



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689

February 13, 2018

RE: File 180075 – Ordinance providing for a gross receipts tax to fund affordable housing and homeless services

Dear Ms. Calvillo,

Should the proposed ordinance be approved by the voters, in my opinion, it would generate additional net annual revenue to the City of approximately \$70 million. The revenues from the tax would be designated for affordable housing programs and homelessness programs, except that an amount of \$1.5 million in fiscal year 2018-19 and \$3 million in fiscal year 2019-2020 and beyond would be available for any public purpose. These amounts would grow by the rate of the Consumer Price Index in subsequent years as provided for in the existing business tax structure.

The proposed ordinance would raise the gross receipts tax paid by commercial landlords in San Francisco. The current gross receipts tax was passed by the voters in November 2012 and replaced the former 1.5% payroll tax with a gross receipts tax that varies by the size and type of business. Commercial landlords generally pay a rate between .285% and .3% of gross receipts currently. The proposed ordinance would add a new tax of 1.7% for most commercial spaces, in addition to the current gross receipts tax.

The proposal exempts commercial landlords with less than \$1 million in gross receipts, rents paid from non-profit tenants, arts, industrial uses, and retail uses well as other exemptions required under State law. We estimate that these exemptions represent approximately 22% of the tax base, and therefore that 78% of commercial rents paid in the city would be subject to the tax.

As noted above, total tax revenues that would be generated are estimated to be approximately \$70 million annually based on the current tax base, exemptions and rates.

Sincerely,
Ben Rosenfield
Ben Rosenfield
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet