 in FY 2016-17.²

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 2016-17 property tax rate of \$1.1792 would increase property taxes by \$102.32 on a single-family residence that has an assessed value of \$710,675 in FY 2016-17.

Table 3: Impact on Property Tax Payments

Fiscal Year 2015-16	Single Family Residence	Allowable Tenant Pass-Through
Assessed Value	\$700,000	\$700,000
Less Homeowners Exemption	-7,000	0
Total Taxable Assessed Value	693,000	700,000
Tax Rate per \$100 of Assessed Value	1.1826	0.092
Property Taxes Payable in 2015-16	\$8,195.42	\$644.00
Proposed Fiscal Year 2016-17		
Prior Year Assessed Value	\$700,000	\$700,000
Plus Cost of Living Increase (1.525 percent)	10,675	10,675
Subtotal	710,675	710,675
Less Homeowners Exemption	-7,000	0
Total Taxable Assessed Value	703,675	710,675
Tax Rate per \$100 of assessed value	1.1792	0.084
Property Taxes Payable in FY 2015-16	\$8,297.74	\$596.97
Total Increase / (Decrease) in Property Taxes Payable in FY 2015-16 as Compared to FY 2014-15 for a Single-Family Residence with a Prior Year Assessed Value of \$700,000	\$102.32	(\$47.03)

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 25, 2016

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 2016-2017 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 2016-2017 is projected to be \$1.1759 for each \$100 of assessed value, a decrease of \$0.0067 or 0.57 percent from the \$1.1826 rate established for fiscal year 2015-2016. The overall rate decrease is primarily due to a reduction in the annual debt service attributable to San Francisco Unified School District's voter-approved bonds. Based on a \$1.1759 rate, the average tax bill for a home previously assessed at \$500,000 in fiscal year 2015-2016 will go from \$5,830.22 last fiscal year to \$5,886.85 in fiscal year 2016-2017, a \$56.63 or 0.97 percent increase. The respective tax rates by accruing entity are as follows:

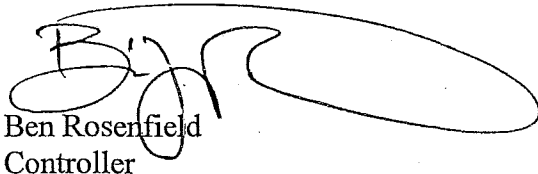
	<u>Tax Rate Ordinance</u>	<u>Estimated State Shift</u>	<u>Effect After State Shift</u>
San Francisco Community College District (includes 0.01245918 debt service)	\$0.02690340	0.0400	\$0.0669034
San Francisco Unified School District (includes 0.03982180 debt service)	0.11681037	0.2133	0.33011037
CCSF - General Fund	0.81418319	(0.2533)	0.56088319
CCSF - Library Preservation Fund	0.02500000		0.02500000
CCSF - Children's Fund	0.03500000		0.03500000
CCSF - Open Space Acquisition Fund	0.02500000		0.02500000
CCSF - Bond Interest and Redemption Fund	0.11894004		0.11894004
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	\$1.17122102		\$1.17122102
BART Debt Service (Estimate)	<u>0.00465790</u>		<u>0.00465790</u>
Total Combined Tax Rate	<u>\$1.17587892</u>		<u>\$1.17587892</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 2016-2017 general obligation bond debt service schedule (principal and interest) relevant to the property tax rate calculations.

For fiscal year 2016-2017, the pass-through rate for residential tenants is \$0.0840 per \$100 of assessed value, or 8.4 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 change only when property is sold, transferred, or otherwise improved. For fiscal year 2016-2017, the consumer price index adjustment authorized by the State is 1.525%. As shown in Attachment C, the combination of a tax rate of \$1.1759 for each \$100 of assessed value and the 1.525% consumer price index adjustment that increases the assessed value of the example residence from \$500,000 in fiscal year 2015-2016 to \$507,625 in fiscal year 2016-2017 results in a \$56.63 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	0.1190	0.0569	1.1759	-0.57%

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Attachment B

CITY AND COUNTY OF SAN FRANCISCO Debt Service Requirements - General Obligation Bonds Comparative Statement - Fiscal Year 2016-2017 and 2015-2016

Bond Description	FY 2016-2017	FY 2016-2017	FY 2016-2017	FY 2015-2016	INCREASE/ (DECREASE)
	Principal	Interest	Total	Total	
GENERAL CITY					
1992 UMB Program - Seismic Safety, Series 2007A (1st to 7th draw)	\$ 1,304,110	\$ 1,106,643	\$ 2,410,753	\$ 2,410,754	\$ (1)
1992 UMB Program - Seismic Safety, Series 2014C (Estimate)	-	-	-	1,325,694	(1,325,694)
1992 UMB Program - Seismic Safety, Series 2015A (Estimate)	-	260,000	260,000	-	260,000
2008 Clean and Safe Neighborhood Parks, Series 2010B	2,390,000	343,875	2,733,875	2,737,875	(4,000)
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	2,540,000	1,810,226	4,350,226	4,353,026	(2,800)
2008 Clean and Safe Neighborhood Parks, Series 2015C (Estimate)	-	-	-	578,380	(578,380)
2008 Clean and Safe Neighborhood Parks, Series 2016A	295,000	283,000	578,000	-	578,000
2012 Clean and Safe Neighborhood Parks, Series 2013A	1,725,000	2,043,000	3,768,000	3,765,000	3,000
2012 Clean and Safe Neighborhood Parks, Series 2015D (Estimate)	-	-	-	16,875,155	(16,875,155)
2012 Clean and Safe Neighborhood Parks, Series 2016B	950,000	917,900	1,867,900	-	1,867,900
2008 San Francisco General Hospital Improvement Bonds, Series 2009A	5,010,000	803,813	5,813,813	5,816,613	(2,800)
2008 San Francisco General Hospital Improvement Bonds, Series 2010A	11,665,000	1,677,963	13,342,963	13,343,463	(500)
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	7,305,000	7,750,750	15,055,750	15,053,500	2,250
2008 San Francisco General Hospital Improvement Bonds, Series 2014A	6,980,000	7,729,613	14,709,613	14,706,862	2,751
2010 Earthquake Safety & Emergency Response, Series 2010E	2,250,000	2,213,000	4,463,000	4,460,000	3,000
2010 Earthquake Safety & Emergency Response, Series 2012A	6,020,000	5,469,500	11,489,500	11,486,000	3,500
2010 Earthquake Safety & Emergency Response, Series 2012E	1,405,000	1,488,700	2,893,700	2,890,450	3,250
2010 Earthquake Safety & Emergency Response, Series 2013B	745,000	880,950	1,625,950	1,621,200	4,750
2010 Earthquake Safety & Emergency Response, Series 2014C	3,245,000	2,020,813	5,265,813	6,607,213	(1,341,400)
2010 Earthquake Safety & Emergency Response, Series 2016C	850,000	875,325	1,725,325	-	1,725,325
2010 Earthquake Safety & Emergency Response, Series 2014D	5,950,000	3,701,313	9,651,313	12,120,113	(2,468,800)
2014 Earthquake Safety & Emergency Response, Series 2015E (Estimate)	-	-	-	1,107,248	(1,107,248)
2010 Earthquake Safety & Emergency Response, Series 2015F (Estimate)	-	-	-	28,258,397	(28,258,397)
2014 Earthquake Safety & Emergency Response, Series 2016D	2,865,000	2,953,013	5,818,013	-	5,818,013
2011 Road Repaving and Street Safety, Series 2012C	2,600,000	1,853,150	4,453,150	4,453,150	-
2011 Road Repaving and Street Safety, Series 2013C	3,105,000	3,676,700	6,781,700	6,779,450	2,250
2011 Road Repaving and Street Safety, Series 2015D (Estimate)	-	-	-	1,949,350	(1,949,350)
2011 Road Repaving and Street Safety, Series 2016E	1,485,000	1,531,900	3,016,900	-	3,016,900
2014 Transportation & Road Improvements, Series 2015B	1,630,000	1,822,131	3,452,131	-	3,452,131
2014 Transportation & Road Improvements, Series 2016G (Estimate)	20,000,000	1,584,237	21,584,237	-	21,584,237
2015 Affordable Housing, Series 2016F (Estimate)	20,000,000	3,208,655	23,208,655	-	23,208,655
2016 Public Health, Series 2016H (Estimate)	20,000,000	5,799,667	25,799,667	-	25,799,667
2008 General Obligation Bond Refunding, Series 2008 R1	1,495,000	326,800	1,821,800	14,725,600	(12,903,800)
2008 General Obligation Bond Refunding, Series 2008 R2	5,425,000	527,488	5,952,488	5,955,988	(3,500)
2008 General Obligation Bond Refunding, Series 2008 R3 (Laguna Honda)	-	-	-	-	(27,500)
2011 General Obligation Bond Refunding, Series 2011 R1	24,700,000	11,141,900	35,841,900	35,869,400	2,000
2015 General Obligation Bond Refunding, Series 2015 R1	16,070,000	13,218,000	29,288,000	29,286,000	2,000
2015 Transportation & Road Improvement, Series 2015B (Estimate)	-	-	-	22,043,126	(22,043,126)
SUB-TOTAL GENERAL CITY BEFORE NET PREMIUM & FEDERAL SUBS	\$ 180,004,110	\$ 100,497,705	\$ 280,501,815	\$ 282,076,687	\$ (1,574,872)
FEDERAL SUBSIDY AVAILABLE FOR DEBT SERVICE PAYMENT					
2010 Earthquake Safety & Emergency Response, Series 2014C	-	(1,669,589)	(1,669,589)	(2,197,213)	527,624
2010 Earthquake Safety & Emergency Response, Series 2016C	-	(875,325)	(875,325)	-	(875,325)
2011 Road Repaving & Street Safety, Series 2016E	-	(1,531,900)	(1,531,900)	-	(1,531,900)
2014 Earthquake Safety & Emergency Response, Series 2014D	-	(3,057,489)	(3,057,489)	(4,025,112)	967,623
2014 Earthquake Safety & Emergency Response, Series 2016D	-	(2,953,013)	(2,953,013)	-	(2,953,013)
2008 San Francisco General Hospital Improvement Bonds, Series 2014A	-	-	-	(4,452,160)	4,452,160
2008 San Francisco General Hospital Improvement Bonds, BAB Series 2010C	-	(3,112,266)	(3,112,266)	(3,339,342)	227,076
2008 Clean and Safe Neighborhood Parks, BAB Series 2010D	-	(638,276)	(638,276)	(684,846)	46,570
2008 Clean and Safe Neighborhood Parks, Series 2016A	-	(283,000)	(283,000)	-	(283,000)
2012 Clean and Safe Neighborhood Parks, Series 2016B	-	(917,900)	(917,900)	-	(917,900)
2015 General Obligation Bond Refunding, Series 2015 R1	-	-	-	(565,032)	565,032
2014 Transportation & Road Improvement, Series 2015B	-	(660,688)	(660,688)	-	(660,688)
2015 Transportation & Road Improvement, Series 2015B	-	-	-	(2,043,126)	2,043,126
SB 1128 Reimbursement	(4,048,097)	-	(4,048,097)	-	(4,048,097)
Tobacco Settlement Revenue Reimbursement	(6,331,903)	(8,822,150)	(15,154,053)	(19,243,400)	4,089,347
TOTAL FEDERAL SUBSIDY	(10,380,000)	(24,521,596)	(34,901,596)	(36,550,231)	1,648,635
SUB-TOTAL GENERAL CITY NET OF NET PREMIUM & FEDERAL SUBSIDI	169,624,110	75,976,109	245,600,219	245,526,456	73,763
OUTSIDE CITY ANNUAL BUDGET					
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT (SFCCD)					
2001 Community College District, 2002 Series A	\$ -	\$ -	\$ -	\$ 1,591,200	\$ (1,591,200)
2005 Community College District, 2005 Series A	-	-	-	3,076,500	(3,076,500)
2005 Community College District, 2010 Series C	1,425,000	144,813	1,569,813	1,569,613	200
2005 Community College District, 2010 Series D	-	1,497,300	1,497,300	1,497,300	-
2015 Community College District, Refunding Bonds	14,000,000	10,849,950	24,849,950	20,812,200	4,137,750
SUB-TOTAL SF COMMUNITY COLLEGE DISTRICT BEFORE NET BID PR	\$ 15,425,000	\$ 12,592,063	\$ 28,017,063	\$ 28,546,813	\$ (529,750)
SAN FRANCISCO UNIFIED SCHOOL DISTRICT (SFUSD)					
2003 Unified School District, 2006 Series C	\$ -	\$ -	\$ -	\$ 7,159,894	\$ (7,159,894)
2006 Unified School District, 2007 Series A	4,770,000	1,073,100	5,843,100	7,481,300	(1,638,200)
2006 Unified School District, 2009 Series B	9,450,000	4,303,263	13,753,263	13,770,413	(17,150)
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	7,660,000	3,051,500	10,711,500	10,715,750	(4,250)
2011 Unified School District, 2012 Series A	4,385,000	4,397,600	8,782,600	8,781,350	1,250
2011 Unified School District, 2014 Series B	7,310,000	8,099,763	15,409,763	29,887,263	(14,477,500)
2011 Unified School District, 2015 Series C	7,060,000	8,645,063	15,705,063	-	15,705,063
2006 Unified School District, 2015 Series F	505,000	615,013	1,120,013	765,000	355,013
2006 Unified School District, 2015 Series C (\$211M Estimate)	-	-	-	10,772,333	(10,772,333)
2015 General Obligation Refunding Bonds	2,160,000	2,904,550	5,064,550	-	5,064,550
2012 General Obligation Refunding Bonds	8,170,000	3,539,950	11,709,950	11,703,700	6,250
SUB-TOTAL SF UNIFIED SCHOOL DISTRICT BEFORE NET BID PREMIU	\$ 51,470,000	\$ 41,523,191	\$ 92,993,191	\$ 105,930,392	\$ (12,937,201)
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT					
2006 Unified School District, 2010 Series C (QSCBs)	-	(654,414)	(654,414)	(702,161)	47,747
2006 Unified School District, 2010 Series D (BABs)	-	(1,353,866)	(1,353,866)	(1,452,647)	98,781
2011 Unified School District, Series B (2014)	-	-	-	(1,808,592)	1,808,592
TOTAL NET BID PREMIUM	\$ -	\$ (2,008,280)	\$ (2,008,280)	\$ (3,963,400)	\$ 1,955,120
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE P/	\$ 51,470,000	\$ 39,514,911	\$ 90,984,911	\$ 101,966,992	\$ (10,982,081)
BAY AREA RAPID TRANSIT DISTRICT (BART)					
2004 BART Earthquake Safety Bonds, 2005 Series A	\$ -	\$ -	\$ -	\$ 907,079	\$ (907,079)
2004 BART Earthquake Safety Bonds, 2007 Series B	1,060,800	1,485,420	2,546,220	7,031,034	(4,484,814)
2004 BART Earthquake Safety Bonds, 2013 Series A	-	3,335,584	3,335,584	3,439,821	(104,237)
2015 BART General Obligation Bonds	-	3,953,680	3,953,680	-	3,953,680
SUB-TOTAL BAY AREA RAPID TRANSIT DISTRICT	\$ 1,060,800	\$ 8,774,684	\$ 9,835,484	\$ 11,377,934	\$ (1,542,450)
SUB-TOTAL SFCCD, SFUSD AND BART	\$ 67,955,800	\$ 60,881,658	\$ 128,837,458	\$ 141,891,739	\$ (13,054,281)
TOTAL GENERAL OBLIGATIONS - GENERAL CITY, SFCCD, SFUSD, AND BART	287,579,910	136,857,767	374,437,677	387,418,195	(12,980,518)

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 2015-2016 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 2015-2016</u>				
Assessed Value FY 2015-16	\$500,000			
Less Homeowners' Exemption	<u>7,000</u>			
	<u>\$493,000</u>	\$1.1826	\$5,830.22	
<u>FY 2016-2017</u>				
Prior Year Assessed Value	\$500,000			
Add 1.525% Consumer Price Index (CPI) Increase	<u>7,625</u>			
Assessed Value FY 2016-17	\$507,625			
Less Homeowners' Exemption	<u>7,000</u>			
	<u>\$500,625</u>	\$1.1759	\$5,886.85	
Increase / (Decrease)		<u>(\$0.0067)</u>	<u>\$ 56.63</u>	0.97%



Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

July 25, 2016

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 2016-17 Property Tax Rate Ordinance

Dear Ms. Calvillo:

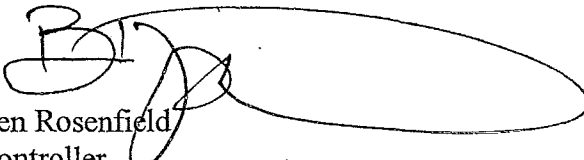
I am submitting an ordinance for consideration to amend the tax levy for FY 2016-17. This ordinance includes the following:

- 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, 2016 in order to satisfy this requirement.

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

Sincerely,


Ben Rosenfield
Controller

CC: Linda Wong, Budget & Finance Committee Clerk

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Mark Farrell

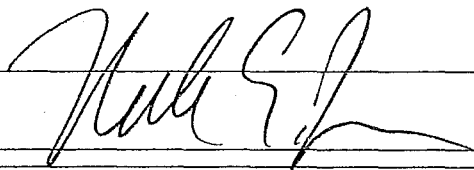
Subject:

Setting Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants - FY 2016-2017

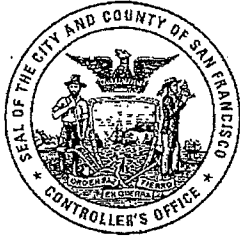
The text is listed below or attached:

Attached.

Signature of Sponsoring Supervisor: _____



For Clerk's Use Only:



Comparative Tax Bill

(Referenced in Attachment C)

	Assessed Value (100%)	Property Tax Rate per \$100 Assessed Value	Ad Valorem Tax Bill
FY 2015-2016			
Assessed Value	\$500,000		
Less Homeowners' Exemption	-\$7,000		
Taxable Value	\$493,000	\$1.1826	\$5,830.22
FY 2016-2017			
Prior Year Assessed Value	\$500,000		
Add 1.525% - California CPI Increase	\$7,625		
Current Year Assessed Value	\$507,625		
Less Homeowners' Exemption	-\$7,000		
Taxable Value	\$500,625	\$1.1792	\$5,903.36
		Increase	\$73.14



File # 11006
 Received in Committee
 9/7/16
 J.W.

Property Tax Rate History

(Referenced in Attachment A)

Fiscal Year	Prop 13 Base Tax Rate	San Francisco G.O. Bonds Tax Rate	Schools & Special Districts G.O. Bonds Tax Rate	Combined Secured Property Tax Rate	% Change from Prior Year
2012 - 2013	1.0000	0.1083	0.0608	1.1691	-0.23%
2013 - 2014	1.0000	0.1195	0.0685	1.1880	1.62%
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	0.1190	0.0602	1.1792	-0.29%