



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

September 7, 2021

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 2021-22 Property Tax Rate Resolution

Dear Ms. Calvillo:

I am submitting a resolution for consideration to establish the tax levy for FY 2021-22. This resolution includes the following:

- Property Tax Levy for City and County;
- Property Tax Levy for Unified School District;
- Property Tax Levy for County Office of Education;
- Property Tax Levy for Community College District
- 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(m) of the Administrative Code requires the property tax rate be adopted by September 30 each year. I hereby request these items be scheduled for the Budget & Finance Committee meeting no later than September 15, 2021 to satisfy this requirement.

2 | Submission of FY 2021-22 Property Tax Rate Resolution

Please contact Jamie Whitaker, Property Tax Manager, at James.Whitaker@sfgov.org if you have questions regarding this matter.

Sincerely,

DocuSigned by:

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Ben Rosenfield
Controller

CC: Linda Wong, Budget & Finance Committee Clerk



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

September 7, 2021

The Honorable London Breed
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 resolution which formally adopts those portions of the property tax rate for fiscal year 2021-2022 which the City and County of San Francisco (CCSF) administers. The Bay Area Rapid Transit District (BART) also adopts a debt service tax rate factor for their combined three county service areas. The rate shown below includes the BART's debt service tax rate factor adopted by their Board on August 26, 2021. The composite property tax rate for fiscal year 2021-2022 is \$1.18248499 for each \$100 of assessed value. The CCSF property tax rate factor for this fiscal year's general obligation bond debt service remains below the CCSF Capital Plan's designated cap of \$0.12012547, established in FY 2005-2006. The respective tax rates by accruing entity are as follows:

	<u>Tax Rate Resolution</u>
San Francisco Community College District (SFCCD) (includes 0.01681493 debt service)	\$0.03125915 ¹
San Francisco Unified School District (SFUSD) (includes 0.04503343 debt service)	0.12202200 ¹
CCSF - General Fund	0.80918319 ¹
CCSF - Library Preservation Fund	0.02500000
CCSF - Children's Fund	0.04000000
CCSF - Open Space Fund	0.02500000
CCSF - General Obligation Bond Debt Service	0.11463663
San Francisco County Office of Education (SFCOE)	0.00097335 ¹
Bay Area Air Quality Management District	0.00208539
Bay Area Rapid Transit District (BART) (includes 0.00600000 debt service)	0.01232528
Total Combined Tax Rate	<u>\$1.18248499</u>

¹ Tax rate factors listed represent apportionments prior to State-mandated tax shifts of local property tax revenues into and out of the Educational Revenue Augmentation Fund (ERAF).

State law requires a shift of \$0.25330113 of the CCSF General Fund's \$0.80918319 apportionment into the CCSF's Educational Revenue Augmentation Fund (ERAF). After the State-mandated shift to ERAF,

2 | Annual Property Tax Rate Resolution Letter

the CCSF General Fund's allocation factor is reduced to \$0.55588206 for each \$100 of assessed value. State law further prescribes how ERAF revenues are allocated among SFCCD, SFUSD, SFCOE, and CCSF.

The property tax rate reflects anticipated debt service requirements pertaining to voter-approved general obligation bonds. Attachment A is a Property Tax Rate History table for the City and County beginning in fiscal year 2001-2002. Attachment B provides the anticipated fiscal year 2021-2022 general obligation bond debt service schedule (principal and interest) relevant to the property tax rate calculations.

For fiscal year 2021-2022, the pass-through rate for residential tenants is \$0.0754 per \$100 of assessed value, or 7.54 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. Residential tenants may be eligible for relief from the property tax pass-through under Section 37.3(a)(6)(E) of the Administrative Code at a rate of \$0.0183 per \$100 of assessed value, or 1.83 cents per \$100 of assessed value.

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 2021-2022, the consumer price index adjustment authorized by the State is 1.036%. The median assessed valuation for a single-family residential parcel at the beginning of fiscal year 2020-2021 in San Francisco was \$628,279. As shown in Attachment C, the combination of a tax rate of \$1.18248499 for each \$100 of assessed value and the 1.036% consumer price index adjustment that increases the assessed value of the example residence from \$628,279 in fiscal year 2020-2021 to \$634,788 in fiscal year 2021-2022 results in an approximate \$22 ad valorem property tax decrease year-over-year (see attachment C for calculation).

Sincerely,

DocuSigned by:

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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>
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	0.0649	1.1723	-0.59%
2018 - 2019	1.0000	0.1075	0.0555	1.1630	-0.79%
2019 - 2020	1.0000	0.1167	0.0634	1.1801	1.47%
2020 - 2021	1.00000000	0.11972733	0.07873635	1.19846368	1.56%
2021 - 2022	1.00000000	0.11463663	0.06784836	1.18248499	-1.33%

Attachment B

CITY AND COUNTY OF SAN FRANCISCO
Debt Service Requirements - General Obligation Bonds
Comparative Statement - Fiscal Year 2021-22 and 2020-21

<u>Bond Description</u>	<u>FY 2021-2022</u> <u>Principal</u>	<u>FY 2021-2022</u> <u>Interest</u>	<u>FY 2021-2022</u> <u>Admin Expense</u>	<u>FY 2021-2022</u> <u>Total</u>	<u>FY 2020-2021</u> <u>Total</u>	<u>INCREASE/</u> <u>(DECREASE)</u>
GENERAL CITY						
1992 SSLP/2016 PASS Program, Series 2020F (estimated) - \$102.58M	-	-	-	-	6,985,074	(6,985,074)
1992 UMB Program - Seismic Safety, Series 2007A - Drawdown 1-7	1,658,401	752,353	-	2,410,754	2,410,753	1
2008 Clean and Safe Neighborhood Parks, BAB Series 2010D (1)	2,905,000	1,698,353	-	4,603,353	4,650,893	(47,540)
2008 Clean and Safe Neighborhood Parks, Series 2016A	375,000	202,000	-	577,000	574,750	2,250
2008 San Francisco General Hospital Improvement, BAB Series 2010C (1)	14,160,000	8,281,557	-	22,441,557	22,667,337	(225,780)
2008 San Francisco General Hospital Improvement, Series 2012D	9,320,000	5,732,500	-	15,052,500	15,056,500	(4,000)
2008 San Francisco General Hospital Improvement, Series 2014A	8,905,000	5,801,863	-	14,706,863	14,705,863	1,000
2010 Earthquake Safety & Emergency Response Series 2012E	1,790,000	1,100,950	-	2,890,950	-	2,890,950
2010 Earthquake Safety & Emergency Response, Series 2012E	-	-	-	-	2,891,200	(2,891,200)
2010 Earthquake Safety & Emergency Response, Series 2013B	-	-	-	-	1,625,700	(1,625,700)
2010 Earthquake Safety & Emergency Response Series 2014C	2,115,000	1,483,313	-	3,598,313	3,599,063	(750)
2010 Earthquake Safety & Emergency Response Series 2016C	1,085,000	640,575	-	1,725,575	1,727,325	(1,750)
General Obligation Bond Refunding, Series 2011 R1 (3)	21,365,000	4,502,150	-	25,867,150	32,468,900	(6,601,750)
2011 Road Repaving and Street Safety, Series 2013C	-	-	-	-	6,777,950	(6,777,950)
2011 Road Repaving and Street Safety, Series 2016E	1,900,000	1,121,400	-	3,021,400	3,016,650	4,750
2012 Clean and Safe Neighborhood Parks, Series 2013A	-	-	-	-	3,766,500	(3,766,500)
2012 Clean and Safe Neighborhood Parks, Series 2016B	1,210,000	655,650	-	1,865,650	1,868,400	(2,750)
2012 Clean and Safe Neighborhood Parks, Series 2018A	1,885,000	1,487,213	-	3,372,213	3,377,213	(5,000)
2014 Earthquake Safety & Emergency Response Series 2018C	5,355,000	4,796,900	-	10,151,900	10,151,900	-
2014 Earthquake Safety & Emergency Response Series 2014D	3,875,000	2,716,813	-	6,591,813	6,591,313	500
2014 Earthquake Safety & Emergency Response Series 2016D	3,660,000	2,161,013	-	5,821,013	5,820,263	750
2014 Transportation & Road Improvements Series 2020B	7,030,000	2,265,300	-	9,295,300	31,626,667	(22,331,367)
2014 Transportation & Road Improvements Series 2018B	4,290,000	3,382,338	-	7,672,338	7,671,588	750
2014 Transportation & Road Improvements Series 2015B	2,080,000	1,372,131	-	3,452,131	3,451,131	1,000
2014 Transportation & Road Improvements Series 2021C-\$122.8M (estimated)	15,000,000	7,039,673	-	22,039,673	-	22,039,673
2015 Affordable Housing Series 2018D	4,110,000	3,566,943	-	7,676,943	7,696,943	(20,000)
2015 Affordable Housing Series 2016F	2,450,000	1,186,180	-	3,636,180	3,634,180	2,000
2015 Affordable Housing, Series 2019C	1,130,000	535,555	-	1,665,555	1,662,655	2,900
General Obligation Bond Refunding, Series 2015 R1 (3)	21,760,000	9,799,750	-	31,559,750	22,431,250	9,128,500
2016 Preservation and Seismic Safety, Series 2019A	940,000	2,807,120	-	3,747,120	3,750,543	(3,423)
2016 Preservation and Seismic Safety, Series 2020C	1,655,000	2,481,494	-	4,136,494	-	4,136,494
2016 Public Health and Safety, Series 2020C (estimated) - \$126.8M	-	-	-	-	31,001,630	(31,001,630)
2016 Public Health and Safety, Series 2017A	5,240,000	4,283,050	-	9,523,050	9,522,550	500
2016 Public Health and Safety, Series 2018E	1,380,000	1,238,688	-	2,618,688	2,598,438	20,250
2016 Public Health and Safety, Series 2020D-1	2,095,000	3,498,850	-	5,593,850	-	5,593,850
2018 Seawall Earthquake Safety, Series 2020A	-	-	-	-	9,546,563	(9,546,563)
2018 Embarcadero Seawall Earthquake Safety, Series 2022A- \$80M (estimated)	10,000,000	4,586,667	-	14,586,667	-	14,586,667
2019 Affordable Housing, Series 2020E (estimated) - \$200M	-	-	-	-	35,255,556	(35,255,556)
2019 Affordable Housing, Series 2021A	5,980,000	3,784,415	-	9,764,415	-	9,764,415
General Obligation Bond Refunding, Series 2020 R1	13,175,000	8,837,450	500	22,012,950	23,811,263	(1,798,313)
General Obligation Bond Refunding, Series 2021 R1	7,195,000	4,964,558	-	12,159,558	-	12,159,558
2020 Health and Recovery, Series 2021D- \$421.3M (estimated)	36,000,000	24,155,107	-	60,155,107	-	60,155,107
2020 Earthquake Safety & Emergency Response Series 2021-B1	3,290,000	2,930,900	-	6,220,900	-	6,220,900
2020 Earthquake Safety & Emergency Response, Series 2021E - \$87.3M (estimate)	10,000,000	5,007,780	-	15,007,780	-	15,007,780
2020 Earthquake Safety & Emergency Response, Series 2020D (estimated) - \$150	-	-	-	-	36,833,333	(36,833,333)
SUB-TOTAL GENERAL CITY BEFORE NET PREMIUM & SUBSIDIES	\$ 236,363,401	\$ 140,858,552	\$ 500	\$ 377,222,453	\$ 381,227,837	\$ (4,005,384)
FEDERAL SUBSIDY, NET BID PREMIUM, SB 1128 REIMBURSEMENT, and TOBACCO SETTLEMENT REVENUE AVAILABLE FOR DEBT SERVICE PAYMENT						
2008 Clean and Safe Neighborhood Parks, BAB Series 2010D (1)	-	(560,541)	-	(560,541)	(603,004)	42,463
2008 San Francisco General Hospital Improvement, BAB Series 2010C (1)	-	(2,733,328)	-	(2,733,328)	(2,940,218)	206,890
2014 Transportation & Road Improvements Series 2020B	-	(2,265,300)	-	(2,265,300)	-	(2,265,300)
2020 Earthquake Safety and Emergency Response Series 2021B-1	-	(1,865,104)	-	(1,865,104)	-	(1,865,104)
Tobacco Settlement Revenue Reimbursement (2)	(12,270,000)	(6,136,400)	-	(18,406,400)	(15,822,650)	(2,583,750)
PASS Loan Repayments	-	(236,208)	-	(236,208)	(583,861)	347,653
TOTAL NET PREMIUM, SB 1128 REIMBURSEMENT, FEDERAL SUBSIDY	(12,270,000)	(13,796,881)	-	(26,066,881)	(19,949,734)	(6,117,147)
SUB-TOTAL GENERAL CITY NET OF NON-PROPERTY TAX SOURCES	\$ 224,093,401	\$ 127,061,671	\$ 500	\$ 351,155,572	\$ 361,278,103	\$ (10,122,531)
OUTSIDE CITY ANNUAL BUDGET						
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT (SFCCD)						
2005 Community College District, 2010 Series D	-	-	-	-	2,935,300	(2,935,300)
2015 Community College District Refunding Bonds	17,325,000	7,496,500	-	24,821,500	24,859,350	(37,850)
2020 Community College District Refunding Bonds	1,235,000	1,048,950	-	2,283,950	-	2,283,950
2020 Community College District, 2020 Series A-1	16,045,000	5,114,427	-	21,159,427	-	21,159,427
2020 Community College District, 2020 Series A	3,340,000	4,100,450	-	7,440,450	41,265,000	(33,824,550)
SUB-TOTAL SAN FRANCISCO COMMUNITY COLLEGE DISTRICT	\$ 37,945,000	\$ 17,760,327	\$ -	\$ 55,705,327	\$ 69,059,650	\$ (13,354,323)
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT						
2020 Community College District, 2020 Series A	-	(4,100,450)	-	(4,100,450)	(12,500,000)	8,399,550
TOTAL NET BID PREMIUM	\$ -	\$ (4,100,450)	\$ -	\$ (4,100,450)	(12,500,000)	\$ 8,399,550
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE	\$ 37,945,000	\$ 13,659,877	\$ -	\$ 51,604,877	\$ 56,559,650	\$ (4,954,773)
SAN FRANCISCO UNIFIED SCHOOL DISTRICT (SFUSD)						
2006 Unified School District, Series A (2007)	-	-	-	-	834,600	(834,600)
2006 Unified School District, 2010 Series C (QSCBs) (1)	-	742,969	-	742,969	742,969	-
2006 Unified School District, 2010 Series D (BABs) (1)	-	4,150,420	-	4,150,420	4,150,420	-
2006 Unified School District, 2010 Series E	-	-	-	-	10,713,750	(10,713,750)
2006 Unified School District, 2015 Series F	640,000	476,263	-	1,116,263	1,116,763	(500)
2011 Unified School District, Series 2012 Series A	-	-	-	-	8,782,350	(8,782,350)
2011 Unified School District, 2014 Series B	9,330,000	6,079,763	-	15,409,763	15,414,263	(4,500)
2011 Unified School District, 2015 Series C	9,010,000	6,695,063	-	15,705,063	15,704,063	1,000
2012 General Obligation Refunding Bonds	-	-	-	-	11,708,400	(11,708,400)
2015 Unified School District Refunding Bonds	8,850,000	1,227,550	-	10,077,550	10,079,050	(1,500)
2016 Unified School District, Series A	5,815,000	5,300,313	-	11,115,313	11,119,813	(4,500)
2016 Unified School District, Series B	16,050,000	8,369,550	-	24,419,550	29,420,000	(5,000,450)
2016 General Obligation Bonds, Series C (estimated)	11,790,000	3,655,556	-	15,445,556	-	15,445,556
2017 Unified School District Refunding Bonds	10,590,000	1,658,500	-	12,248,500	12,274,000	(25,500)
2020 General Obligation Refunding Bonds	23,740,000	5,583,200	-	29,323,200	-	29,323,200
SUB-TOTAL SF UNIFIED SCHOOL DISTRICT BEFORE NET PREMIUM	\$ 95,815,000	\$ 43,939,147	\$ -	\$ 139,754,147	\$ 132,060,441	\$ 7,693,706
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT						
2006 Unified School District, 2010 Series C (QSCBs) (1)	-	(662,138)	-	(662,138)	(660,734)	(1,404)
2006 Unified School District, 2010 Series D (BABs) (1)	-	(1,369,846)	-	(1,369,846)	(1,366,941)	(2,905)
TOTAL NET BID PREMIUM	\$ -	\$ (2,031,984)	\$ -	\$ (2,031,984)	(2,027,675)	(4,309)
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE	\$ 95,815,000	\$ 41,907,163	\$ -	\$ 137,722,163	\$ 130,032,766	\$ 7,689,397
BAY AREA RAPID TRANSIT DISTRICT (BART)						
2004 BART Earthquake Safety Bonds 2013 Series C	6,427,750	1,387,846	-	7,815,596	8,829,101	(1,013,505)
2004 BART Gen Obligation Bonds Refunding 2017 Series E	-	1,080,993	-	1,080,993	3,187,480	(2,106,487)
2004 BART Gen Obligation Bonds Refunding 2015 Series D	2,882,250	4,241,178	-	7,123,428	4,556,039	2,567,389
2004 BART Gen Obligation Bonds 2019 Series F-1	-	2,953,003	-	2,953,003	-	2,953,003
2004 BART Gen Obligation Bonds Refunding 2019 Series G	-	429,938	-	429,938	-	429,938
2016 BART General Obligation Bonds 2019 Series B-1	1,842,750	4,222,514	-	6,065,264	-	6,065,264
2016 BART General Obligation Bonds 2020 Series C	-	7,139,405	-	7,139,405	-	7,139,405
2016 BART General Obligation Bonds 2017 Series A	1,814,750	4,009,294	-	5,824,044	5,665,399	158,645
SUB-TOTAL BAY AREA RAPID TRANSIT DISTRICT	\$ 12,967,500	\$ 25,464,171	\$ -	\$ 38,431,671	\$ 22,238,019	\$ 16,193,652
SUB-TOTAL SFCCD, SFUSD AND BART NET OF NON-PROPERTY TAX SOURCES	\$ 146,727,500	\$ 81,031,211	\$ -	\$ 227,758,711	\$ 208,830,435	\$ 18,928,276
TOTAL GENERAL OBLIGATIONS - GENERAL CITY, SFCCD, SFUSD, AND BART NET OF NON-PROPERTY TAX SOURCES	\$ 370,820,901	\$ 208,092,882	\$ 500	\$ 578,914,283	\$ 570,108,538	\$ 8,805,745

Attachment C

COMPARATIVE TAX BILL

A tax bill calculation of a single-family residential dwelling in San Francisco with the citywide median assessed value for that parcel grouping of \$628,279 at the start of fiscal year 2020-2021 compared with fiscal year 2021-2022 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 2020-2021</u>				
Assessed Value FY 2020-21	\$628,279			
Less Homeowners' Exemption	<u>(7,000)</u>			
	<u>\$621,279</u>	x \$1.19846368	=	\$7,445.80
<u>FY 2021-2022</u>				
Prior Year Assessed Value	\$628,279			
Add 1.036% California Consumer Price Index (CPI) Increase	<u>6,509</u>			
Assessed Value FY 2021-22	\$634,788			
Less Homeowner's Exemption	<u>(7,000)</u>			
	<u>\$627,788</u>	x <u>\$1.18248499</u>	=	<u>\$7,423.48</u>
Increase / (Decrease)		<u>(\$0.01597869)</u>		<u>(\$ 22.32)</u> <u>(0.30%)</u>

Please note that the annual secured property tax due for each parcel is rounded down to the nearest even penny to ensure the two installment bills' amounts are equal.